

Lexside Shops

2,800 SF Retail Space Available!

4190 108th Avenue Northeast
Blaine, MN 55449

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WELLINGTON
MANAGEMENT



Space Available

Owner, Developer, Manager, Leasing

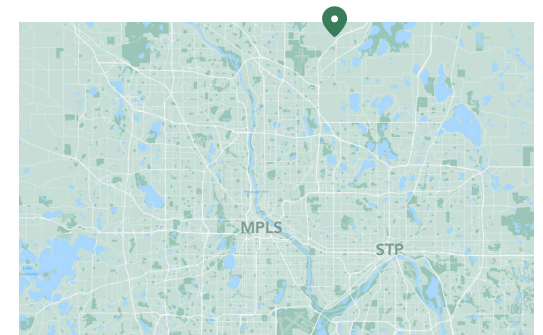
11,000 SF total; 2,800 SF available

70 surface stalls, 6.3 : 1,000 SF

Single-story strip retail building

Built in 2021

North Metro



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, Park Dental, and Jersey Mike's with a patio. The strip center will offer an additional 1,700 SF of leasable space.

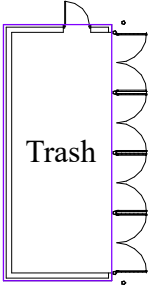
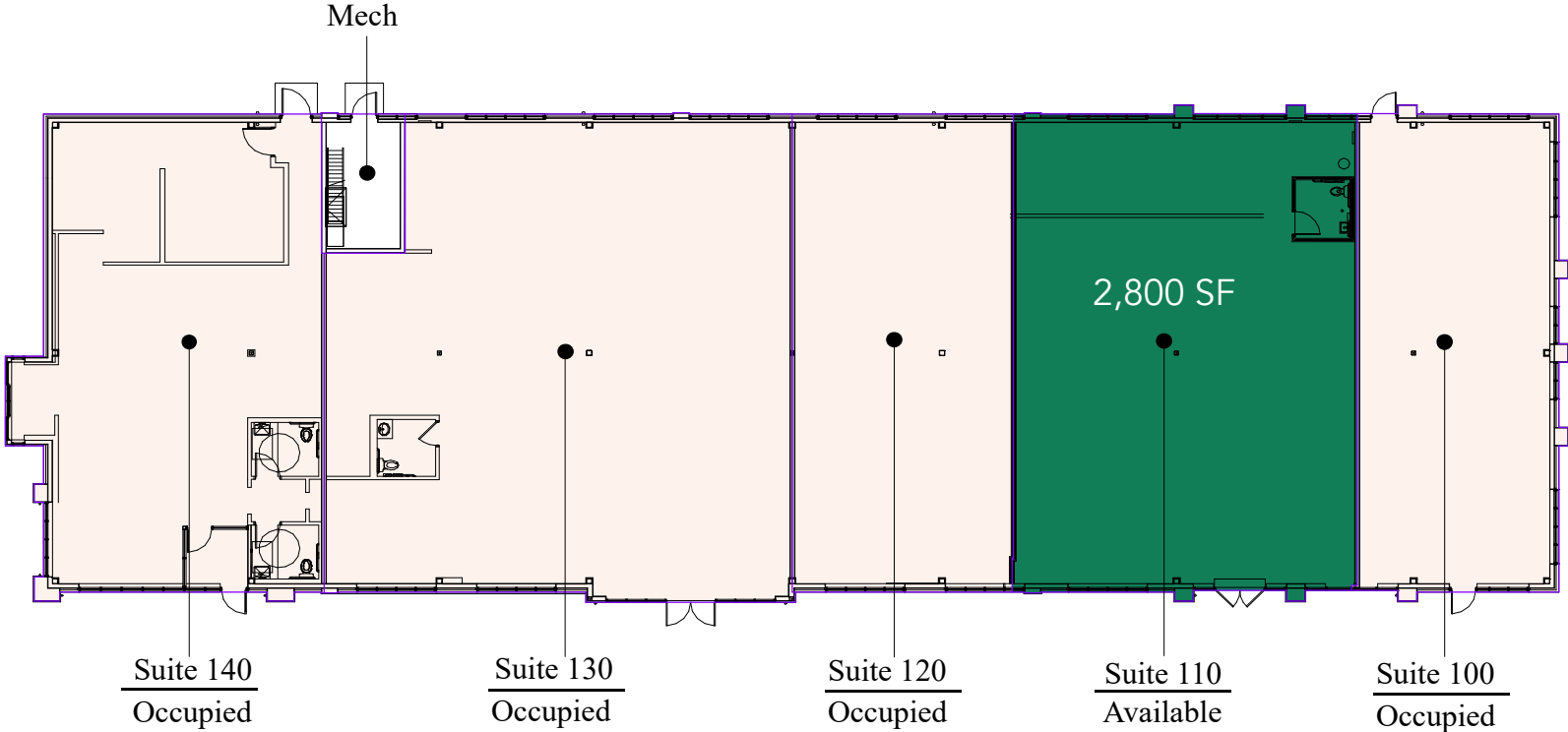
Lexside Shops is a continuation of Wellington's 244-acre district plan at Lexington and 109th avenues. The site's zoning status as a Planned Business District allows for a wide range of possibilities including grocery, restaurant, theater, bank, hotel, medical and office. These elements will complement the newly constructed and forthcoming residential components, including on-site senior housing (192 units, completed 2020), multi-family (182 units, completed 2023) and owner-occupied housing (254 units, phased occupancy).

