

# Arden Plaza Retail Center

3527-3557 North Lexington Avenue  
Arden Hills, MN 55126



**WELLINGTON**  
MANAGEMENT



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## 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

## Space Available

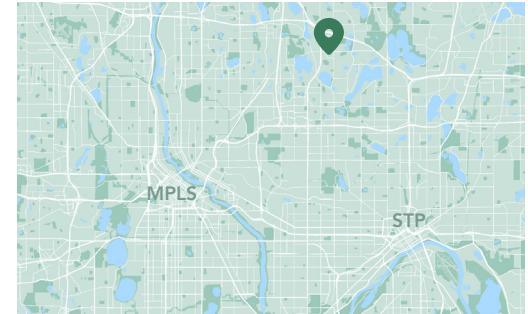
Owner, Manager, Leasing

53,000 SF retail space; 7,066 SF available

428 surface stalls, 8.1 : 1,000 SF

Built in 1974

North Metro



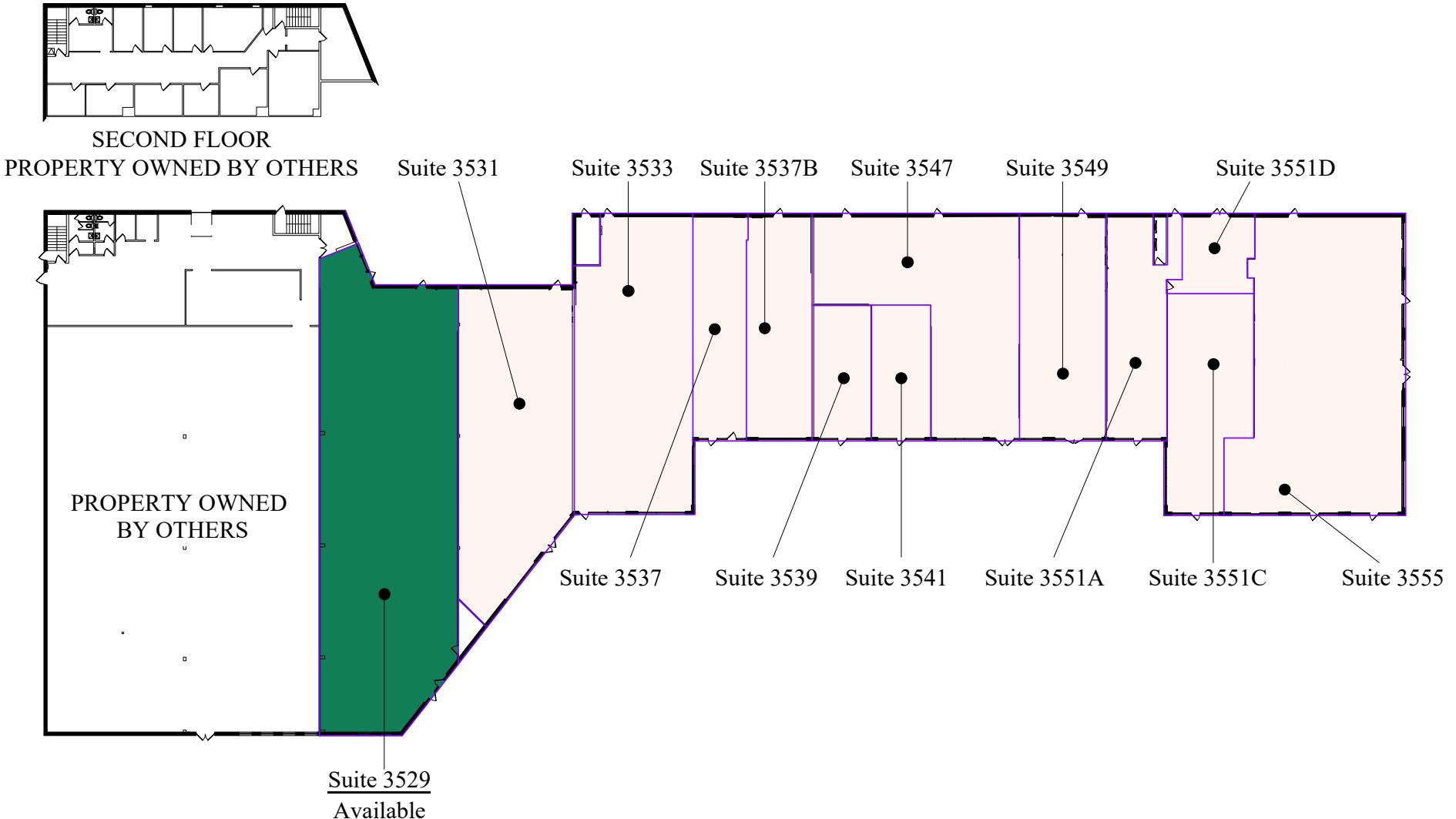
# Available Suite



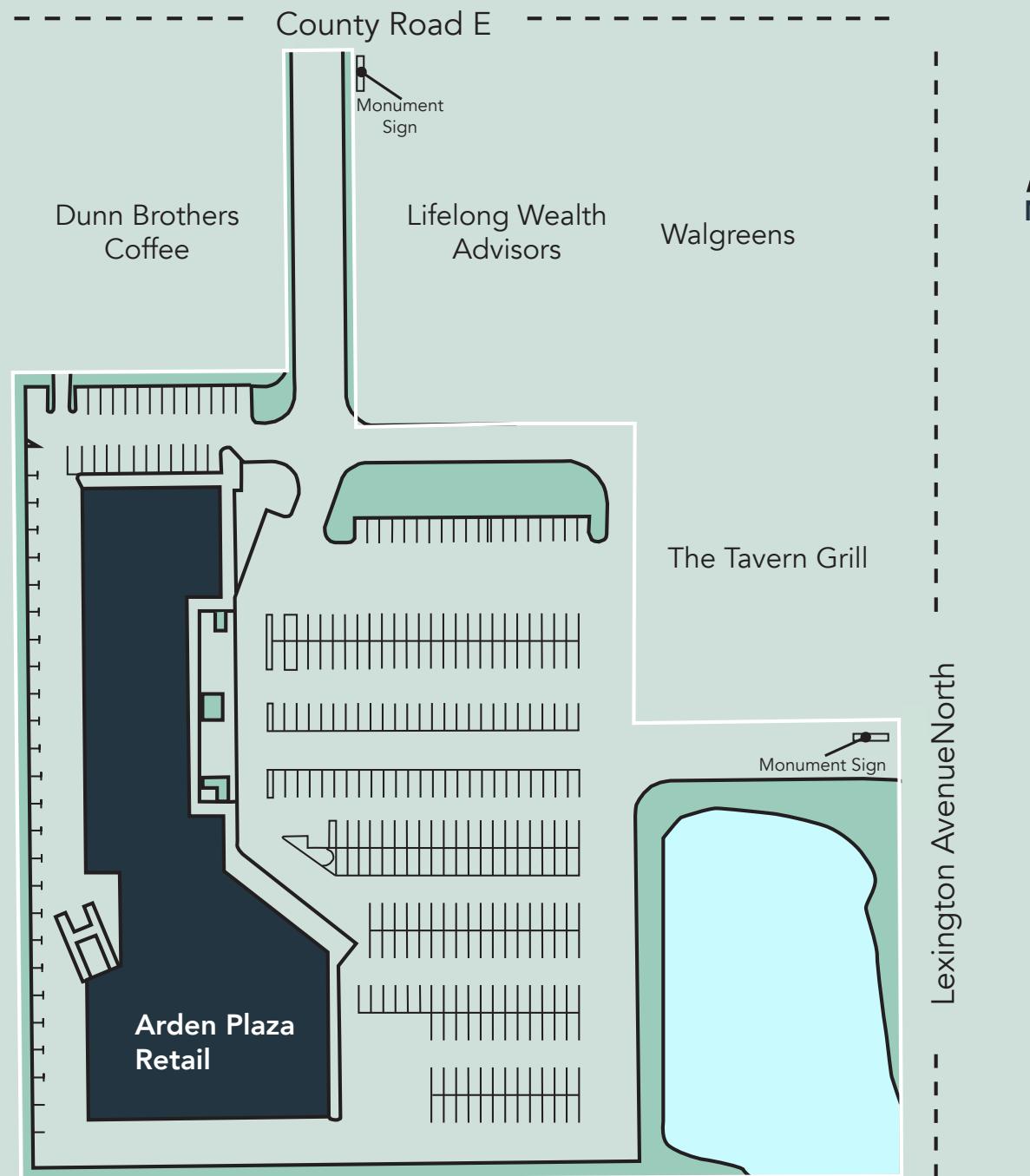
**Suite 3529 - 7,066 SF**

# Floor Plan

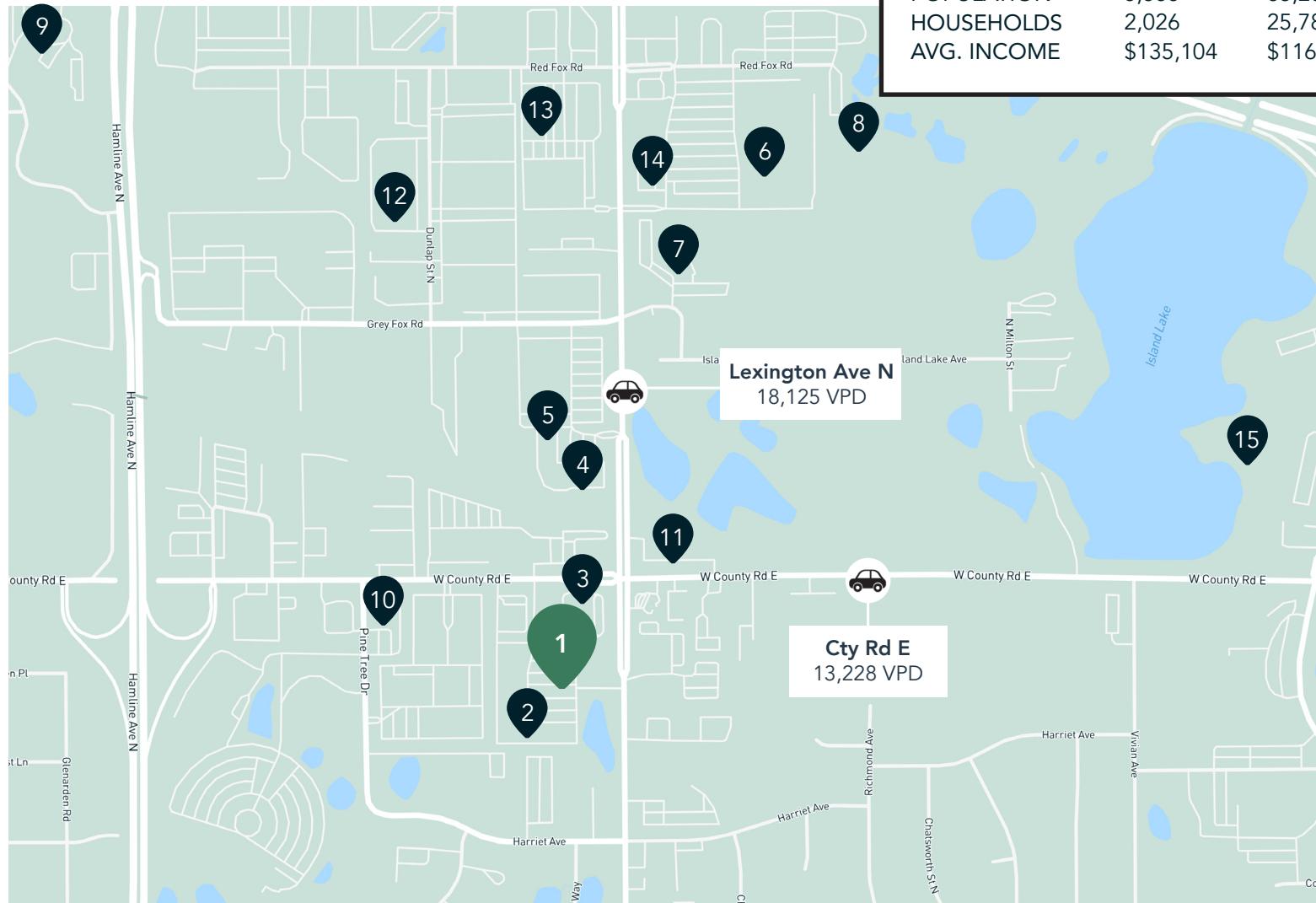
- Building Common Areas
- Available Space
- Occupied Space



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

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PROPERTY MANAGER  
LEASING AGENT  
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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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