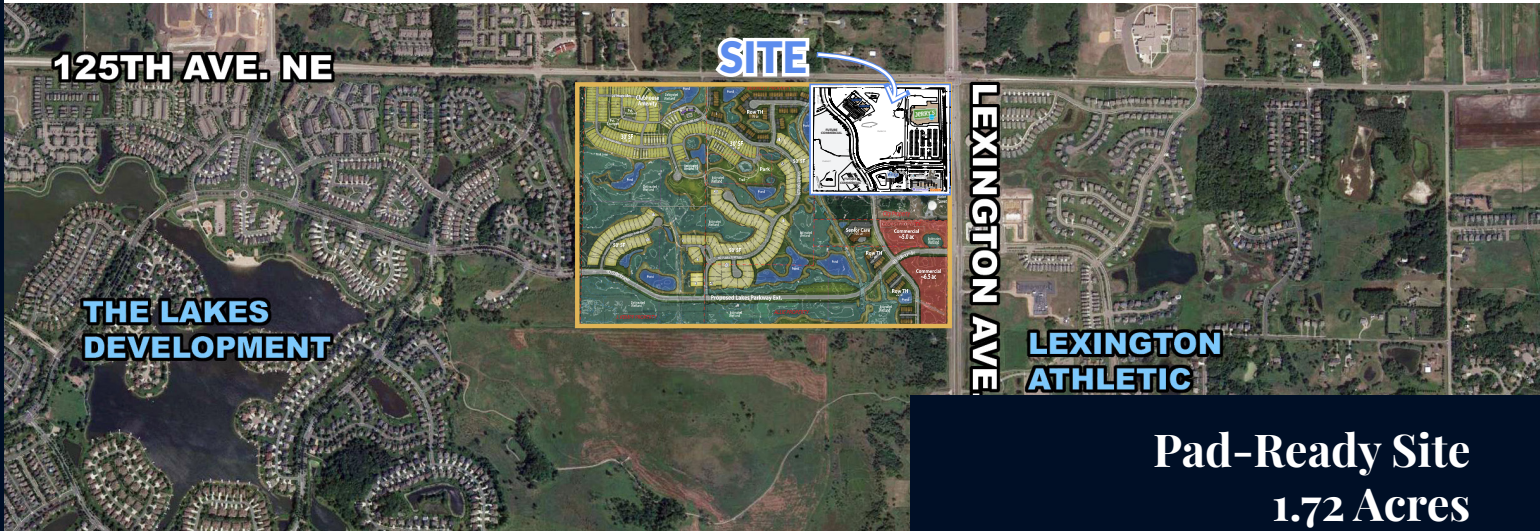


LEXINGTON CROSSINGS

For Sale
Blaine, MN

125th Avenue NE & Lexington Avenue NE | Blaine, MN 55449



Discover Lexington Crossings, a vibrant 27-acre commercial development anchored by Jerry's Foods, ideally situated at the southwest corner of 125th Ave. NE & Lexington Ave. NE in Blaine, MN. Conveniently located near planned single and multi-family residential communities, this prime site offers excellent visibility and accessibility.

With multiple build-to-suit options surrounded by scenic wetlands, Lexington Crossings is designed to accommodate a variety of uses, including multi-tenant retail strip centers, a daycare facility, and free-standing restaurants with patio or drive-thru opportunities. This dynamic commercial hub presents an exceptional opportunity for businesses looking to thrive in a growing community.

Pad-Ready Site 1.72 Acres

1,500 SF - 15,000 SF
Sale, Build-To-Suit, Ground Lease,
Freestanding or Multi-Tenant Options

- Grocery Anchored Development
- Negotiable Rates & TI's
- Retail Opportunity with Patio or Drive-thru opportunities
- Ideal Location for Daycare, Retail, Restaurant, Medical Office & Service Related Uses
- The City of Blaine Plans to Complete the "Lakes Parkway Extension" that will Connect with Lexington Avenue

Demographics

	1 - Mile	3 - Miles	5 - Miles
 Population	5,336	36,100	93,151
 Daytime Population	3,535	27,249	75,145
 Households	1,566	11,505	32,642
 Average HH Income	\$157,554	\$152,999	\$133,528

