

RETAIL FOR LEASE

1688 Lexington Ave. N
Roseville, MN 55113



LEXINGTON PLAZA

AVAILABLE SPACES

- Suite 1752: 2,384 square feet
- Suite 1750B: 854 square feet
- Suite 1742: 2,385 square feet
- Suite 1736: 646 square feet
- Suite 1082: 719 square feet
- Suite 1716: 1,950 square feet
- Suite 1684: 1,670 square feet

LEASE RATE

Negotiable

2024 NNNs

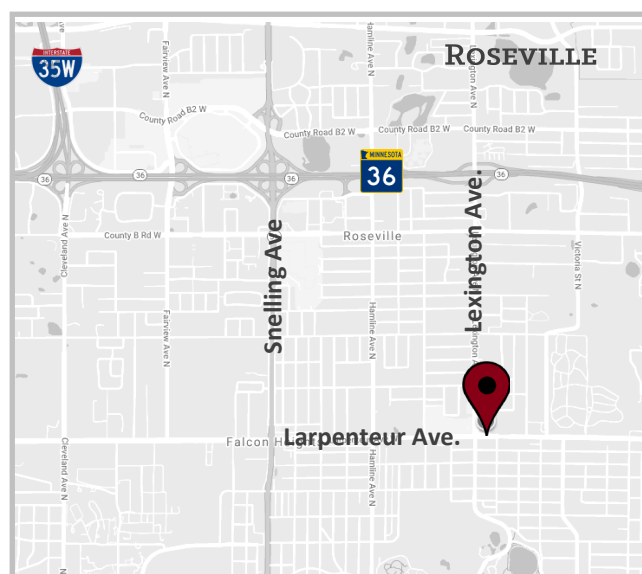
\$4.66 PSF Tax
\$5.19 PSF CAM/Ins.
\$9.85 PSF Total

TRAFFIC COUNTS

Lexington Ave: 16,800 vpd
Larpenteur Ave: 14,600 vpd

	1 MILE	3 MILE	5 MILE
POPULATION	13,729	121,030	361,896
AVG. HH INCOME	\$90,495	\$70,817	\$75,245
DAYTIME POPULATION	9,002	135,394	500,881

*Source - ESRI 2019



CONTACT:

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AERIAL

LEXINGTON AVENUE N

16,800 VPD

17,100 VPD

LARPENTEUR AVE W

14,600 VPD

LEXINGTON PLAZA SHOPPING CENTER



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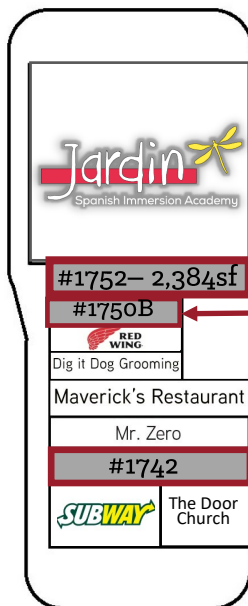
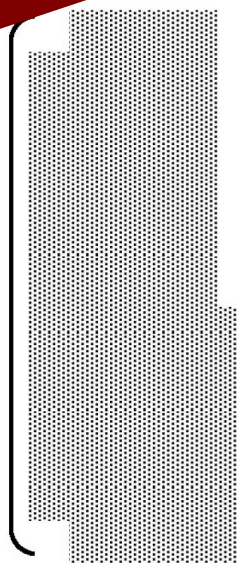
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SITE PLAN



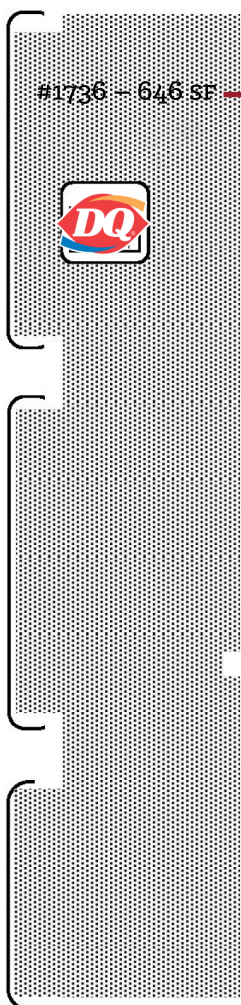
AVAILABILITIES

#1750B - 854 SF

2,385 SF

DIONNE STREET

NORTH LEXINGTON AVENUE



Supreme Studios Microblading

#1716 - 1,950 SF

#1684 - 1,670 SF



WEST LARPEUR AVENUE

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