

Rendering Only

FOR LEASE



Retail Land Built-to-suit

3580 Lexington Ave, Shoreview, MN 55126

Dan Altstatt

Commercial Brokerage

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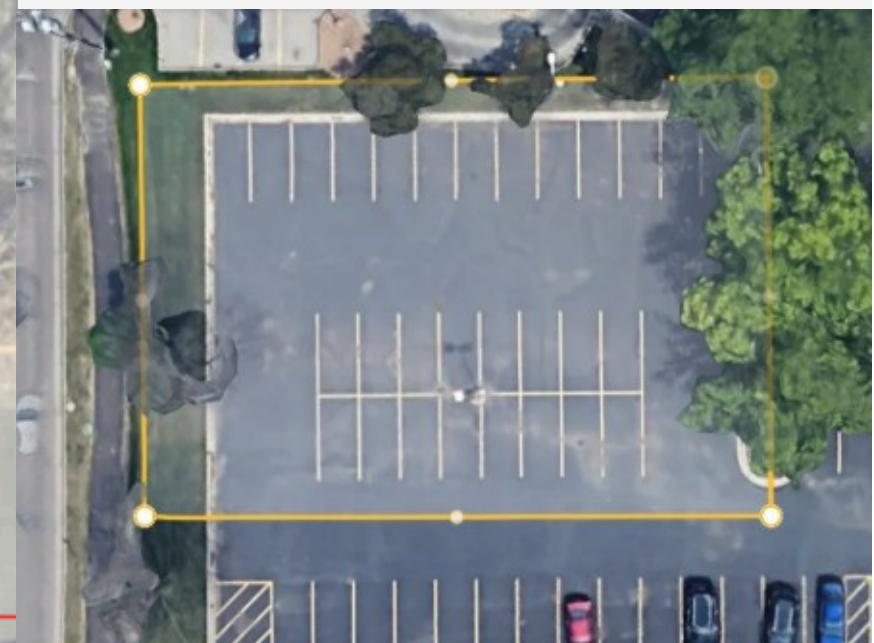
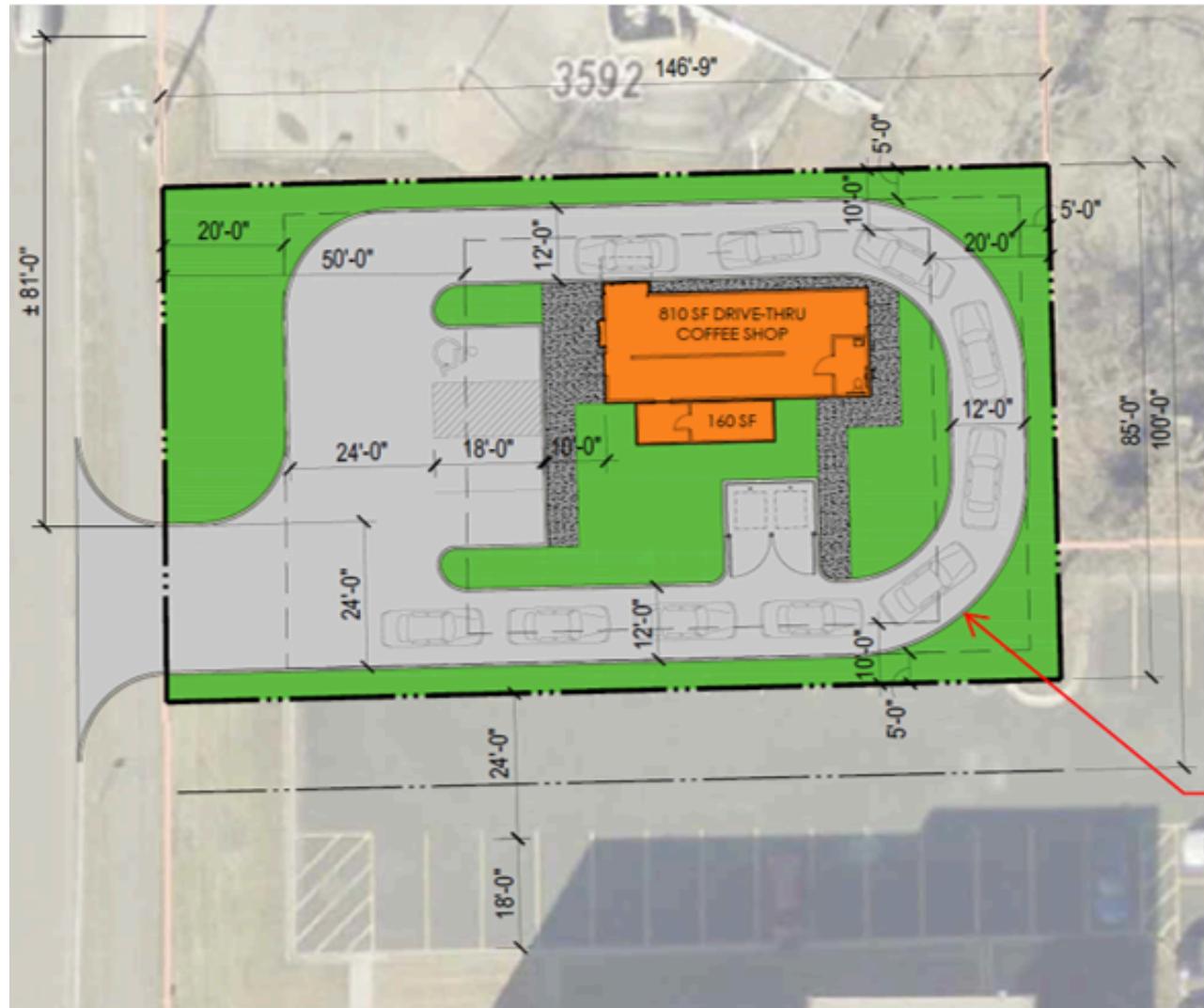
Executive Summary

