

13,965 SQUARE FOOT BUILDING - \$1,395,000

2500 Lexington Avenue South - Mendota Heights MN 55120

CBRE



Property Website



Tom Lelich
+1 952 9244675
tom.lelich@cbre.com

Gerald Driessen
+1 612 3364310
gerald.driessen@cbre.com

4400 West 78th Street, Suite 200
Minneapolis, MN 55435
www.cbre.com

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- Desirable free standing multi-purpose property
- Fully air conditioned; clear span warehouse
- Quick access to I-35E, I-494 and Hwy 55
- Excellent visibility from I-35E
- Building signage opportunities
- Less than 5 miles from Minneapolis/St. Paul International Airport and the Mall of America
- Hotels in the area include Holiday Inn, Courtyard Inn, Fairfield Inn & Suites, Hilton Inn, Hyatt Place, Embassy Suites, Crowne Plaza, Ramada Inn, Marriott Inn, Best Western
- Corporate users in the area include 3M, Patterson, Coca Cola, Ecolab, Ergotron, Cemstone, Scantron, ATS Labs, and RJ Ryan, among others
- Close proximity to Mendakota Country Club, Somerset Country Club, Thomas Oaks Golf Course, Southview Country Club and Lost Spur Golf Course
- Near St. Thomas Academy, Le Cordon Bleu Culinary School, Trinity School and Convent of the Visitation School

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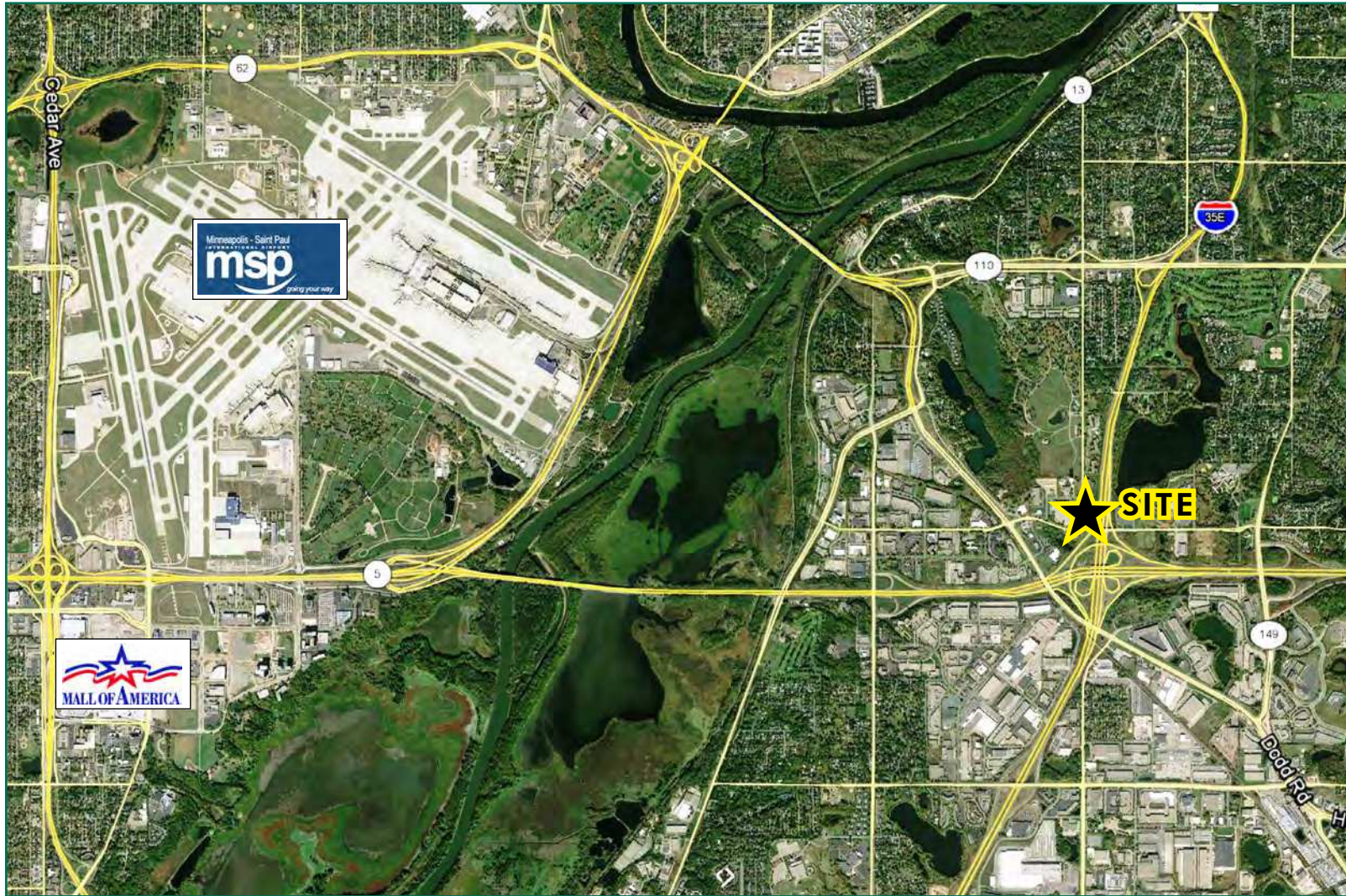
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Demographic Report