HIGHLIGHTS

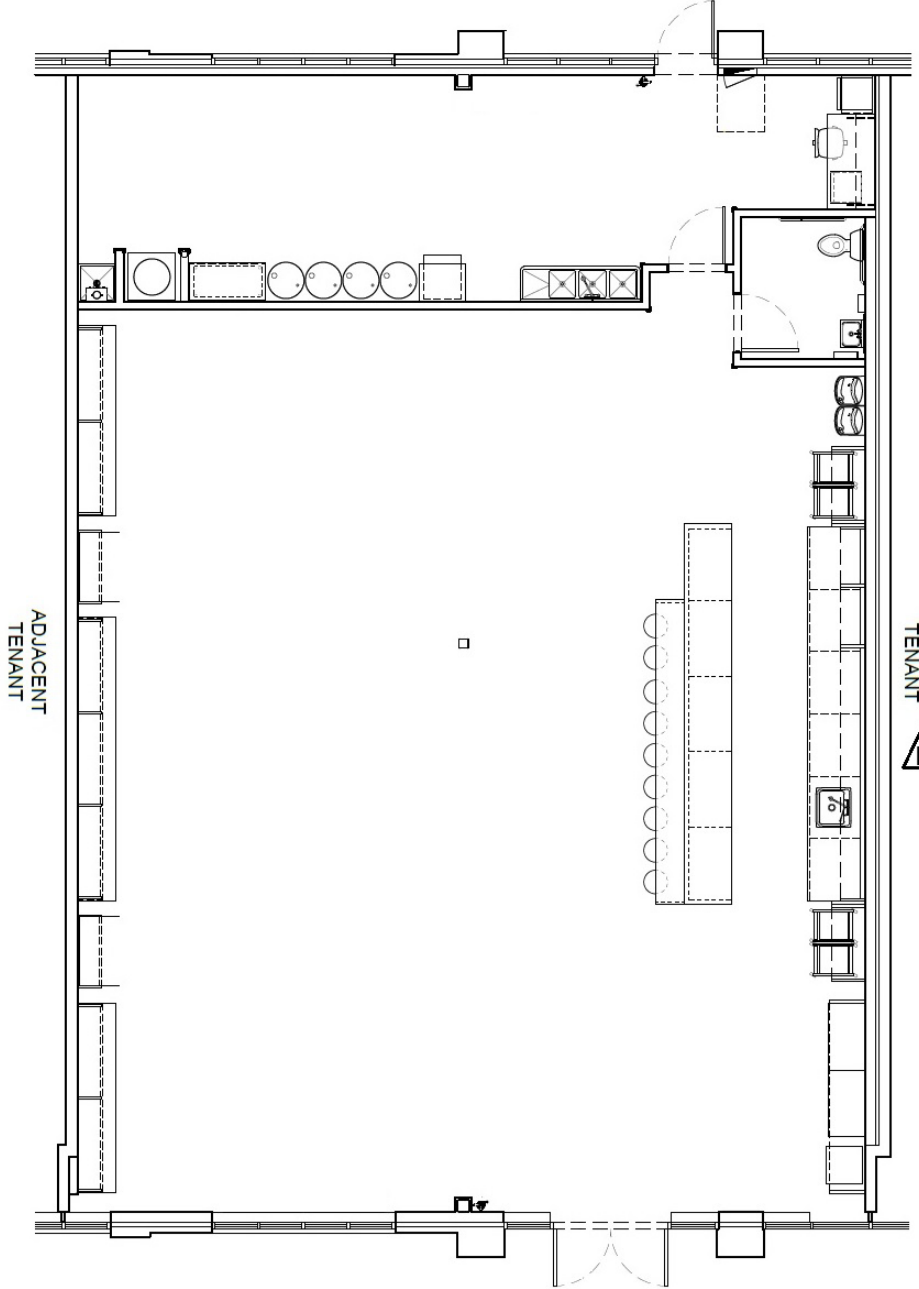
- Two designated areas for exterior building signage
- Monument signage opportunity
- Exterior trash enclosure
- Signaled intersection at 109th and Lexington avenues (36,000+ VPD)
- Suite 110 vacancy is an existing buildout with ample plumbing; ideal for nail salon

