



FOR LEASE

3420 N LEXINGTON AVE | SHOREVIEW, MN



PROPERTY SUMMARY

Property Highlights

- Existing daycare build-out
- Kid friendly infrastructure already in place
- Administrative and staff support space
- Ample parking on site
- Great visibility off Lexington
- Strong Demographics
- Well located in the trade area

PROPERTY INFORMATION

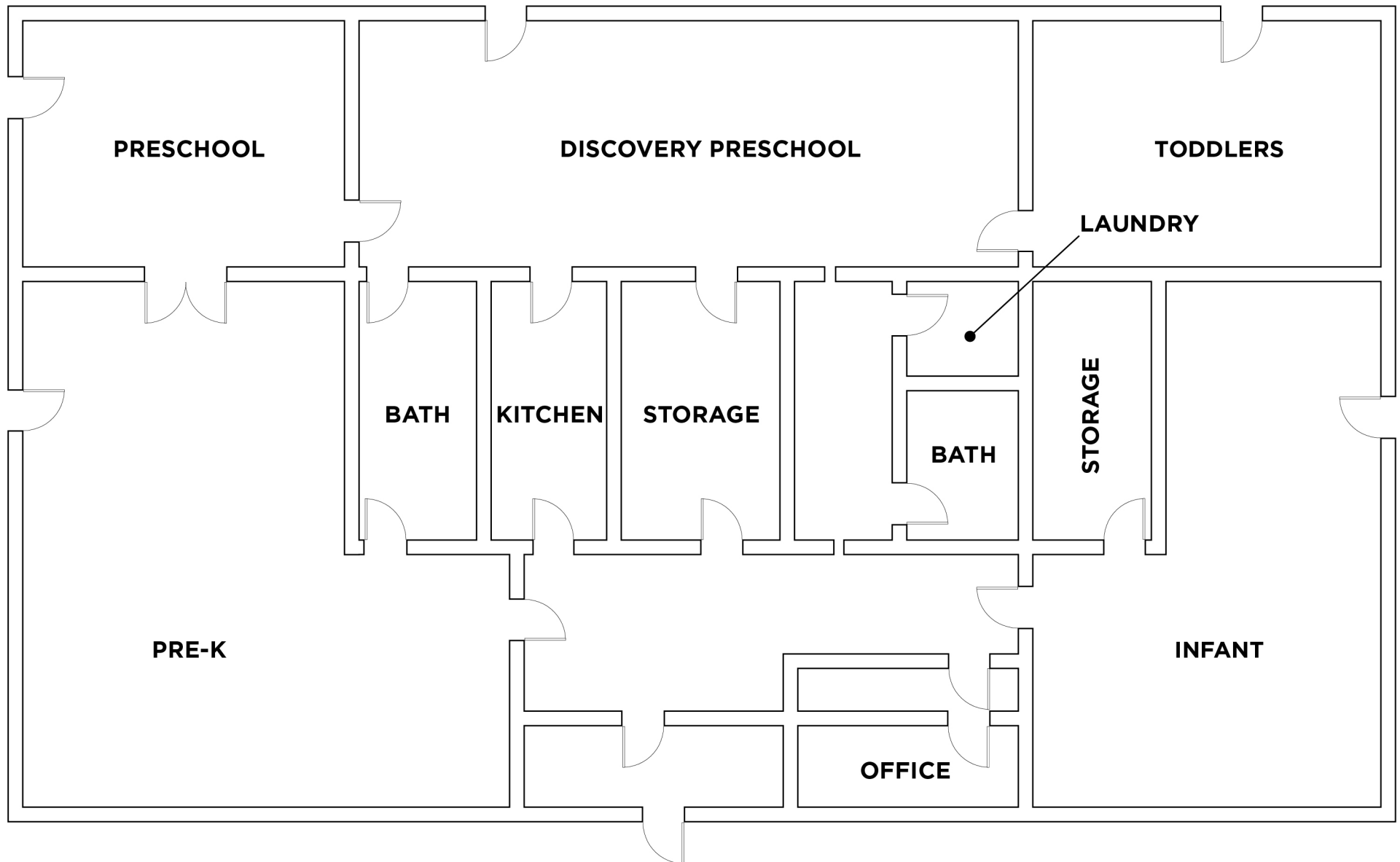
Building Size:	6,956 SF
Land Size:	0.85 Acres
Year Built:	1988
Parking Ratio:	3.72/1,000 SF
Rate:	Negotiable



