

# 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

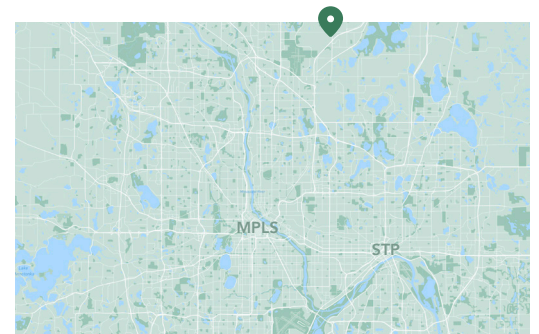
11,000 SF total; 2,800 SF available

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.

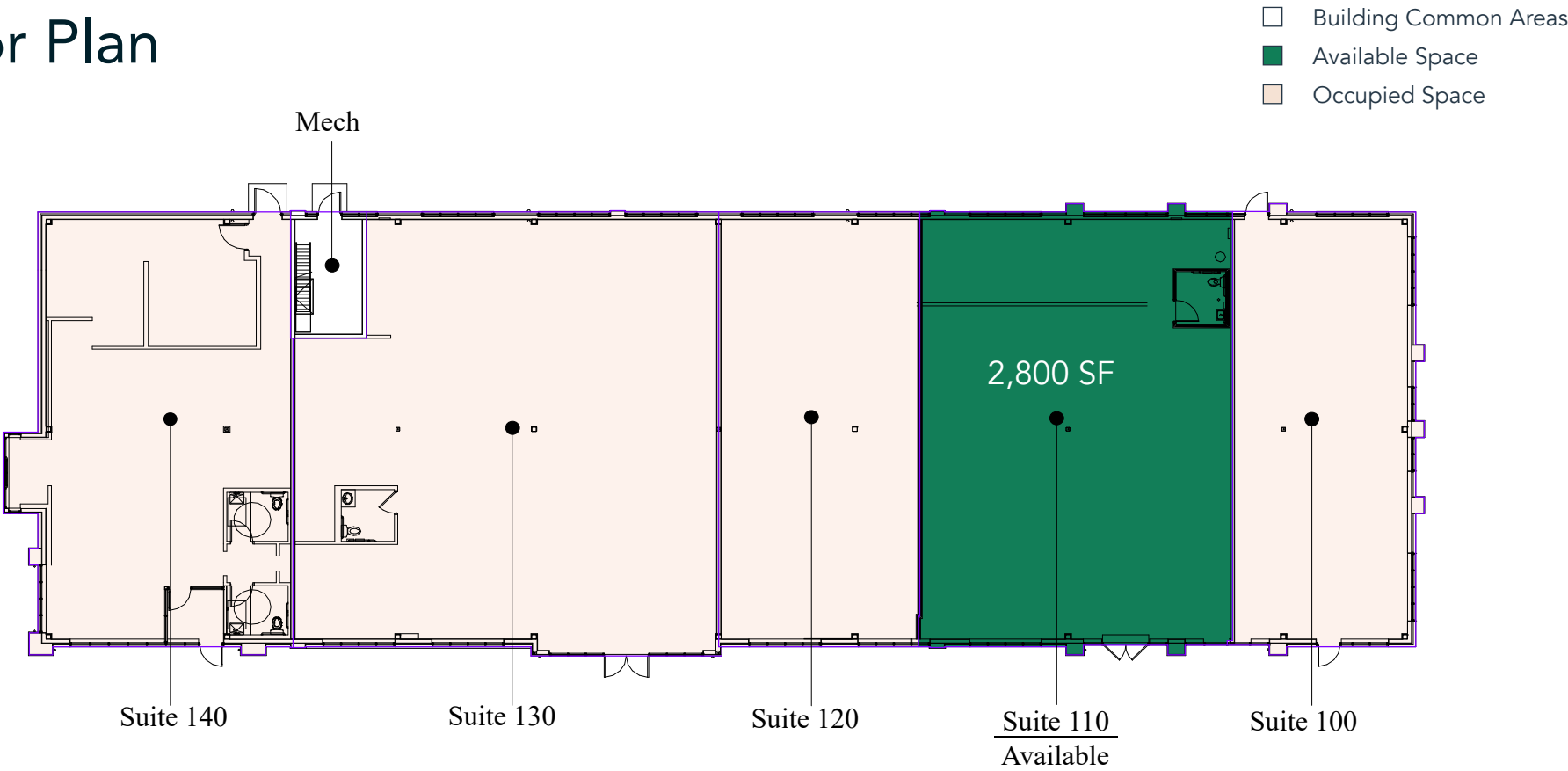
Just three minutes from the I-35W exit and seven minutes from National Sports Center, Lexside Shops is a modern retail center anchored by a Starbucks drive-thru with a patio, Park Dental, and Jersey Mike's with a patio. The strip center will offer an additional 1,700 SF of leasable space.