Floor Plan

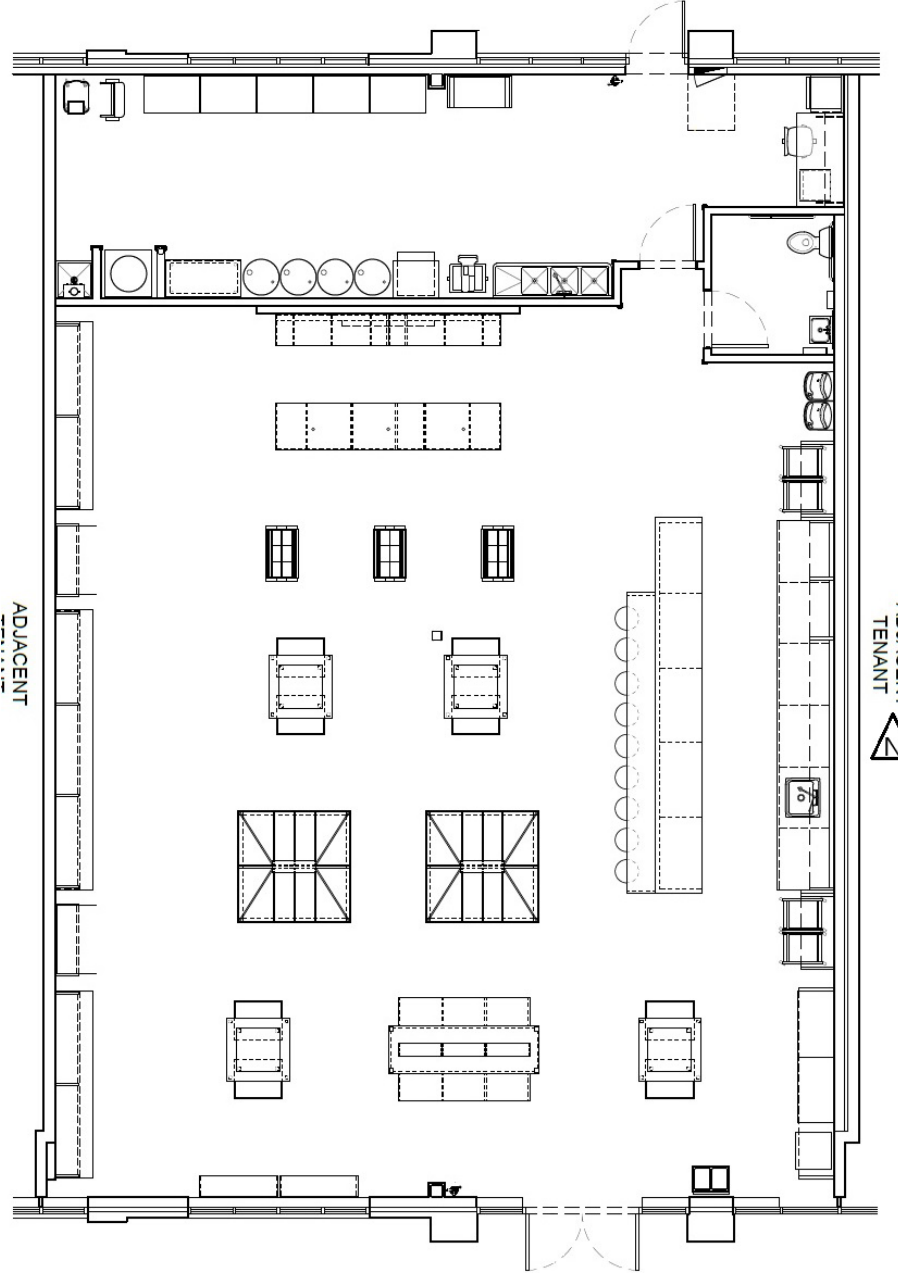
- Building Common Areas
- Available Space
- Occupied Space



