

# Arden Plaza Retail Center

3527-3557 North Lexington Avenue  
Arden Hills, MN 55126



**WELLINGTON**  
MANAGEMENT



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### Space Available

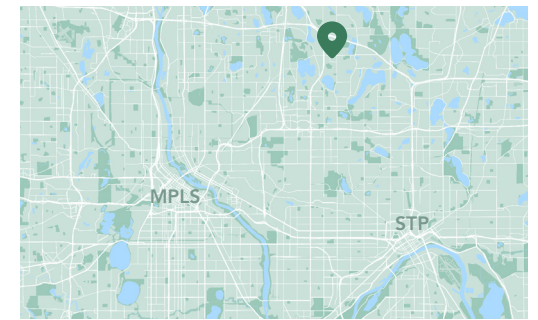
Owner, Manager, Leasing

53,000 SF retail space; 6,930 SF available

428 surface stalls, 8.1 : 1,000 SF

Built in 1974

North Metro



## One-stop shopping for our north metro neighbors.

The remodeled Arden Plaza Retail Center is conveniently located on Lexington Avenue North (31,353 VPD) and hosts a diverse tenant mix, including restaurants, grocery store, hardware store, salon/spa and more. Surrounded by lakes, parks and trails, the center enjoys patronage from the 2.5 million SF of office space within a two-mile radius, as well as the adjacent residential neighborhoods.

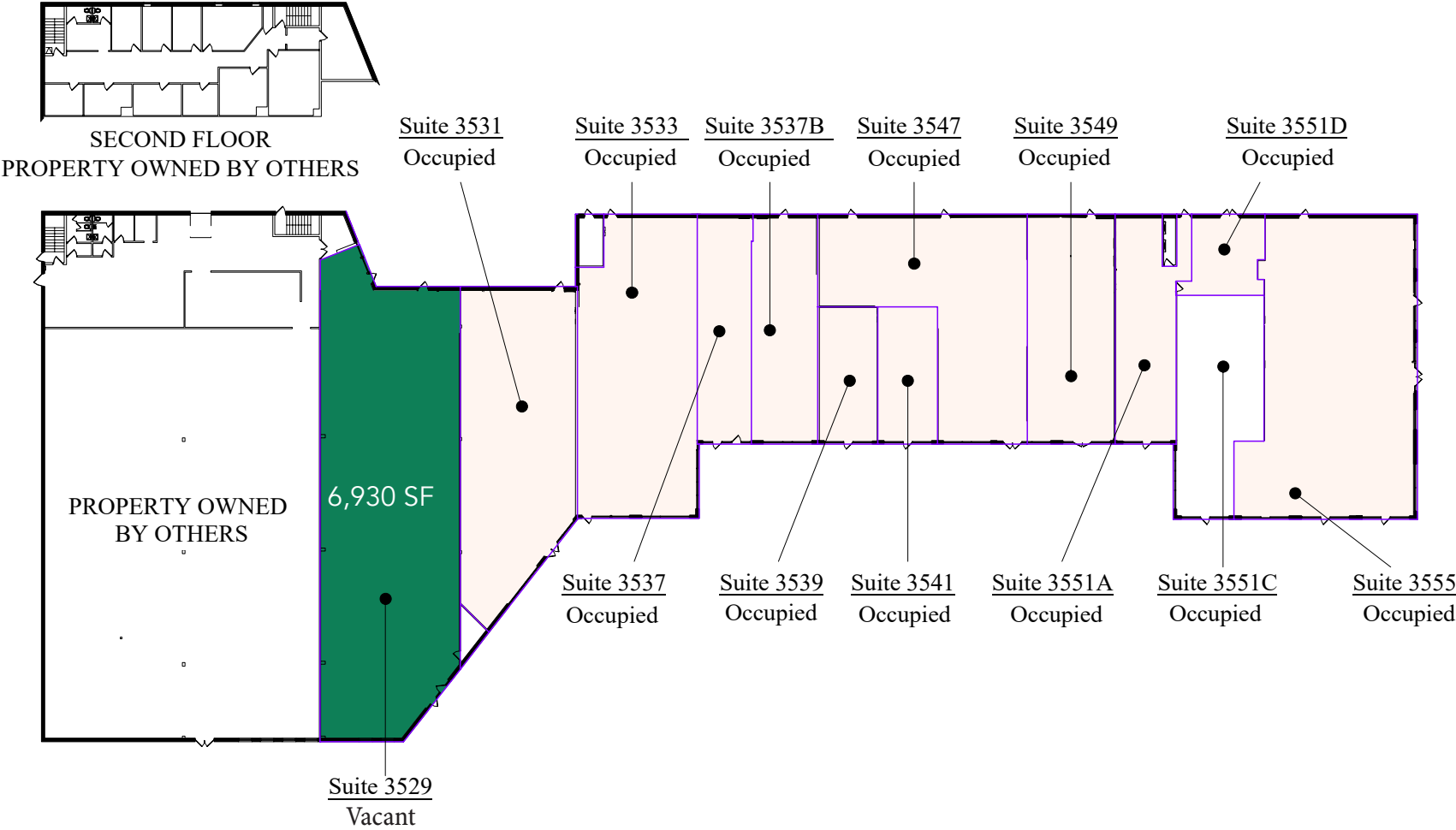
Acquired by Wellington in 2000, the shopping center benefits from easy freeway access from I-694 to the north, I-35E to the east and I-35W to the west. Its location at the intersection of major thoroughfares Lexington Avenue and County Road E provides easy access from the northern Twin Cities metro.

