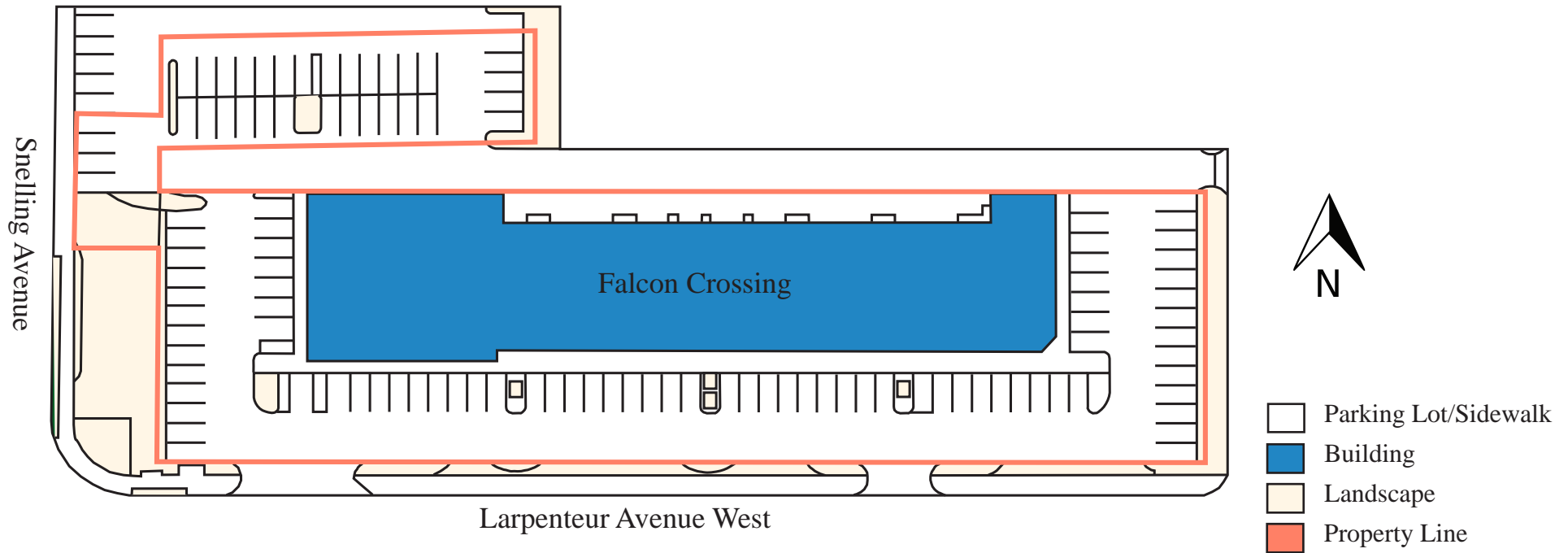


FALCON CROSSING



1533-1559 West Larpenteur Avenue, Falcon Heights, MN 55113

SITE PLAN



PROPERTY HIGHLIGHTS

- Located at the corner of Larpenteur and Snelling Avenues
- 13,600 VPD on Larpenteur Avenue and 42,500 VPD on Snelling Avenue
- Close to U of M Campus and State Fair Grounds
- Just south of Rosedale and Har Mar Mall

