

Lexside Shops

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, Park Dental, and Jersey Mike's with a patio.

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).

Space Available

Owner, Developer, Manager, Leasing

11,000 SF total; 1,354 SF available

70 surface stalls, 6.3 : 1,000 SF

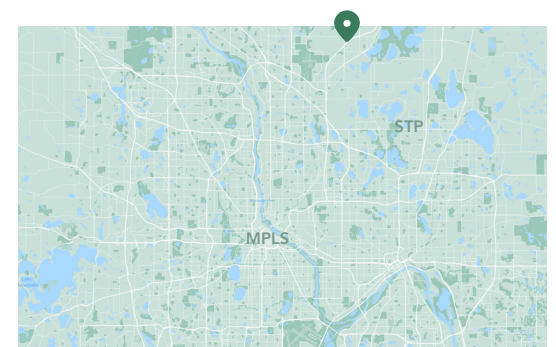
Single-story strip retail building

Built in 2021

North Metro

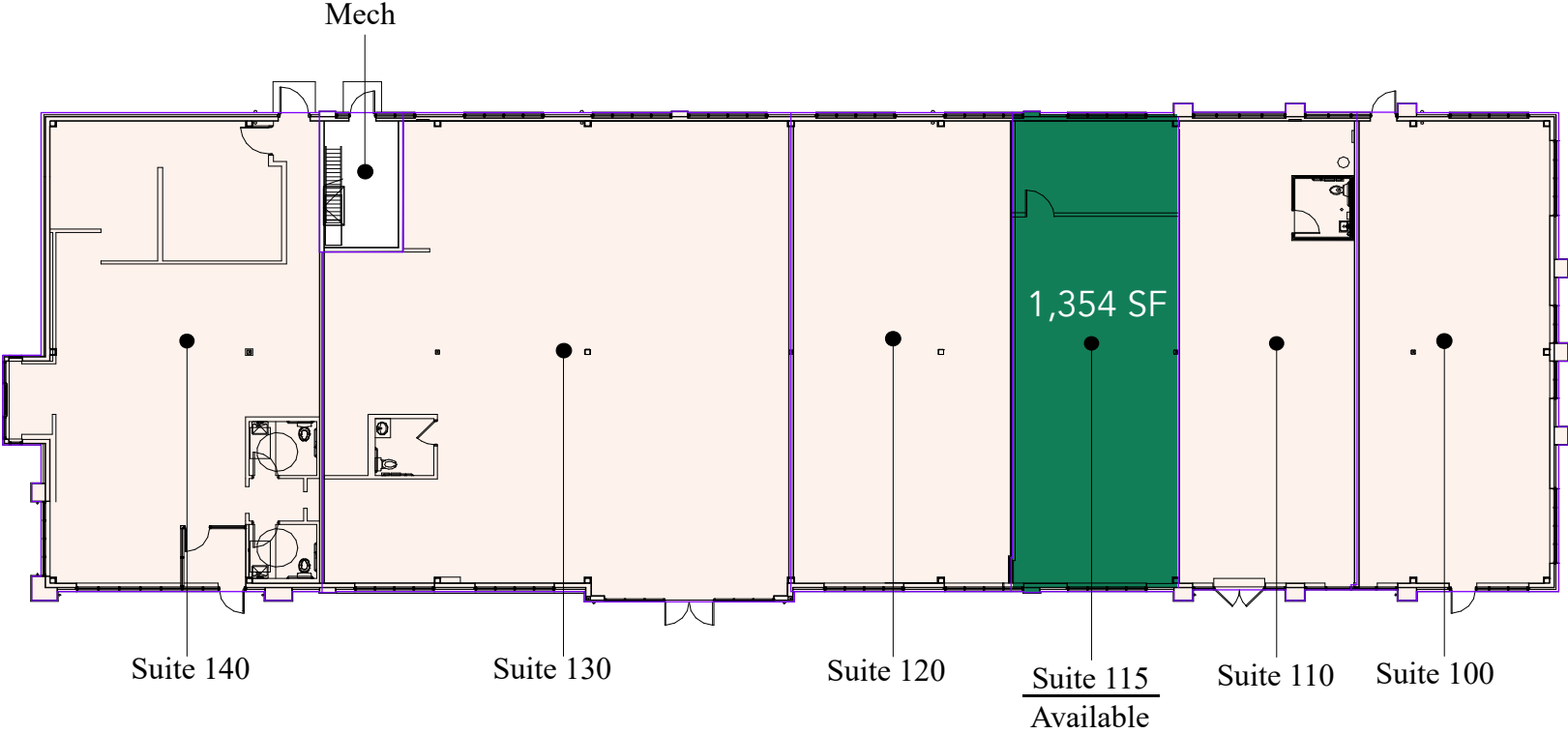
HIGHLIGHTS

- Two designated areas for exterior building signage
- Monument signage opportunity
- Exterior trash enclosure
- Signaled intersection at 109th and Lexington avenues (36,000+ VPD)