## HIGHLIGHTS

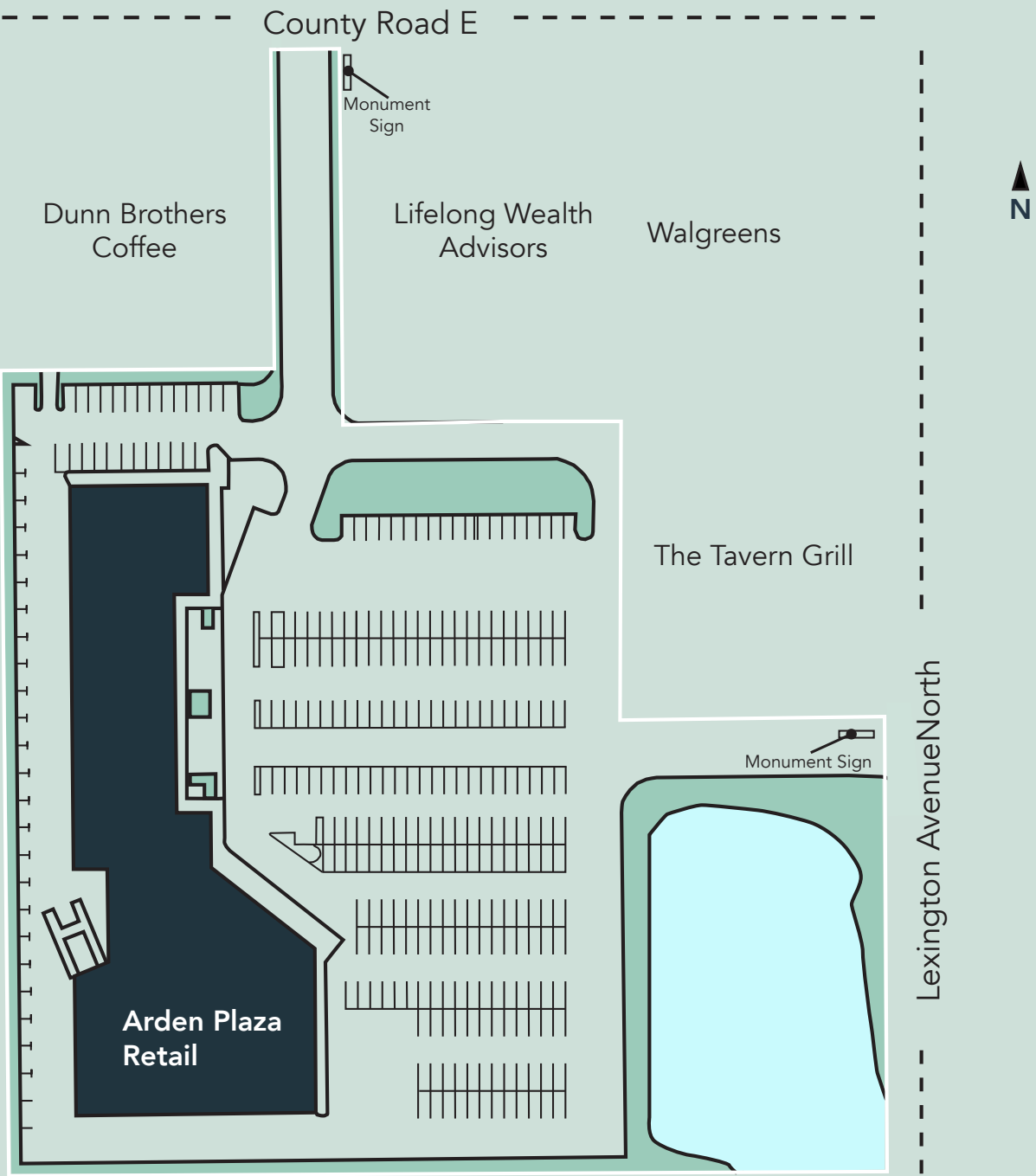
- Anchored by Tavern Grill, Ace Hardware and Walgreens
- Easy access from I-694 to the north and I-35W to the west
- Minutes from Target Shoreview, Rosedale Mall and Bethel College
- Surrounded by beautiful lakes, parks and trails
- Diverse retail mix, including a grocery store, specialty shops, restaurants, fitness and massage center and salon/spa

# Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

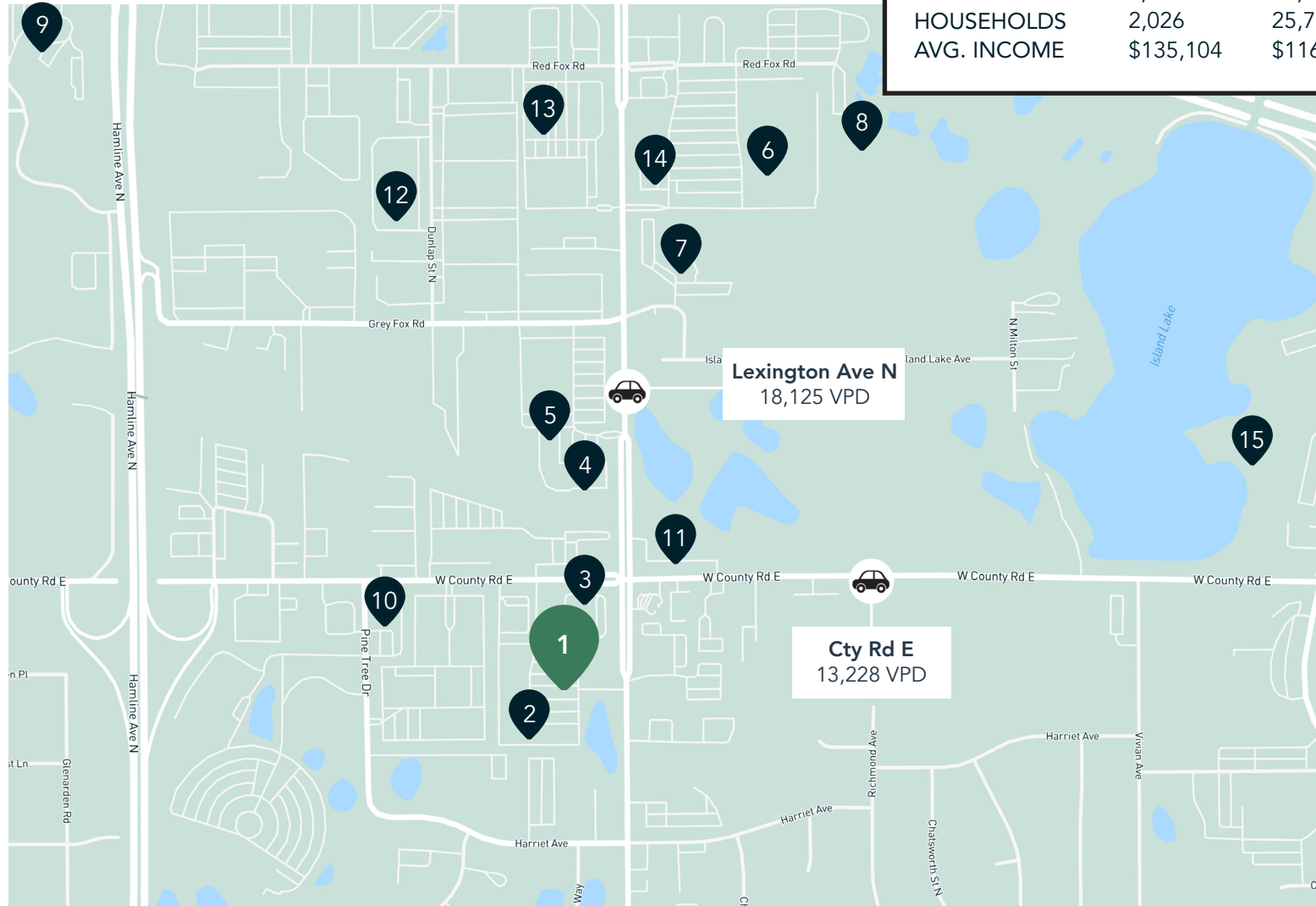


# Site Plan



# The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	5,555	63,282	202,371
HOUSEHOLDS	2,026	25,786	82,098
AVG. INCOME	\$135,104	\$116,395	\$117,787



## Hot Spots

- |                                    |                            |                                |
|------------------------------------|----------------------------|--------------------------------|
| 1. Arden Plaza                     | 6. Target                  | 11. The Winkin' Rooster        |
| 2. Frattallone's Hardware & Garden | 7. Shoreview YMCA          | 12. Hit Club Baseball Training |
| 3. Walgreens Pharmacy              | 8. Island Lake Golf Course | 13. Old Southern BBQ           |
| 4. Caribou Coffee                  | 9. Bethel University       | 14. Raising Cane's             |
| 5. Davanni's Pizza                 | 10. Wells Fargo Bank       | 15. Island Lake County Park    |

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PROPERTY MANAGER  
LEASING AGENT  
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**WELLINGTON**  
MANAGEMENT

St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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