

# Lexside Shops

*1,722 SF of retail space for lease*

4190 108th Avenue Northeast  
Blaine, MN 55449

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**WELLINGTON**  
MANAGEMENT





## Modern Starbucks-anchored retail to complement influx of housing in north metro.

Just three minutes from the I-35W exit and seven minutes from National Sports Center, Lexside Shops is a modern retail center anchored by a Starbucks drive-thru with a patio. The strip center will offer an additional 8,900 SF of leasable space.

The retail center is a continuation of Wellington's 244-acre district plan at Lexington and 109th avenues. The site's zoning status as a Planned Business District allows for a wide range of possibilities including grocery, restaurant, theater, bank, hotel, medical and office. These elements will complement the newly constructed and forthcoming residential components, including on-site senior housing (192 units, completed 2020), multi-family (181 units, coming 2022) and owner-occupied housing (254 units, coming 2022 and 2023).

### HIGHLIGHTS

- Modern retail center anchored by a Starbucks drive-thru with a patio
- Grey shell package rents start at \$25/SF (depending on terms)
- \$10/SF tenant allowance, up to \$25/SF (depending on terms)
- Two designated areas for exterior signage
- Monument signage opportunity
- Exterior trash enclosure
- Signaled intersection at 109th and Lexington avenues (36,000+ VPD)