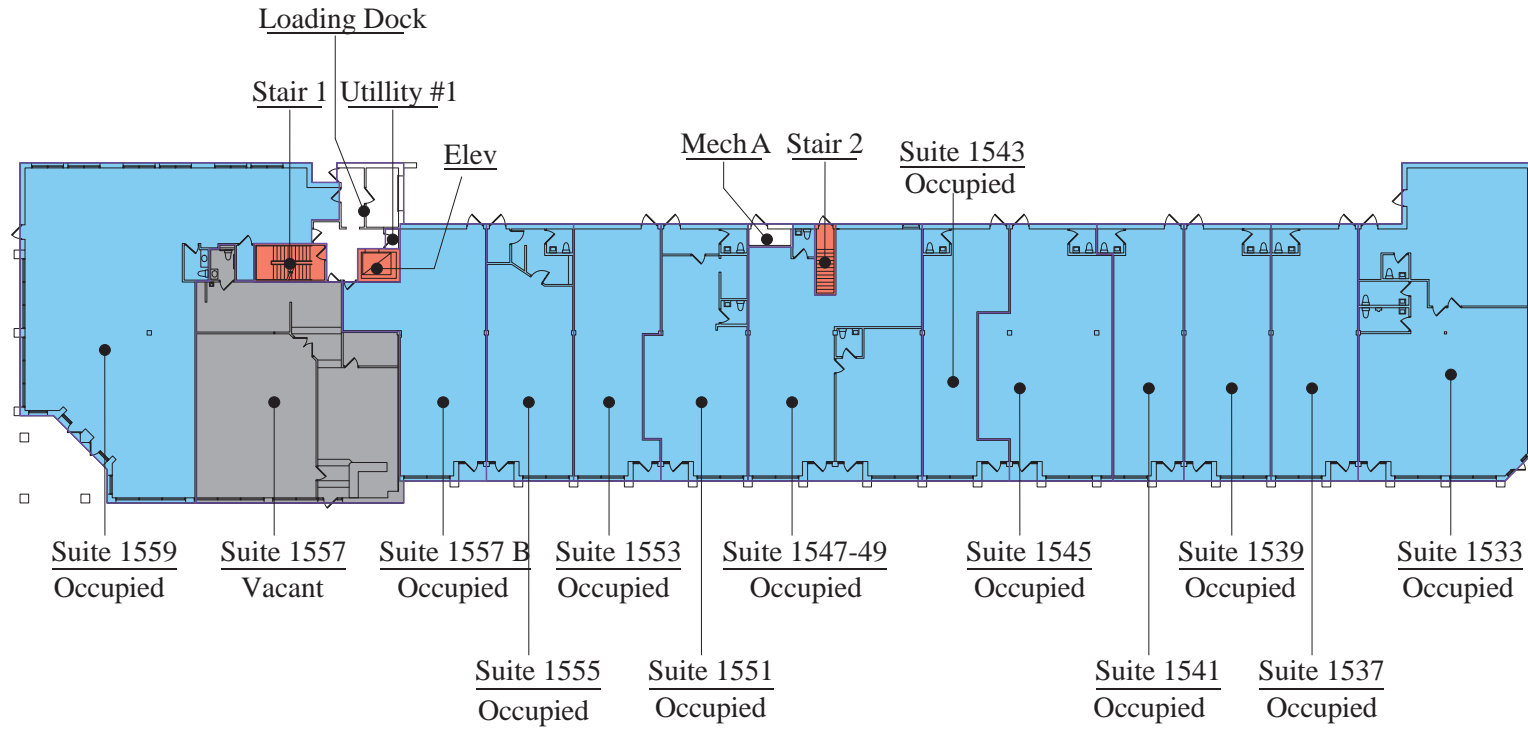
ADDRESS	1533-1559 West Larpenteur Avenue, Falcon Heights, MN 55113
BUILDING AREA	33,200 SF
NUMBER OF STORIES	2
PARKING STALLS	98 Stalls
CLEAR HEIGHT	12' 6"
YEAR BUILT	1985







FLOOR PLANS

FIRST FLOOR

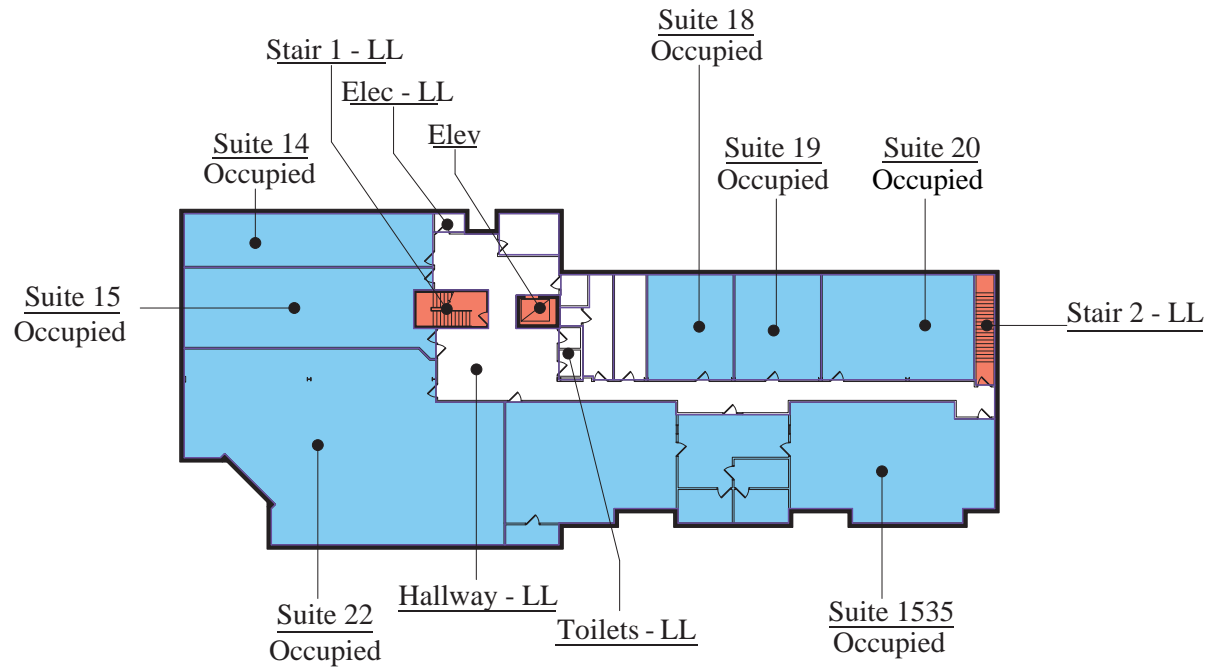
21,900 SF



-  Building Common Area
-  Vacant Retail Area
-  Occupied Retail Area
-  Vertical Penetration

