

LEXINGTON AVE & CTY RD E

1080 County Road E Shoreview, MN 55126



2ND FLOOR OFFICE SPACE FOR LEASE

STATS

Year Built 1969
Size 9,200 SF
Floors 2

AVAILABILITY

2nd Floor Office 1,000-4,000 SF
Office Rates: \$8-\$10 PSF
CAM/Taxes: \$5.81 PSF

HIGHLIGHTS

- Ample off-street parking
- Signage
- Easy access to 694 & Hwy 10
- Great mix of open area and private offices
- 1st floor wine bar

DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Male	1,504	14,751	41,934
Female	1,644	16,520	46,317
TOTAL	3,148	31,271	88,252
HHI	1-Mile	3-Mile	5-Mile
	\$82,012.50	\$80,392.11	\$79,532.99

TRAFFIC COUNTS

Lexington Ave 19,894 vpd
Cty Rd E 8,411 vpd

AREA RETAILERS

Target, Trader Joe's, Dunn Brothers, The Tavern Grill, Cub Foods, Caribou Coffee, YMCA, Noodles & Co



Kevin Peck

2550 University Ave. W. Suite 416-S, St. Paul, MN 55114
612-834-2250 | KevinPeck@Suntide.com

LEXINGTON AVE & CTY RD E

1080 County Road E Shoreview, MN 55126

AREA MAP



Kevin Peck

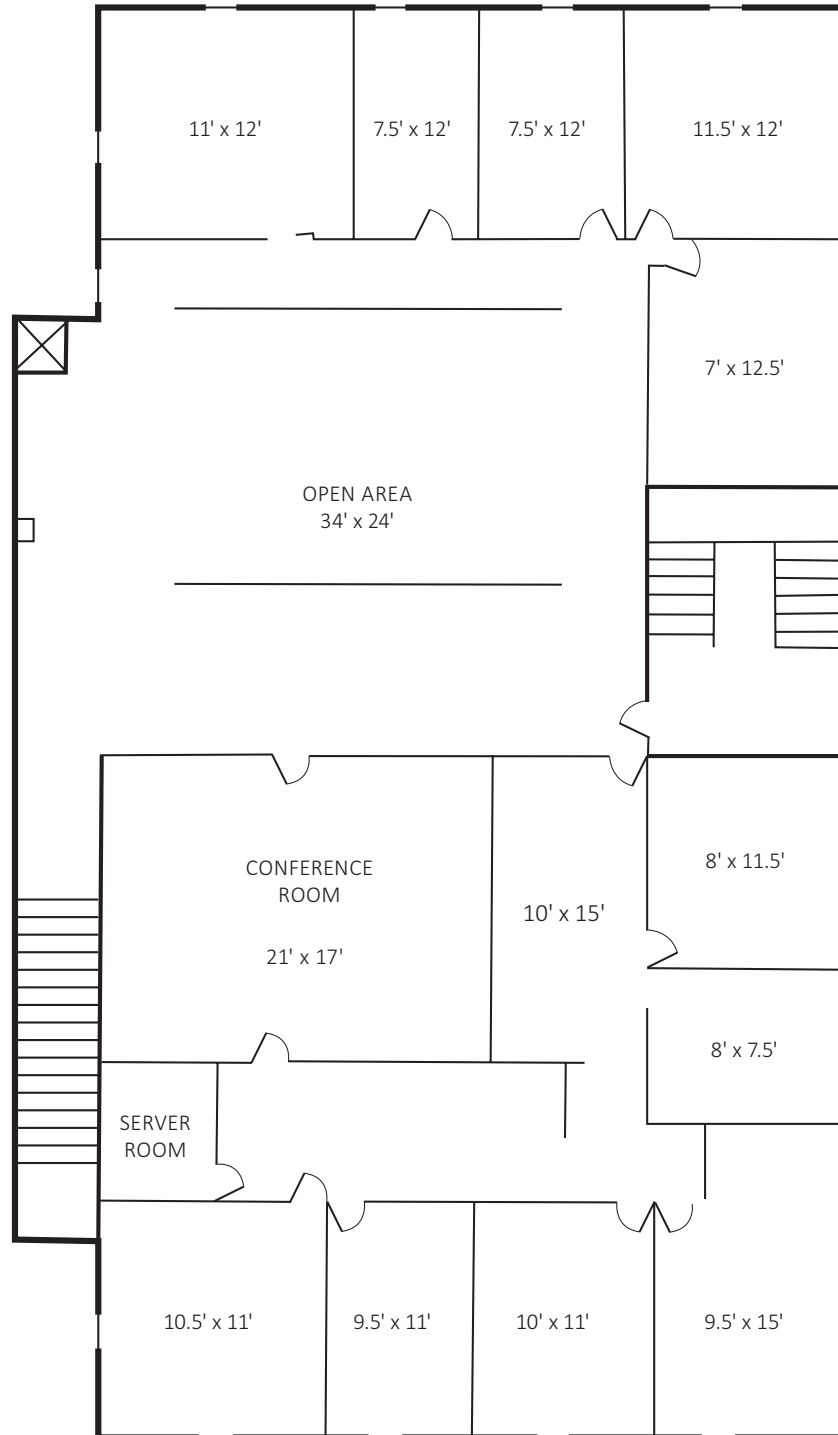
2550 University Ave. W. Suite 416-S, St. Paul, MN 55114

612-834-2250 | KevinPeck@Suntide.com

LEXINGTON AVE & CTY RD E

1080 County Road E Shoreview, MN 55126

2ND FLOOR OFFICE



Kevin Peck

2550 University Ave. W. Suite 416-S, St. Paul, MN 55114

612-834-2250 | KevinPeck@Suntide.com