2500 Lexington Ave S

CBRE

	1 mile radius	3 mile radius	5 mile radius	10 mile radius
POPULATION				
2015 Estimated Population	1,380	33,721	168,587	1,018,001
2020 Projected Population	1,423	34,983	174,453	1,061,744
2010 Census Population	1,344	32,490	163,143	973,951
2000 Census Population	1,284	31,859	159,557	951,198
Growth 2010-2015	2.66%	3.79%	3.34%	4.52%
Growth 2015-2020	3.10%	3.74%	3.48%	4.30%
2015 Estimated Median Age	36.51	39.78	38.91	34.89
2015 Estimated Average Age	38.79	40.95	39.52	37.15
HOUSEHOLDS				
2015 Estimated Households	579	15,222	72,456	422,402
2020 Projected Households	608	15,972	75,573	443,452
2010 Census Households	549	14,400	69,220	400,009
2000 Census Households	510	13,489	66,261	389,711
Growth 2010-2015	5.49%	5.70%	4.67%	5.60%
Growth 2015-2020	4.91%	4.93%	4.30%	4.98%
2015 Est. Average Household Size	2.39	2.21	2.29	2.34
INCOME				
2015 Est. Median Household Income	\$74,667	\$64,438	\$62,290	\$55,618
2020 Prj. Median Household Income	\$81,312	\$67,939	\$65,053	\$58,725
2000 Cen. Median Household Income	\$68,864	\$55,321	\$53,387	\$45,707
2015 Est. Average Household Income	\$99,366	\$92,454	\$85,626	\$76,558
2015 Estimated Per Capita Income	\$41,703	\$41,734	\$36,801	\$31,766
HOUSING				
2015 Estimated Housing Units	606	16,368	76,933	451,474
2015 Estimated Occupied Units	579	15,222	72,456	422,402
2015 Estimated Vacant Units	27	1,146	4,477	29,072
2015 Est. Owner Occupied Units	330	8,368	47,694	244,779
2015 Est. Renter Occupied Units	249	6,854	24,762	177,623
2015 Est. Median Housing Value	\$333,461	\$299,091	\$246,821	\$227,450
2015 Est. Average Housing Value	\$340,950	\$358,809	\$296,772	\$276,807

Dakota County Treasurer-Auditor
1590 Highway 55
Hastings MN 55033
651-438-4576 Fax 651-438-4399
www.dakotacounty.us

Taxpayer copy
Save this copy for future reference.
2015 Property Tax Statement

PROPERTY ID: 27-11000-01-010

Tax Description: AGC ADDITION

1.	Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
2.	Use this amount for the special property tax refund on schedule 1 on Form M1PR.		\$0.00
Property Tax and Credits			
3.	Property taxes before credits	\$40,898.96	\$39,897.94
4.	Credits that reduce property taxes		
	A. Agricultural Market Value Credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
5.	Property taxes after credits	\$40,898.96	\$39,897.94
Property Tax by Jurisdiction			
6.	County:		
	A. Dakota County Levy	\$4,302.70	\$4,104.48
	B. Regional Transit Rail	\$54.48	\$51.40
7.	City or Town: MENDOTA HEIGHTS	\$4,696.10	\$4,842.86
8.	State General Tax	\$11,546.14	\$11,253.94
9.	School District: 197		
	A. Voter Approved Levies	\$3,514.10	\$3,589.04
	B. Other Local Levies	\$1,930.04	\$1,911.46
10.	Special Taxing Districts		
	A. Metropolitan Special Taxing Districts	\$397.46	\$365.28
	B. Other Special Taxing Districts	\$223.06	\$215.94
	C. Tax Increment	\$0.00	\$0.00
	D. Fiscal Disparity	\$14,056.14	\$13,390.64
11.	Non-school voter approved referenda levies	\$178.74	\$172.90
12.	Total property tax before special assessments	\$40,898.96	\$39,897.94
	(Total)		
13.	Special Assessments	\$0.00	
	Principal:		\$0.00
	Interest:		\$0.00
14.	Your Total Property Tax and Special Assessments	\$40,898.96	\$39,897.94

Under appeal

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