FLOOR PLANS

LOWER LEVEL
11,300 SF



- Building Common Area
- Vacant Retail Area
- Occupied Retail Area
- Vertical Penetration

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,743	107,562	402,568
HOUSEHOLDS	5,207	44,267	162,938
HOUSEHOLD INCOME	92,888	74,007	74,796

SNELLING AVENUE NORTH 42,500 VPD

LARPENTEUR AVENUE WEST 13,600 VPD



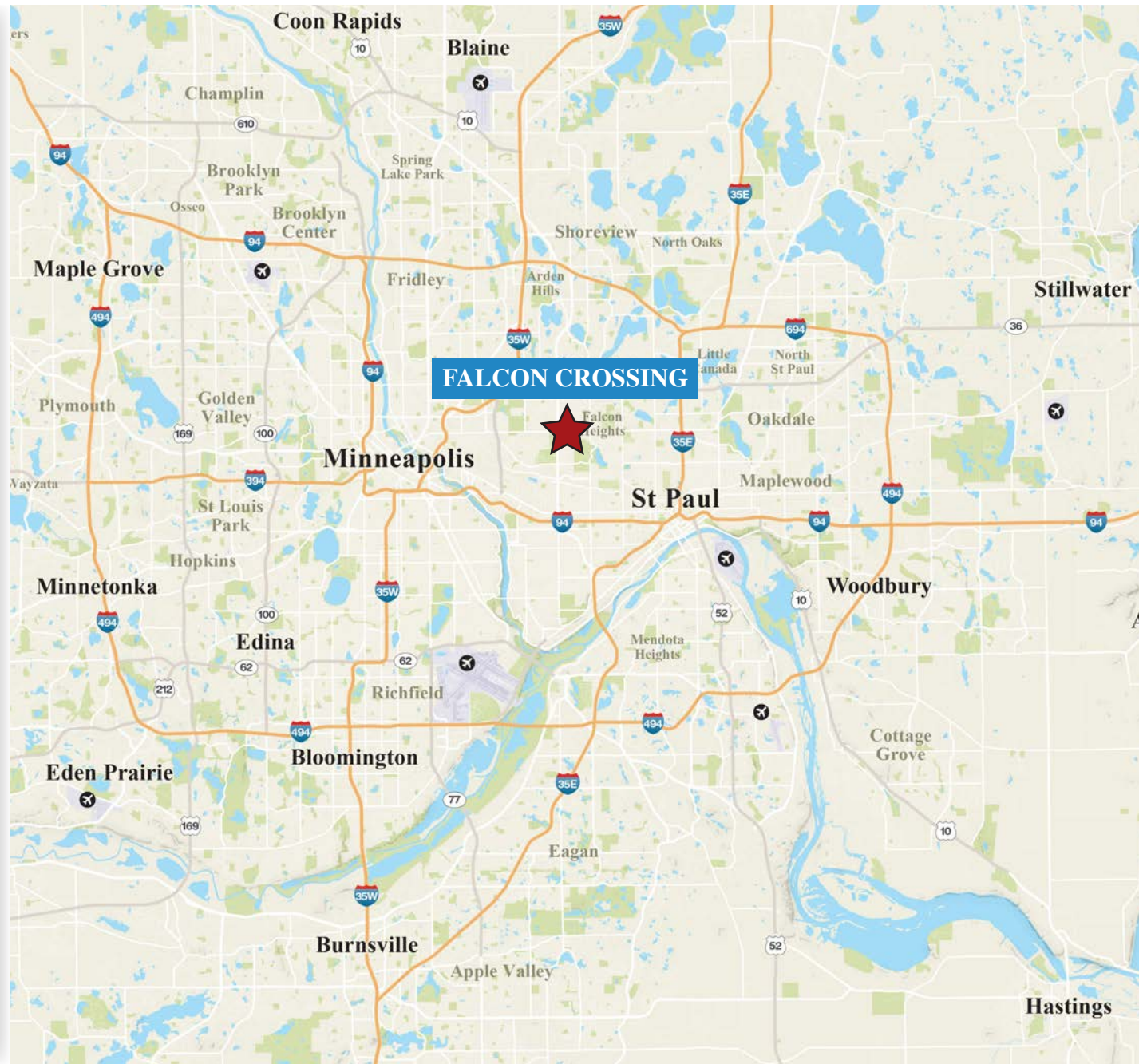
CONTACTS

Eric Olsen

Property Manager & Leasing Agent
(651) 999-5539 Direct
eolsen@wellingtonmgt.com

Ashley Burdine

Customer Service & Property Administrator
(651) 999-5506 Direct
(651) 999-5516 Customer Service
aburdine@wellingtonmgt.com



1625 Energy Park Drive, Suite 100, St. Paul, MN 55108 | Main (651) 292-9844 | Fax (651) 292-0072 | wellingtonmgt.com