Suite 110 Space Plans



Without Furniture

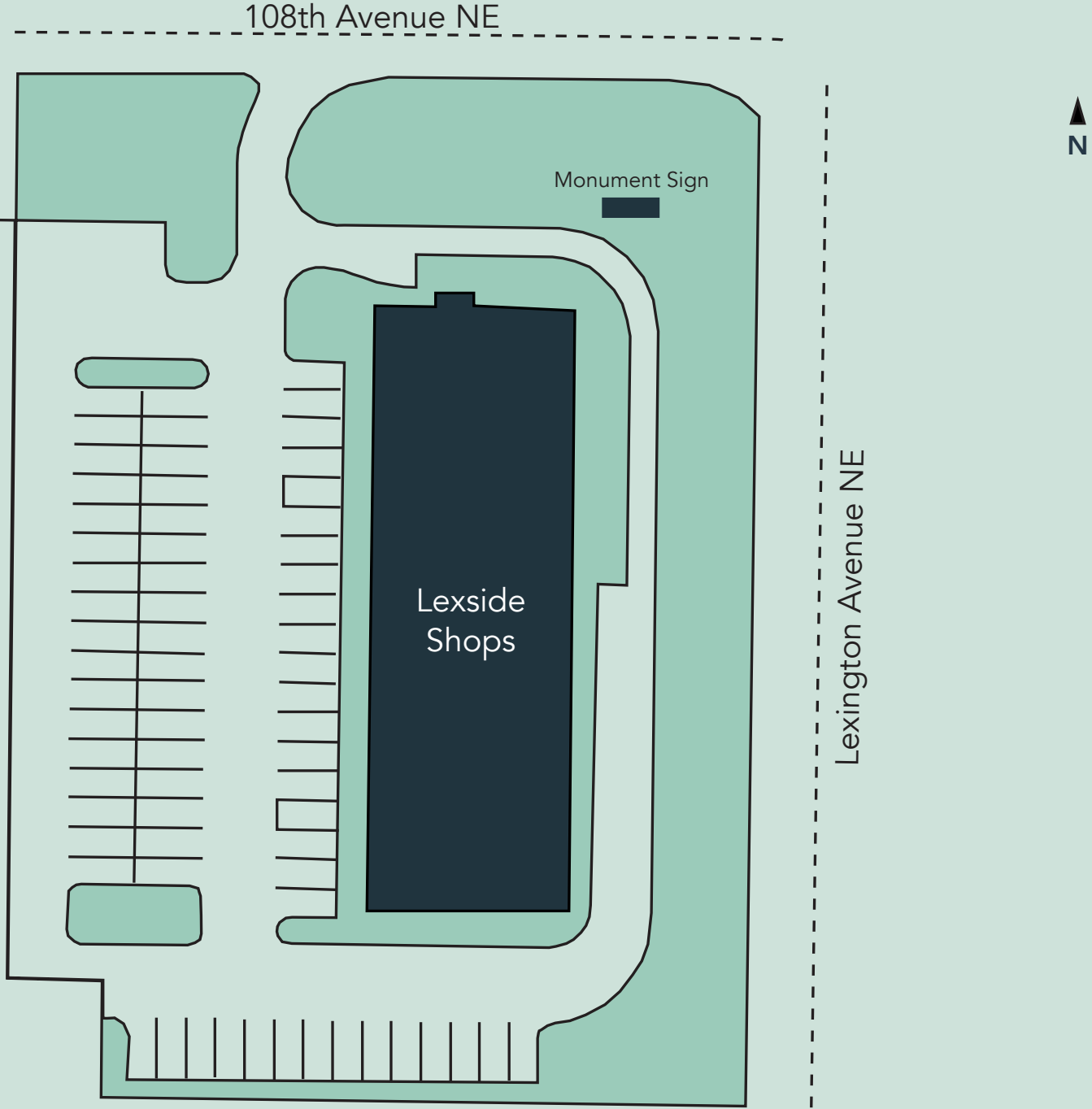


With Furniture

Suite 110 Photos



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
109TH AVENUE NE 8,111 VPD**

**SANCTUARY PRESERVE
150 HOMES**

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

**LEXINGTON MEADOWS
400 rental units + commercial**

**NORTH
MEMORIAL
HEALTH
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

at home

Green Mill **Arby's** **Caribou** **Michael's** **Walgreens**

Applebee's **Sprint** **TACO BELL** **Cub FOODS**

THE HOME DEPOT

TECHNIFOAM

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

Lexside Shops

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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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