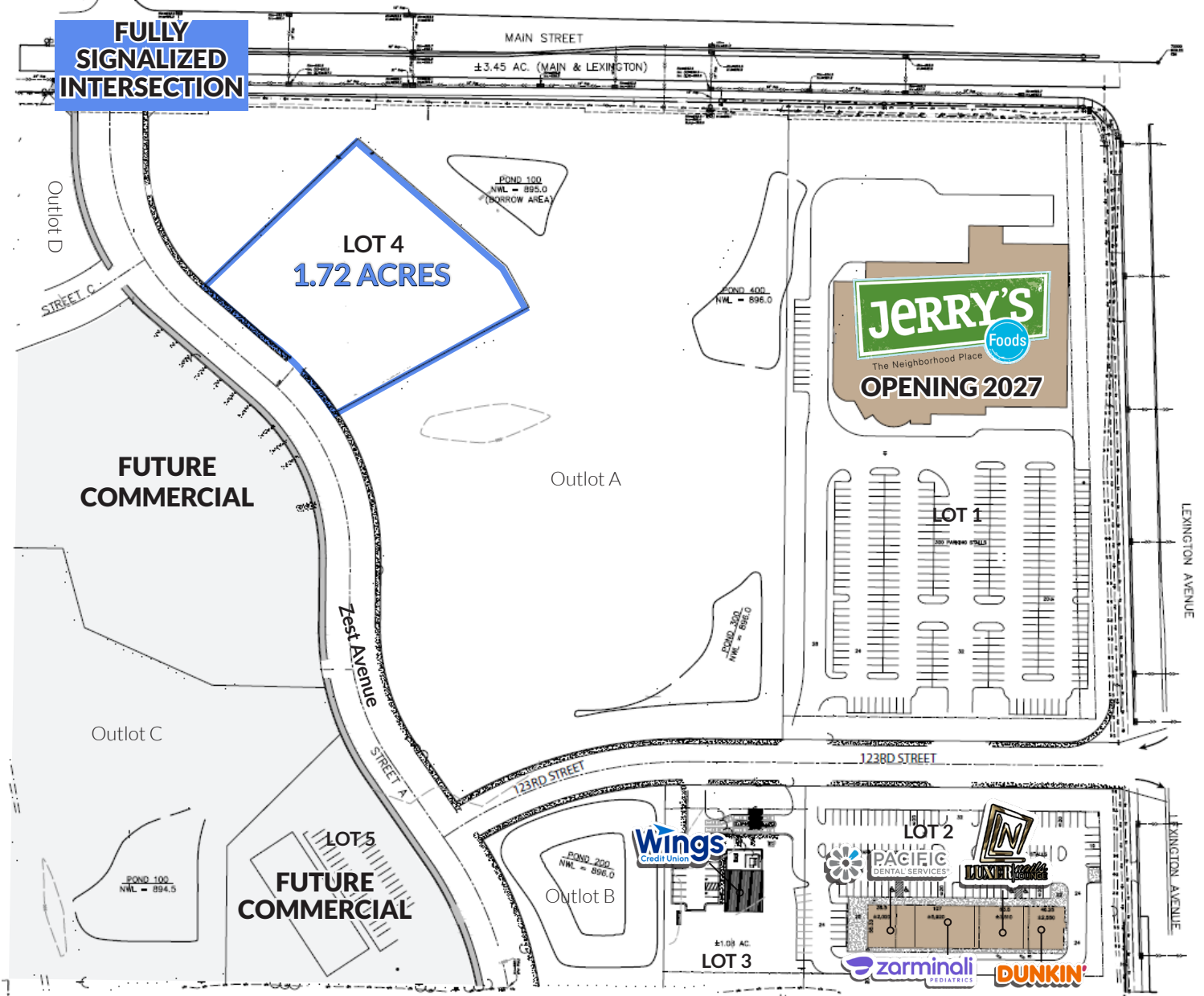
DATA SOURCE: STDB | ESRI

Leasing Info

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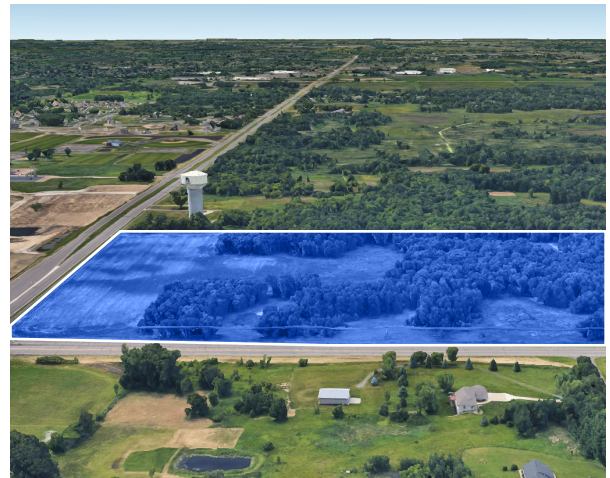
 **hj development**



Lexington Ave

Acres

Lot 1 - Grocery	7.89
Lot 2 - Retail/Restaurant	2.78
Lot 3 - Credit Union	1.08
Lot 4 - Daycare/Retail/Restaurant	1.72
Lot 5 - Office/Retail	1.57
Outlot A	10.45
Outlot B	1.06
Outlot C	3.36
Outlot D	0.44





Lexington Crossings

125th Avenue NE & Lexington Avenue NE | Blaine, MN



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