

Lexington Plaza 1.69 Acres

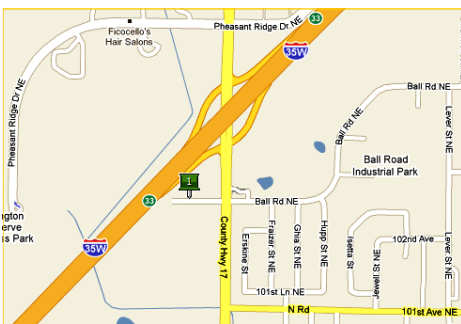


**4167 Ball Road NE
Blaine, MN**

Nice Parcel Visible from I35W with Easy Interstate Access

Located next to busy gas station along the main route from a residential area to retail shopping. Great spot for almost any kind of business—doctor's office, animal hospital, day spa, auto service center, mini storage or mini-mall.

Neighboring businesses include a new Fleet Farm and a holiday Station Super Store. Just across I35W are Cub foods, Walmart, and a variety of other retailers.



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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

Property Name Here

**4167 Ball Road NE
Blaine, MN**

Demographics

Community-at-a-Glance

County Seat:

Anoka

Population:

57,143

Median Age:

33.8

Average Family Size:

3.15

Median Single Family

Home Value:

\$224,3000

Median Household Income:

\$75,855

Commute Time (minutes):

27.4

General Characteristics	Number	Percentage
Total population	57,134	—
<i>Male</i>	28,664	50.2
<i>Female</i>	28,449	49.9
Median age (years)	33.8	—
<i>Under 5 years</i>	4,497	7.9
<i>18 years and over</i>	42,335	74.1
<i>65 years and over</i>	3,998	7.0
Average household size	2.76	—
Average family size	3.15	—
Total housing units	21,637	—
Social Characteristics	Number	Percentage
Population 25 years and over	36,723	—
<i>HS graduate or higher</i>	—	93.3
<i>Bachelor's degree or higher</i>	—	28.1
Male, now married	12,690	56.9
Female, now married	12,282	55.3
Economic characteristics	Number	Percentage
In labor force	34,529	78.8
Mean travel time to work (minutes)	27.4	—
Median household income (dollars)	75,855	—
Median family income (dollars)	82,025	—
Per capita income (dollars)	30,769	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	18,684	—
<i>Median value (dollars)</i>	224,300	—
Median of selected monthly owner costs with mortgage (dollars)	1,674	—

*2008 American Community Survey, US Census Data

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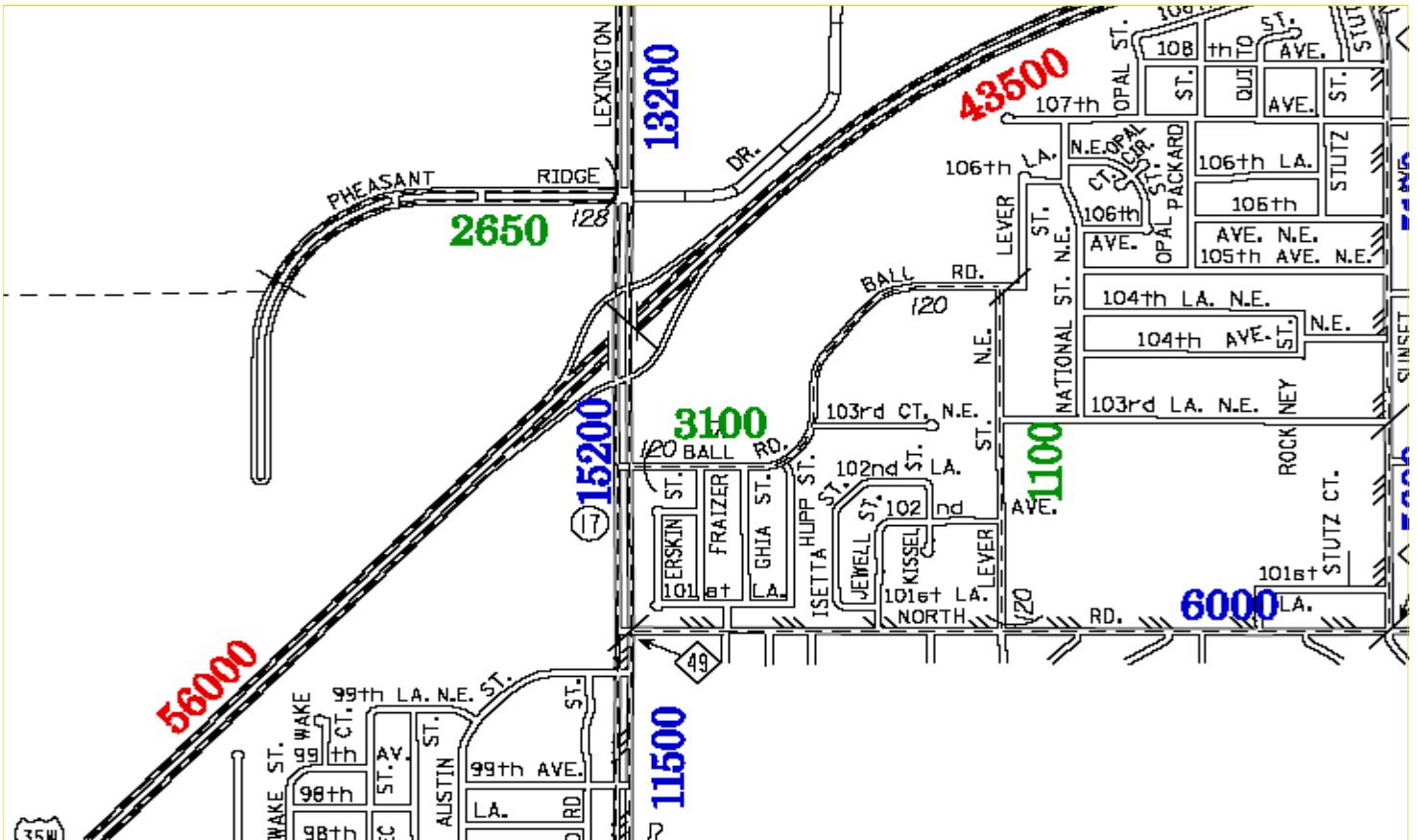
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Lexington Plaza Traffic Count

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The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2008 ROCK SOLID Commercial.

- Highly visible from Interstate 35W
- Located next to the new Fleet Farm and Holiday Super Store
- Utilities are to the site
- High traffic volume on 35W and Ball Road
- Along a main commuter route linking residential and retail areas

Last Updated: Monday, April 12, 2010

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