3580 Lexington Ave,
Shoreview, MN

- Drive thru retail use on approximately .31 acres
- Build-to-Suit or ground lease
- Well-located retail district on the border of Shoreview and Arden Hills
- Ready for construction Spring 2026

Site Plans

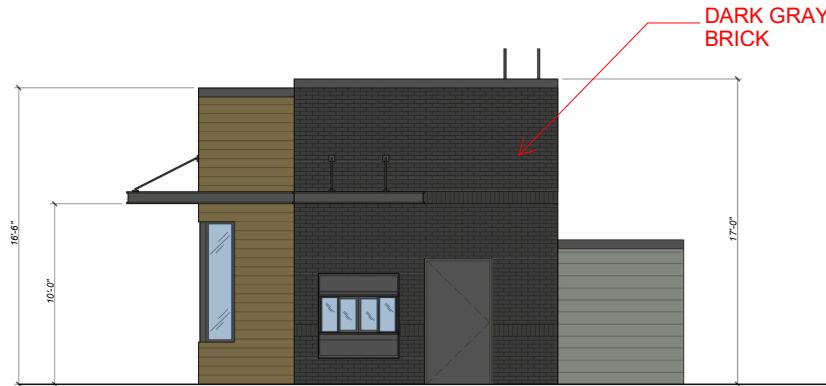
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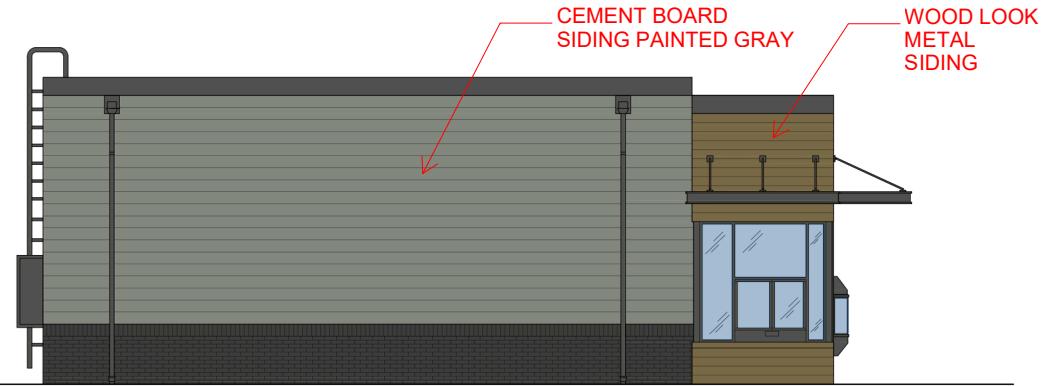
- Negotiable sub parcel size of approximately 13,350 sq. ft.

