



**WELLINGTON**  
MANAGEMENT

## Cardigan

599 Cardigan Road  
Shoreview, MN 55126

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## A special place for learning in the northeast metro.

Formerly an office/warehouse building, Cardigan has been transformed into the home of public charter school Lionsgate Academy. Located near the Victoria Street exit from I-694, the 7-12th grade school inclusively addresses the learning needs of students on the autism spectrum and others with unique learning needs. To better-serve the school, Wellington added an addition to the loading dock area for a gymnasium, revamped the exterior to accommodate the flow of the school's vans, and added a raingarden with a planting area.

As an esteemed community partner and long-term Wellington tenant, Lionsgate Academy fulfills a largely underserved need in our education system within the Twin Cities. While the Academy's Shoreview location serves the eastern metro area, the western metro is served by its Minnetonka location at Wellington's Green Circle property. Both properties were creatively converted to cost-effectively fulfill the school's unique requirements.

### HIGHLIGHTS

- Purchased by Wellington in 1993 and repositioned in 2018
- Loading dock and two garage doors
- Features a full kitchen and gym with 22' clear height
- Raingarden with planting area

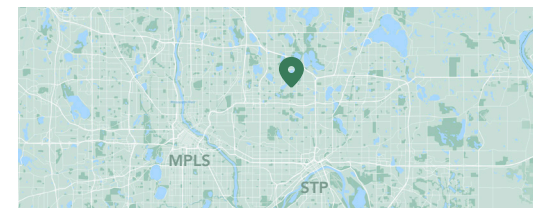
### Fully Occupied

Owner, Manager, Leasing

97,690 SF total; 0 SF available

413 surface stalls, 4.2 : 1,000 SF

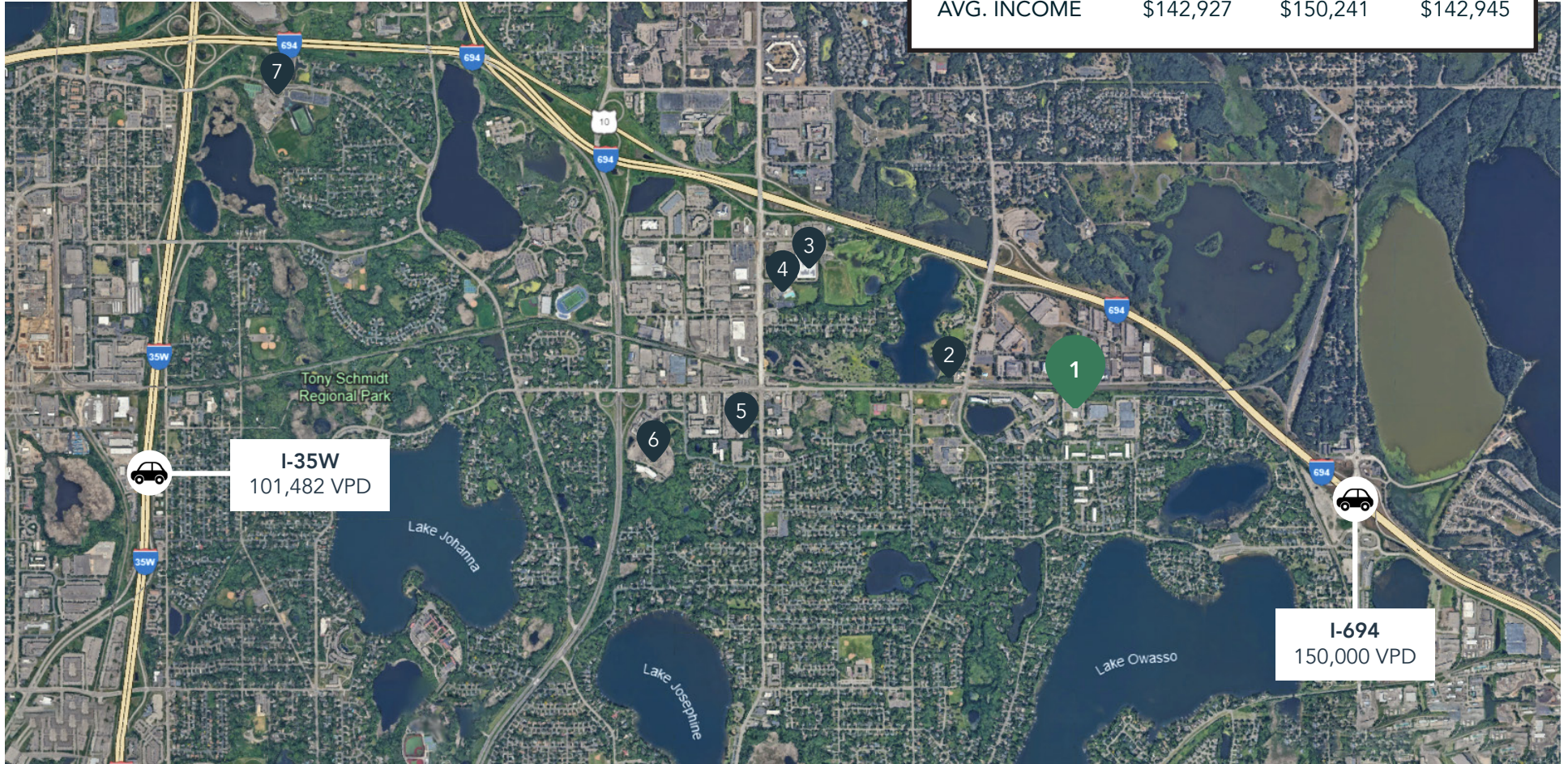
Northeast Metro





# The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	5,495	65,018	178,631
HOUSEHOLDS	2,364	25,924	71,038
AVG. INCOME	\$142,927	\$150,241	\$142,945



## Hot Spots

- |                                 |                            |
|---------------------------------|----------------------------|
| 1. Cardigan                     | 5. The Tavern Grill        |
| 2. Lake Johanna Fire Department | 6. Bethel University       |
| 3. Target                       | 7. Mounds View High School |
| 4. Shoreview YMCA               |                            |

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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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