

Arden Plaza Retail Center

3527-3557 North Lexington Avenue
Arden Hills, MN 55126



WELLINGTON
MANAGEMENT



Justin Bryant
651-999-5548
jbryant@wellingtonmgt.com



Fully Occupied

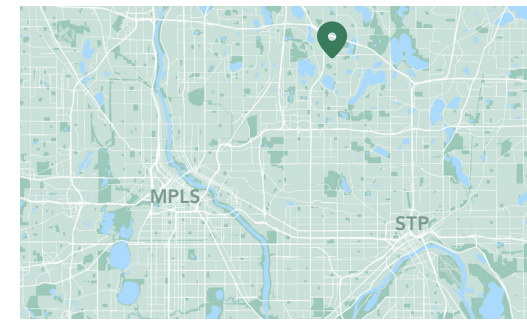
Owner, Manager, Leasing

53,000 SF retail space

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.

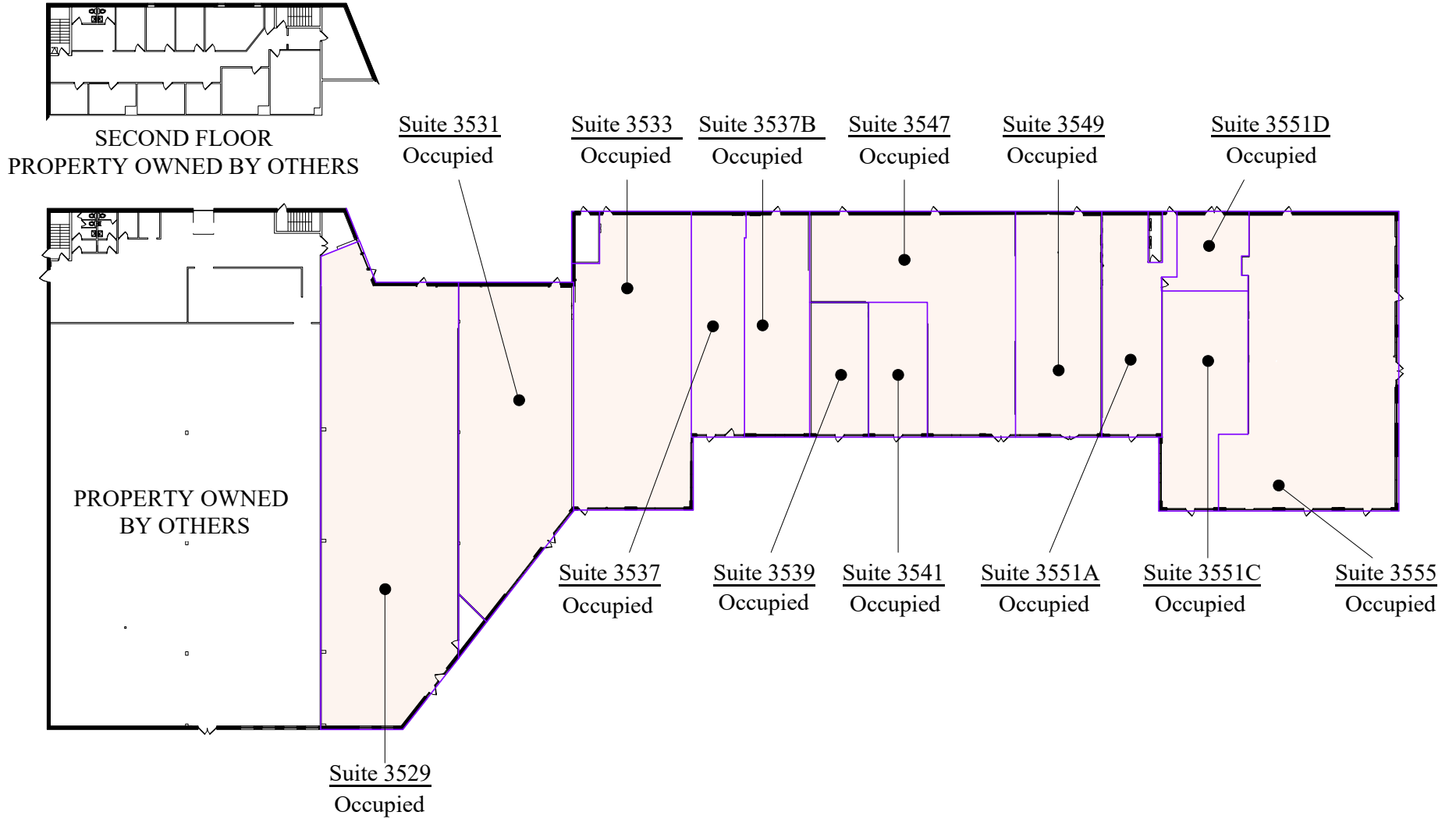
Acquired by Wellington in 2000, the shopping center benefits from easy freeway access from I-694 to the north, I-35E to the east and I-35W to the west. Its location at the intersection of major thoroughfares Lexington Avenue and County Road E provides easy access from the northern Twin Cities metro.