Elevation Designs

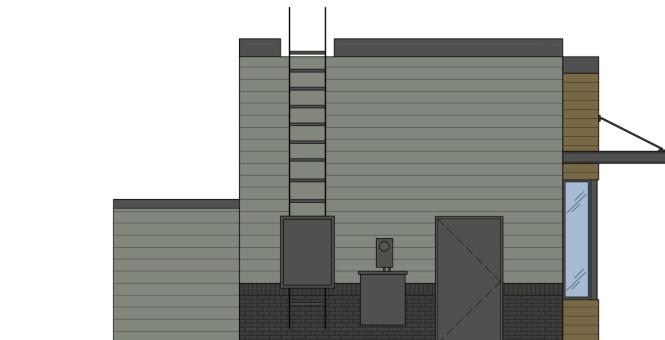
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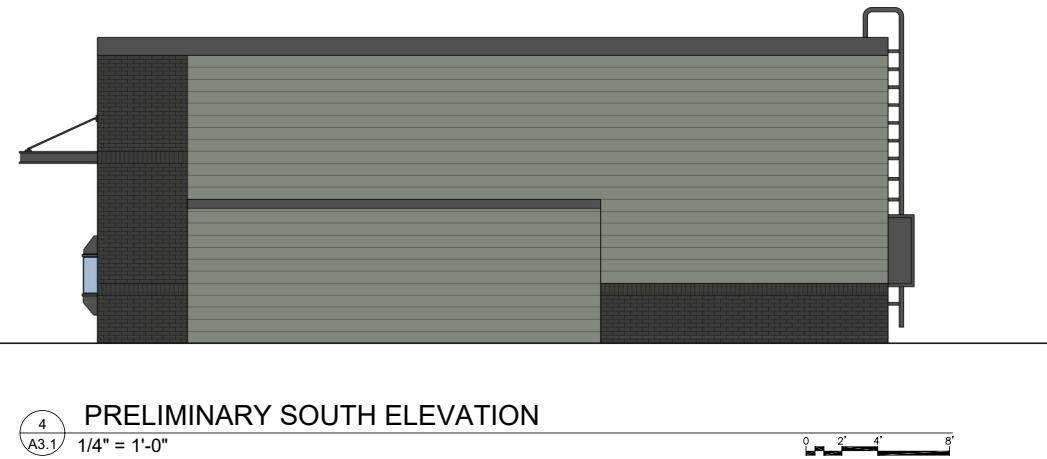
PRELIMINARY WEST (FRONT) ELEVATION
A3.1 1/4"=1'-0"



PRELIMINARY NORTH ELEVATION
A3.1 1/4" = 1'-0"



PRELIMINARY EAST ELEVATION
A3.1 1/4"=1'-0"