### Space Available

Owner, Developer, Manager, Leasing

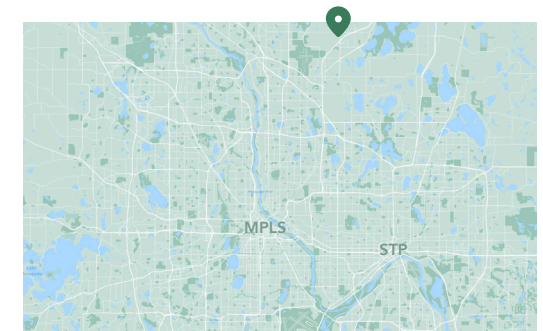
11,000 SF total; 1,722 SF available

70 surface stalls, 6.3 : 1,000 SF

Single-story strip retail building

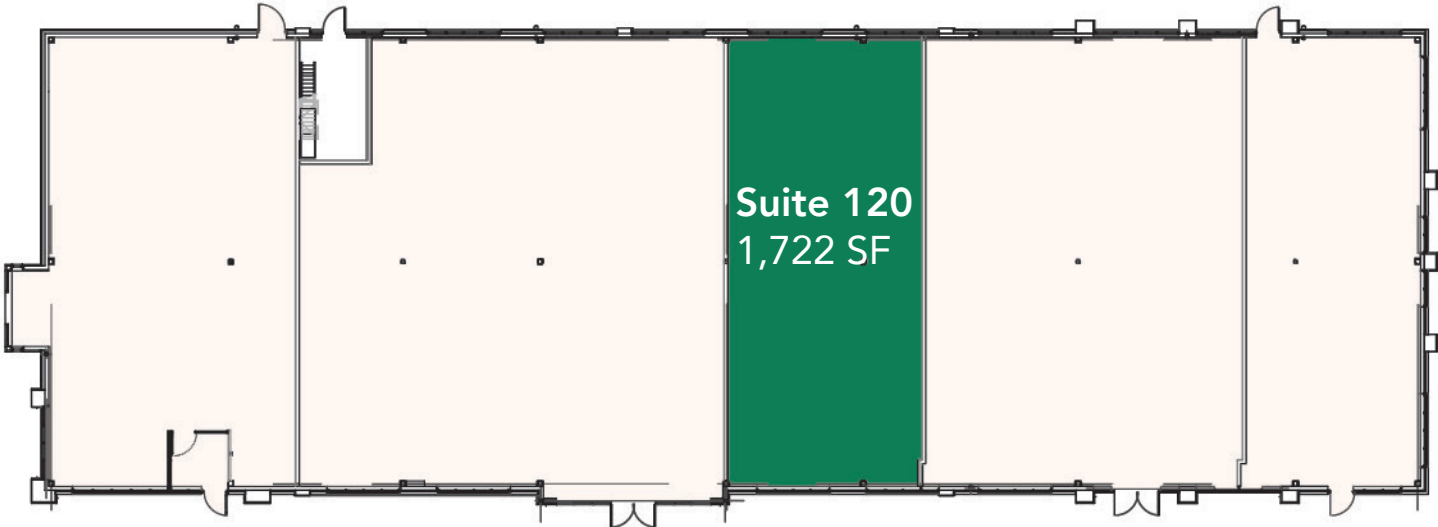
Built in 2021

North Metro

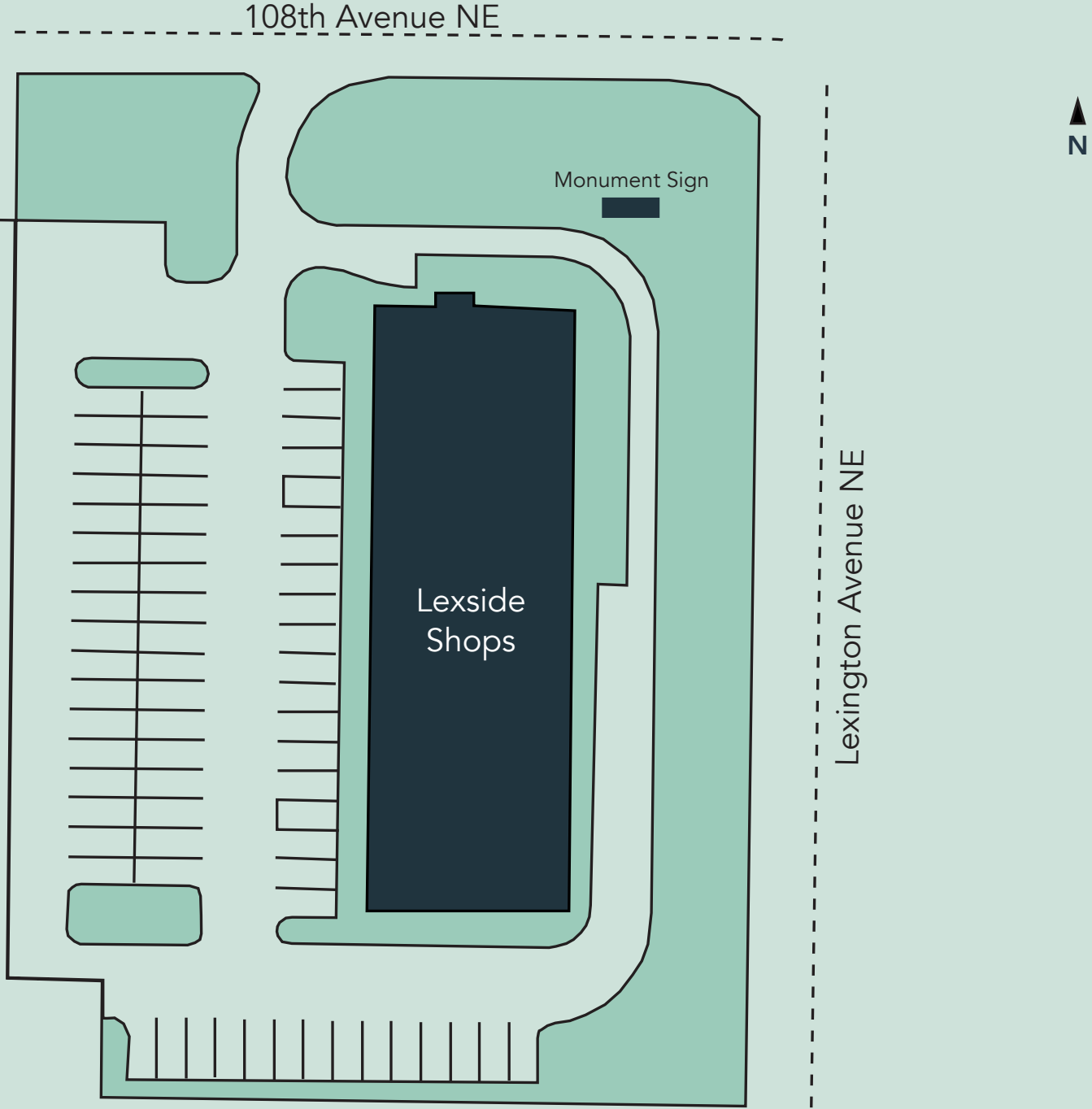


# Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



# Site Plan





# The Neighborhood



**TOURNAMENT OF PLAYERS CLUB  
PGA TOUR STOP  
1,200+ HOMES**

**THE LAKES  
1,500+ HOMES**

**90 HOMES**

**LEXINGTON WATERS  
272 HOMES**

**OAKWOOD PONDS,  
LEXINGTON COVE &  
WOODRIDGE  
514 HOMES**

**BLAINE WETLAND  
SANCTUARY**

**PARKSIDE  
500+ HOMES**

**NORTH MEADOWS  
254 homes + commercial  
8,111 VPD**

**SANCTUARY PRESERVE  
150 HOMES**

**NATIONAL SPORTS CENTER  
DRIVE TIME: 7 MINUTES**

**LEXINGTON MEADOWS  
400 rental units + commercial**

**LEXSIDE  
SHOPS**

**Infinite Campus  
500+ employees**

**150  
HOMES**

**ptc**

**PLASTI DIP**

**AVEDA  
700+ employees**

**PHEASANT RIDGE DRIVE 4,600 VPD**

**35W**

**59,000 VPD**

**Walmart**

**BERMO**

**BURGER KING Holiday**

**TOLERANCE MASTERS**

**MILLS FLEET FARM**

**Pier 1 imports**  
**at home**  
**Green Mill**  
**Arby's**  
**Caribou**  
**Michael's**  
**Walgreens**  
**Applebee's**  
**Sprint**  
**TACO BELL**  
**Cub FOODS**  
**THE HOME DEPOT**

**TECHINFOAM**

**Coonan**

**TAYLOR Machine Int'l**

**DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Population	12K	36.4K	109K
Households	694	12.9K	39.6K
Household Income	\$105K	\$111K	\$103K



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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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