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).

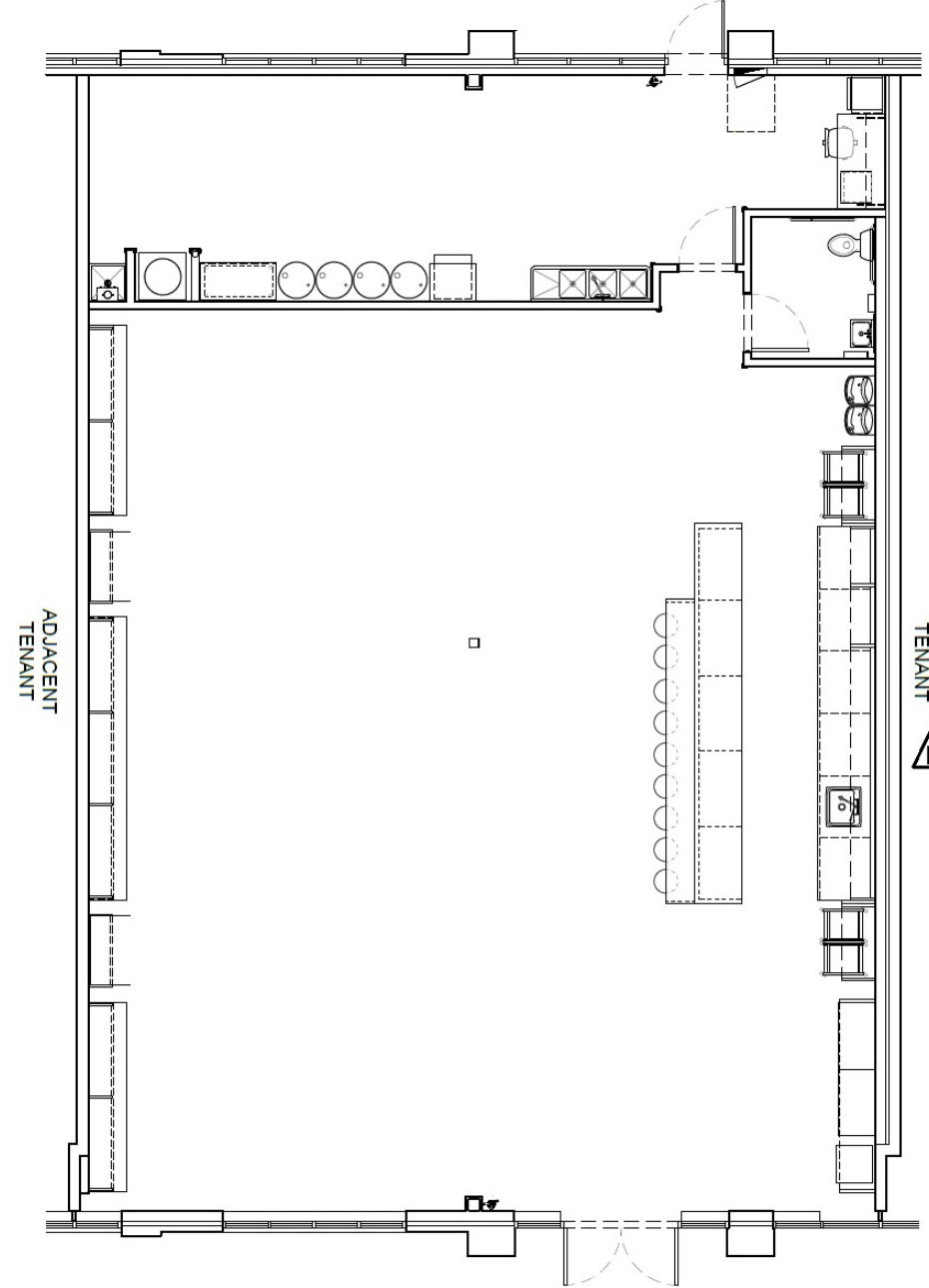
## HIGHLIGHTS

- 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

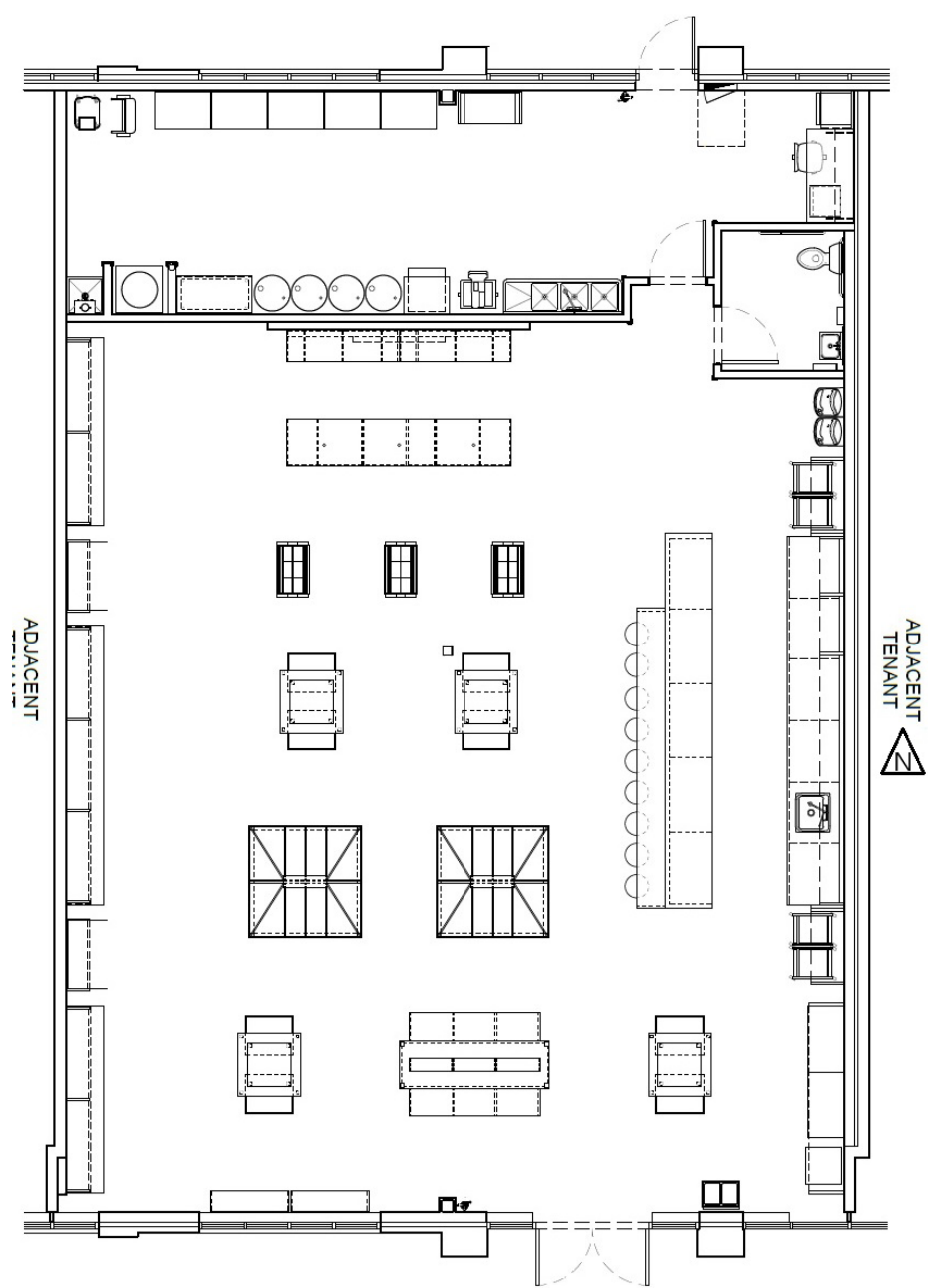