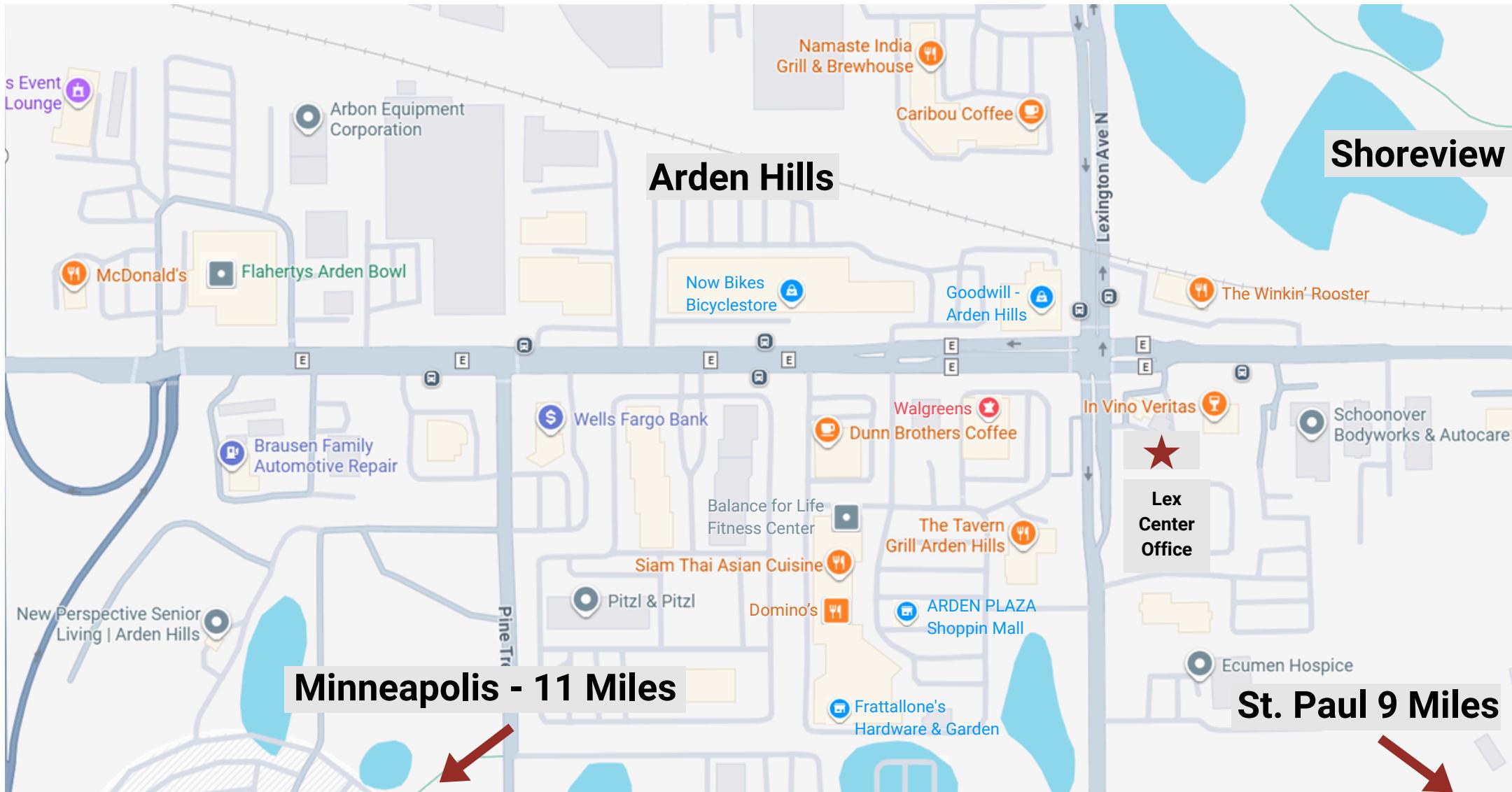
PRELIMINARY SOUTH ELEVATION
A3.1 1/4" = 1'-0"

