

# Lexington Plaza Shoppes

1739 - 1771 N Lexington Ave, Roseville, MN 55113



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# Property highlights

- Small-shop space available in Roseville
- Directly along Lexington Ave, just south of Hwy 36
- Highly-visited retail corridor
- Shadow-anchored by Cub Foods
- Easy access and excellent visibility from Lexington Ave
- Co-tenants include: DaVita, Miracle Ear, Edible Arrangements, Papa Murphy's, UPS Store, and Tii Cup

## Site information

**Location:** 1739 - 1771 N Lexington Ave, Roseville, MN 55113

**Description:** 25,706 SF Retail Center  
732 - 3,468 SF Available

## Traffic counts

**Lexington Ave N:** 16,800 vpd

**Larpenteur Ave W:** 17,100 vpd

## Expenses

**CAM:** \$5.82

**RE Taxes:** \$4.41

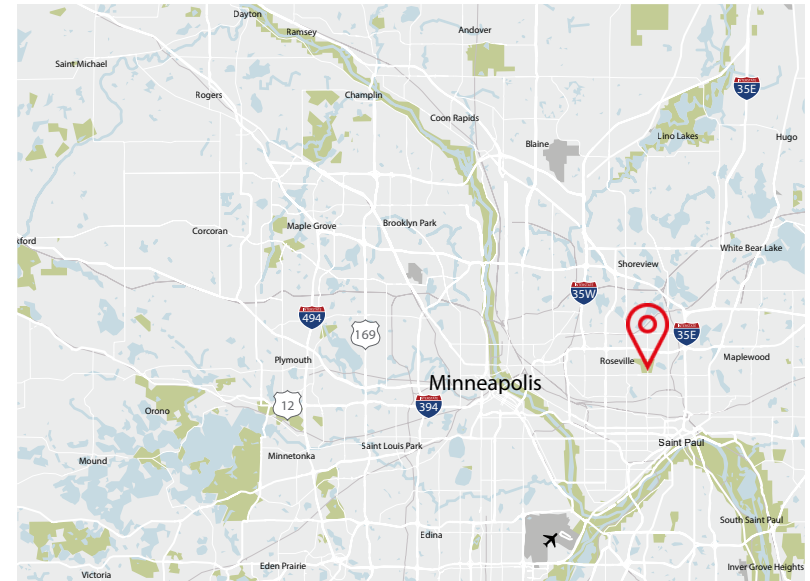
## Demographics

| Radius            | 1 Mile    | 3 Miles  | 5 Miles   |
|-------------------|-----------|----------|-----------|
| Population        | 13,500    | 118,898  | 366,227   |
| Median HH Income  | \$90,619  | \$68,535 | \$67,607  |
| Average HH Income | \$121,476 | \$97,405 | \$101,029 |

\* Source: 2024 Esri Forecasts based on The Census 2000 and 2010 data converted by Esri into 2020 geography

## Availability

For Lease



## Area Tenants



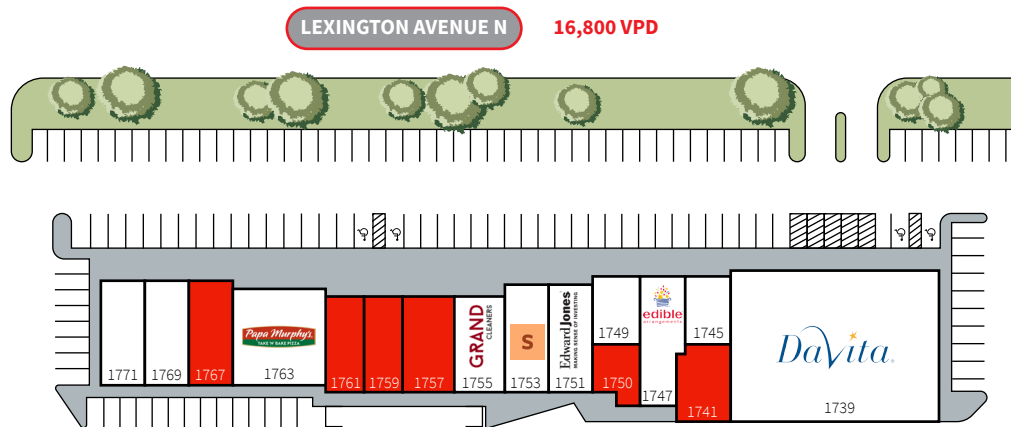


# Aerial





# Site plan



| SUITE | TENANT               | SQUARE FOOTAGE |
|-------|----------------------|----------------|
| 1739  | DaVita               | 8,106 SF       |
| 1741  | AVAILABLE<br>Storage | 1,066 SF       |
| 1745  | Miracle Ear          | 842 SF         |
| 1747  | Edible Arrangements  | 1,609 SF       |
| 1749  | Hollywood Nails      | 848 SF         |
| 1750  | AVAILABLE<br>Storage | 732 SF         |
| 1751  | Edward Jones         | 952 SF         |
| 1753  | Studio Alles         | 1,080 SF       |
| 1755  | Grand Cleaners       | 1,007 SF       |
| 1757  | AVAILABLE            | 1,234 SF*      |
| 1759  | AVAILABLE            | 1,234 SF*      |
| 1761  | AVAILABLE            | 1,000 SF*      |
| 1763  | Papa Murphy's        | 2,000 SF       |
| 1767  | LEASED BUT AVAILABLE | 1,332 SF       |
| 1746  | The UPS Store        | 1,332 SF       |
| 1771  | Tii Cup              | 1,332 SF       |

\* can combine up to 3,468 SF

## CONTACT US >>

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