# Floor Plan



# Suite 110 Space Plans



Without Furniture



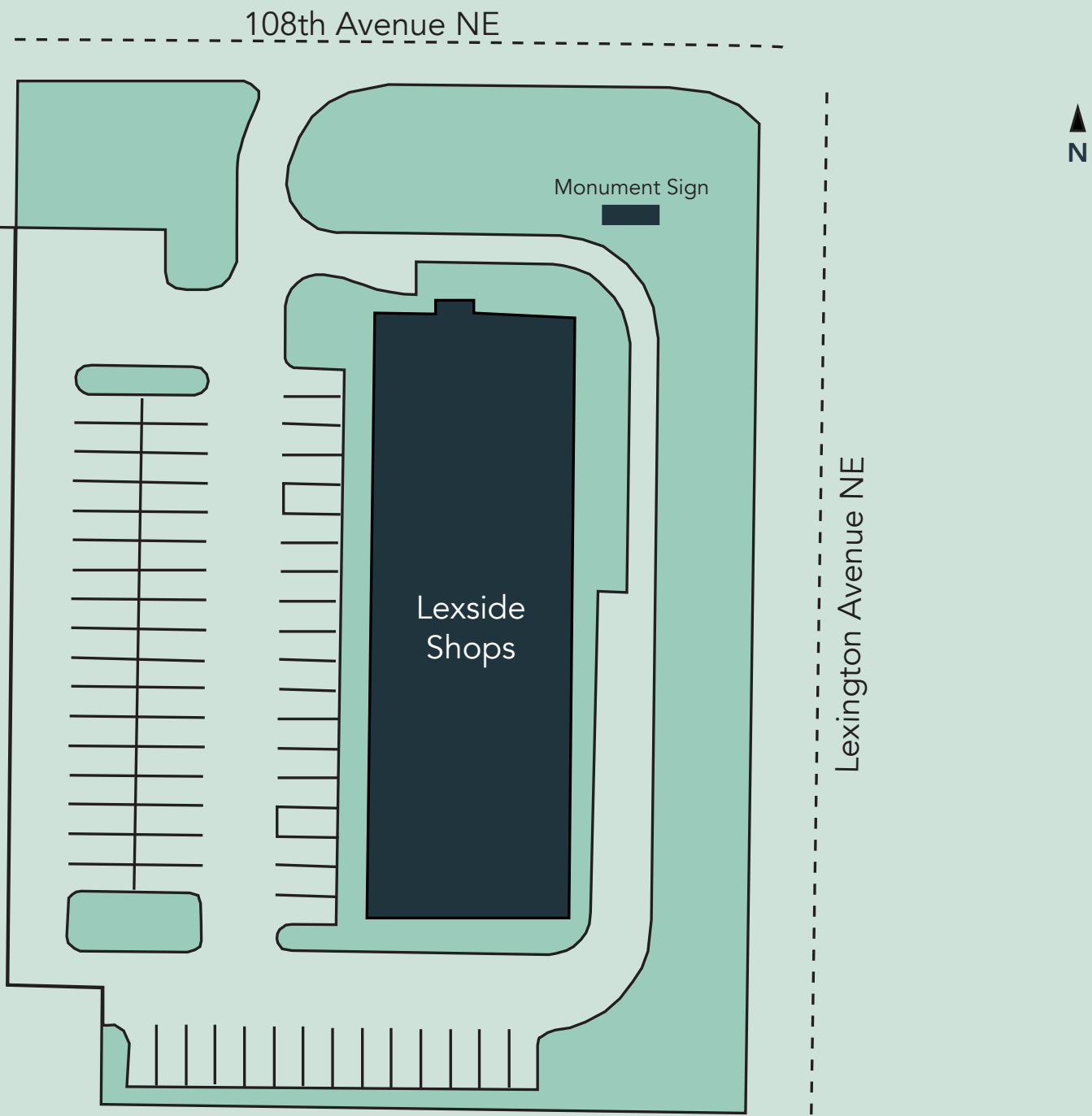
With Furniture



# Suite 110 Photos



# Site Plan





# The Neighborhood



## 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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Scan for  
more info!



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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