Location Map

3580 Lexington Ave,
Shoreview, MN

★ Subject Property

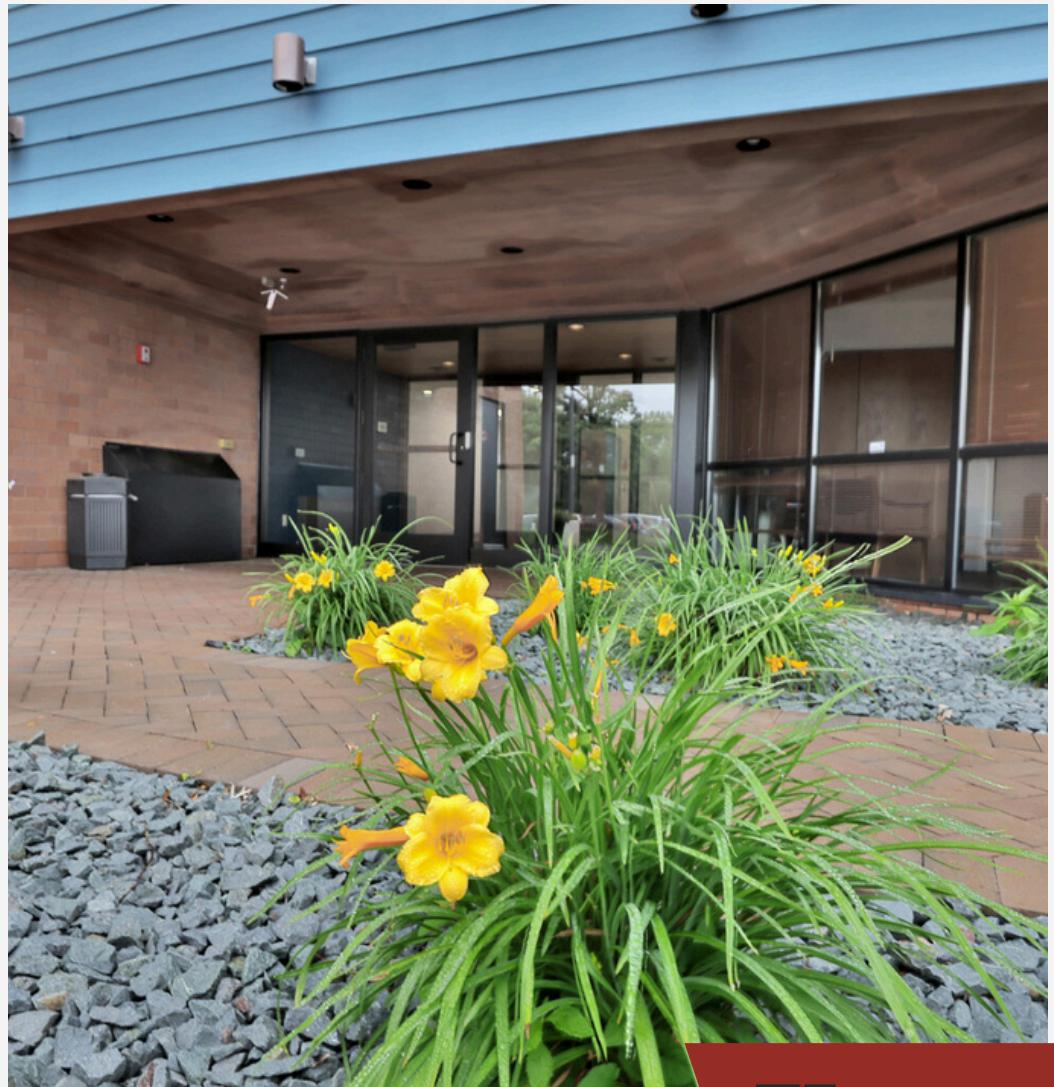
- Restaurants
- Healthcare
- Retail Stores
- Bank
- Other Institutions/Businesses



Contact Information

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Shoreview, MN

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*All information from sources is deemed reliable but not guaranteed and should be independently verified.