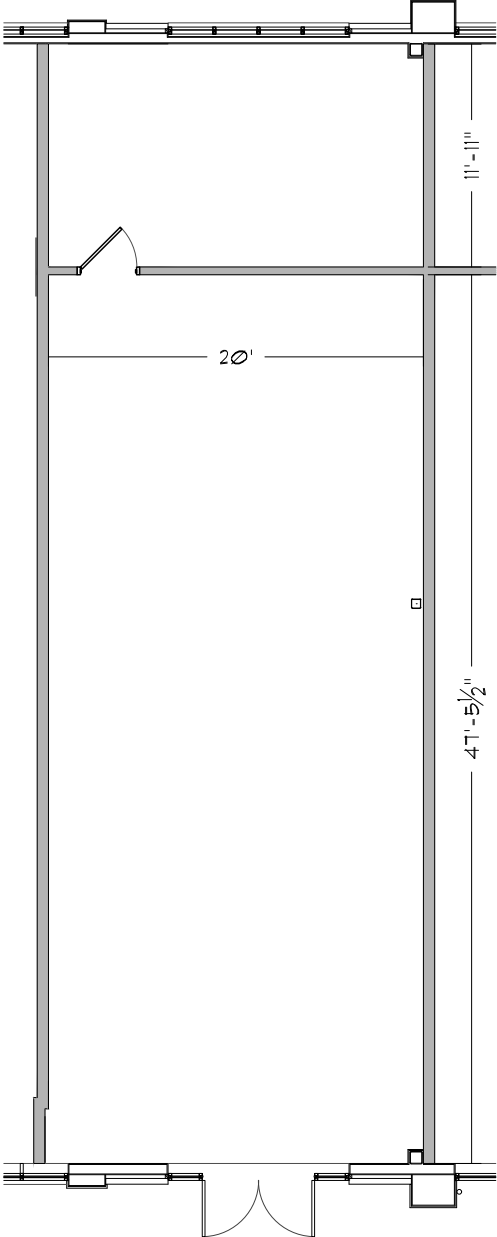


Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



Suite 115 Space Plan



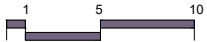
KEY PLAN - 1ST FLOOR



Suite 115 - 1,354 RSF

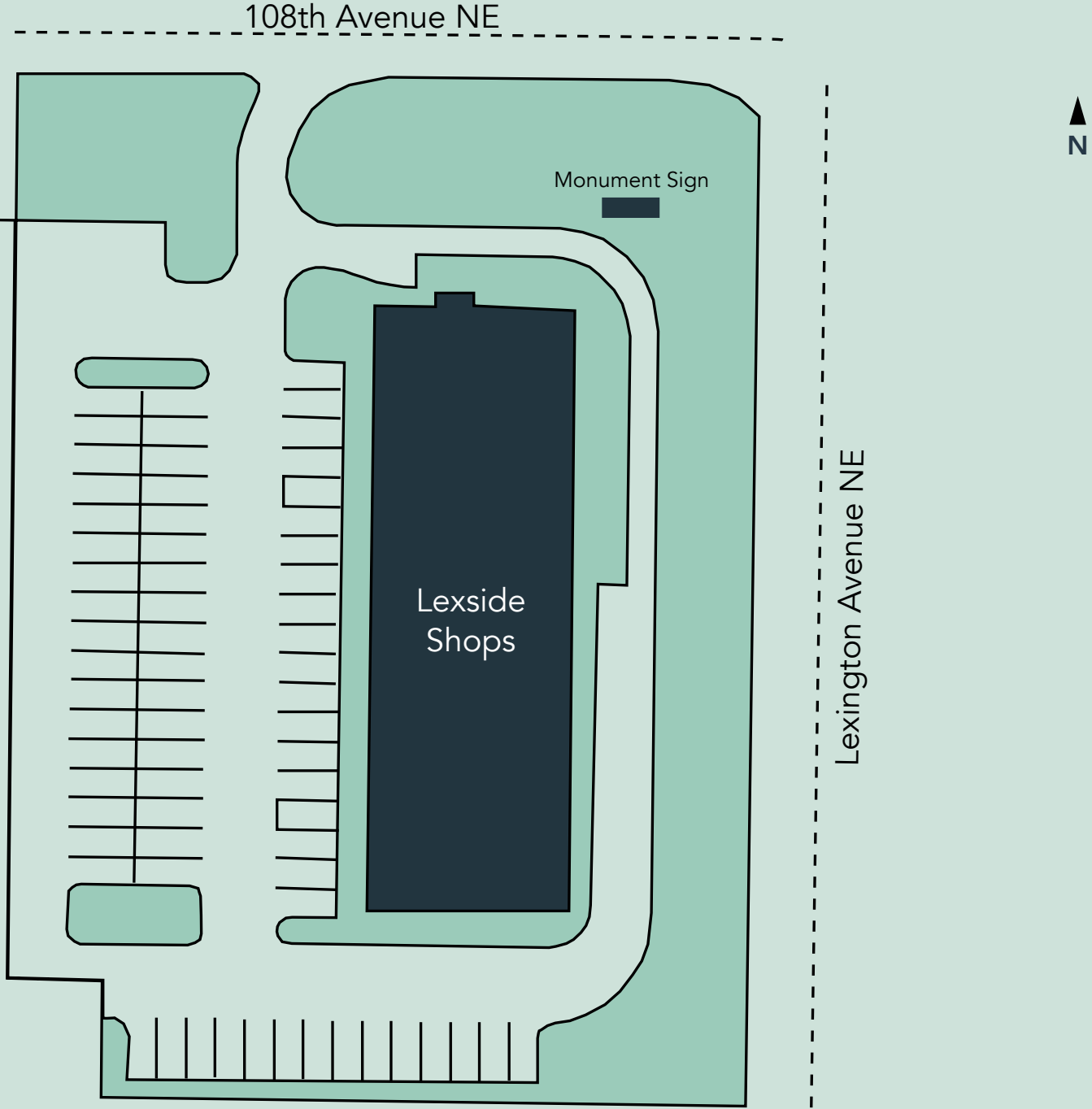
02-20-26

SCALE: 1/8" = 1'-0"



NORTH

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**

**PARKSIDE
500+ HOMES**

**BLAINE WETLAND
SANCTUARY**

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

**SANCTUARY PRESERVE
150 HOMES**



**FACE
FOUNDRIE**



**AUSTIN
MARKET**



**Infinite
Campus
500+ employees**

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

**LEXINGTON MEADOWS
400 rental units + commercial**



**LEXSIDE
SHOPS**

**150
HOMES**



**AVEDA
700+ employees**



PHEASANT RIDGE DRIVE 4,600 VPD
LEXINGTON AVENUE NE 28,125 VPD



59,000 VPD



**THE VILLAGE OF BLAINE
SHOPPING CENTER**



Demographics	1 MILE	3 MILES	5 MILES
POPULATION	4,131	46,320	124,822
HOUSEHOLDS	1,420	16,363	45,734
AVG. INCOME	\$143,899	\$140,555	\$133,455

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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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