PROPERTY PHOTOS



PROPERTY FLOORPLAN



AERIAL MAP



NEIGHBORHOOD DEMOGRAPHICS



2025
POPULATION

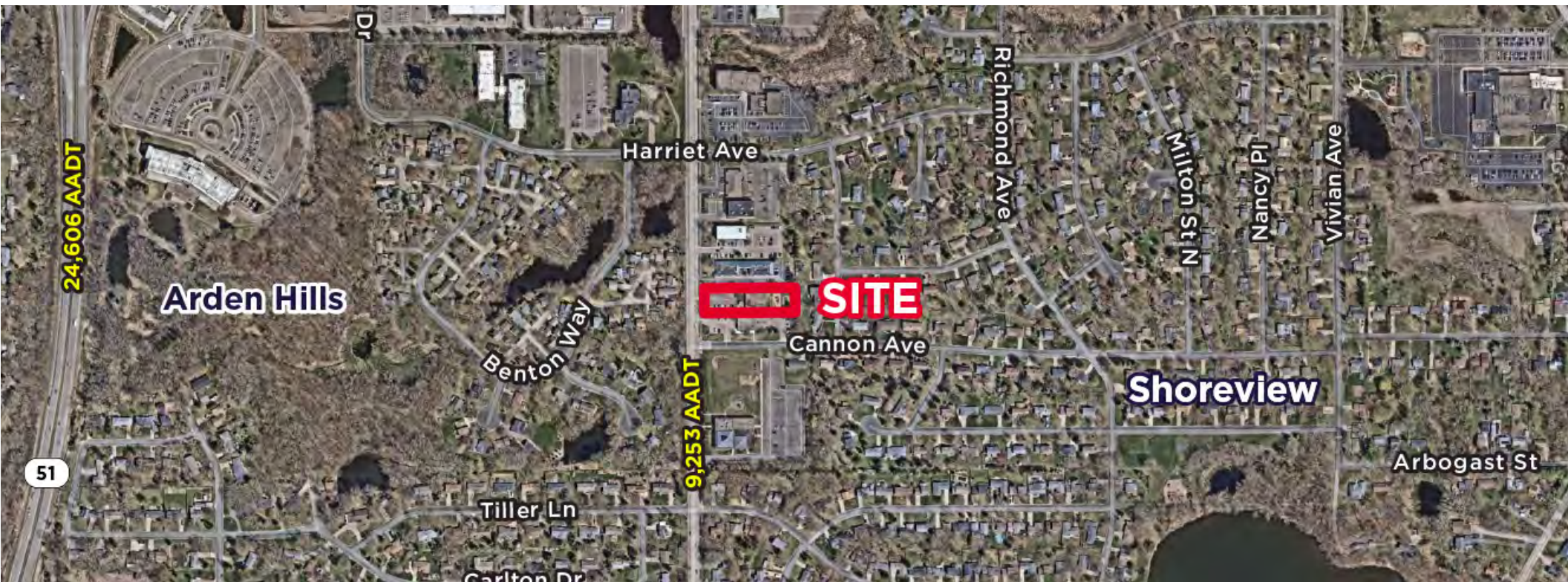


2025 AVERAGE
HOUSEHOLD INCOME



2025
DAYTIME EMPLOYMENT

1 Miles	5,775	\$127,191	11,560
3 Miles	63,151	\$117,058	119,328
5 Miles	198,734	\$115,864	310,297



TWIN CITIES OVERVIEW

Minneapolis is home to **seven professional sports teams** and was crowned the best city to be a sports fan in in 2023. In the last six years Minneapolis hosted the **2018 Super Bowl**, the **2024 US Gymnastics Olympic Trials**, **NCAA Women's Volleyball Championship**, the **NCAA Final Four**, the **NCAA Women's Final Four**, the **Summer X Games**, the **2019 KPMG Women's PGA Championship**, and is the home of the **PGA Tour's 3M Open**.



MEN'S FOOTBALL



MEN'S HOCKEY



WOMEN'S BASKETBALL



MEN'S BASEBALL



MEN'S BASKETBALL



MEN'S SOCCER



MEN'S BASEBALL



WOMEN'S HOCKEY

UPCOMING TWIN CITIES EVENTS



**2025
NCAA WOMEN'S ICE
HOCKEY FROZEN FOUR**



**2026
WORLD JUNIORS
HOCKEY CHAMPIONSHIP**



**2026
SPECIAL OLYMPICS
USA GAMES**



**2029
RYDER CUP**

Headquartered In Greater MSP

FORTUNE 500 COMPANIES

GREATER MSP RANK	COMPANY	FORTUNE 500 RANKING	REVENUE (billions)
1	UnitedHealth Group	5	\$324.1
2	Target Corporation	33	\$109
3	CHS	90	\$47.8
4	Best Buy	94	\$46.3
5	3M	116	\$34.2
6	U.S. Bancorp	149	\$27.4
7	C.H. Robinson Worldwide	160	\$24.6
8	Land O' Lakes	213	\$19.2
9	General Mills	219	\$18.9
10	Xcel Energy	271	\$15.3
11	Ameriprise Financial	289	\$14.3
12	Ecolab	293	\$14.1
13	Hormel Foods	330	\$12.4
14	Thrivent Financial	412	\$9.3
15	Polaris Industries	424	\$8.9

FORBES LARGEST PRIVATE COMPANIES

RANK	COMPANY	INDUSTRY	REVENUE (billions)	EMPLOYEES
1	Cargill	Food, Drink, & Tobacco	\$165	155,000
115	Mortenson	Construction	\$4.8	3,000
119	Digi-Key Electronics	Capita Goods	\$4.71	5,135
139	Ryan Companies	Construction	\$4	1,250
158	Andersen	Construction	\$3.4	11,000
178	Rosen's Diversified	Food, Drink, & Tobacco	\$3.1	4,000
204	Johnson Bros Liquor	Food, Drink, & Tobacco	\$2.7	3,500
237	Taylor	Media	\$2.3	12,000



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