HIGHLIGHTS

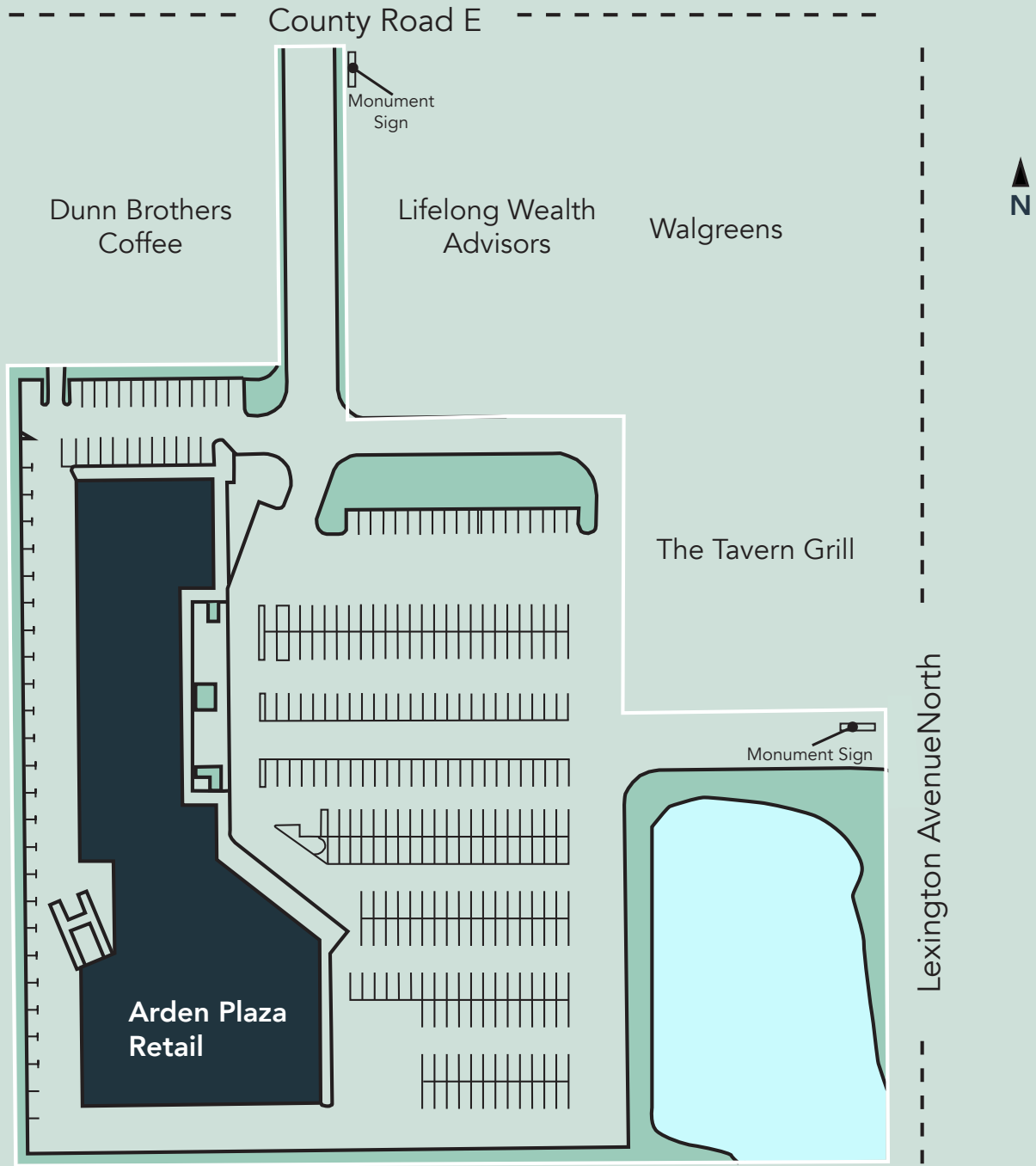
- Anchored by Tavern Grill, Ace Hardware and Walgreens
- Easy access from I-694 to the north and I-35W to the west
- Minutes from Target Shoreview, Rosedale Mall and Bethel College
- Surrounded by beautiful lakes, parks and trails
- Diverse retail mix, including a grocery store, specialty shops, restaurants,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

Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

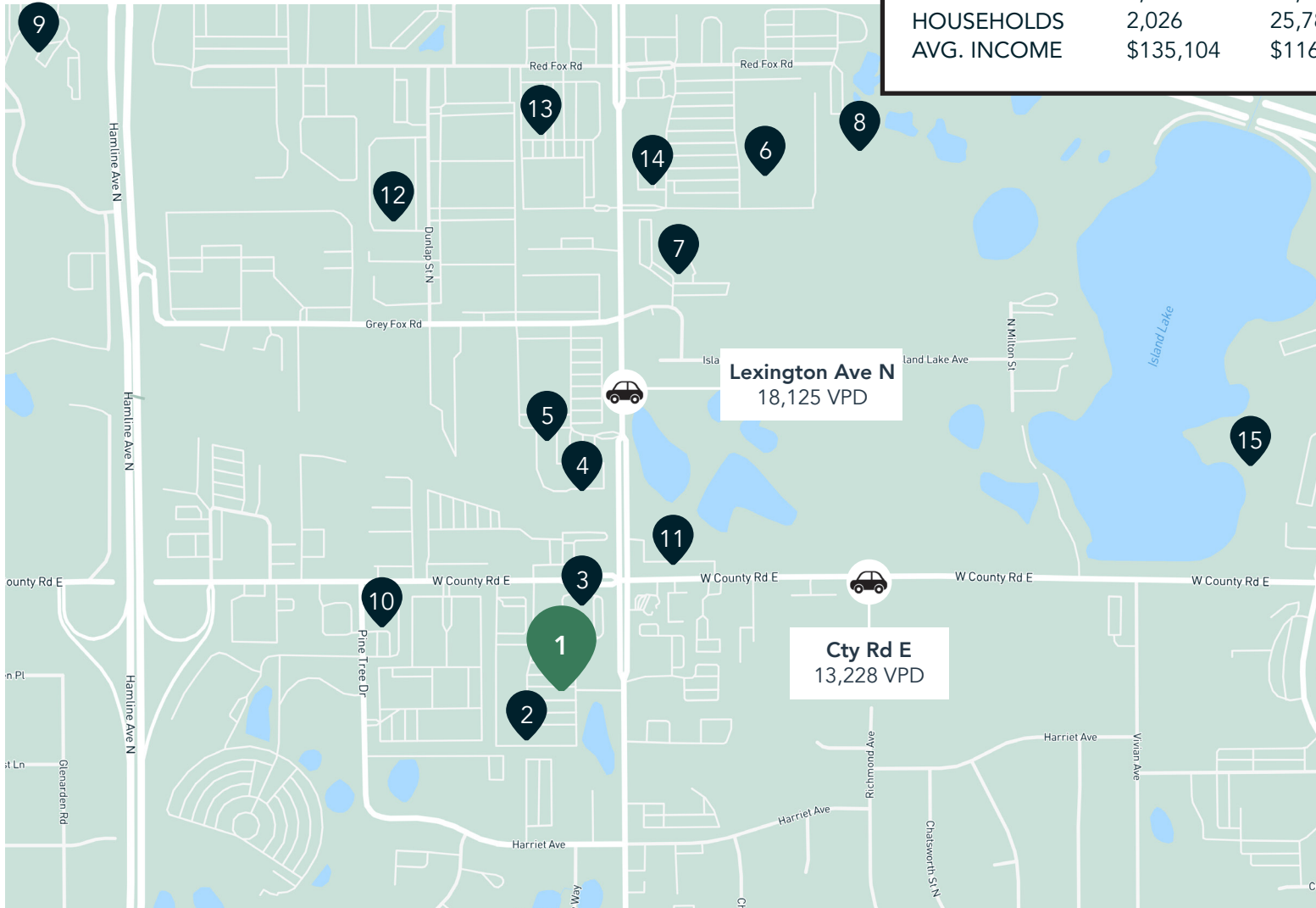


Site Plan



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 |

Arden Plaza Retail Center

3527-3557 North Lexington Avenue
Arden Hills, MN 55126



PROPERTY MANAGER
LEASING AGENT
Justin Bryant

651-999-5548
jbryant@wellingtonmgt.com



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.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com