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.

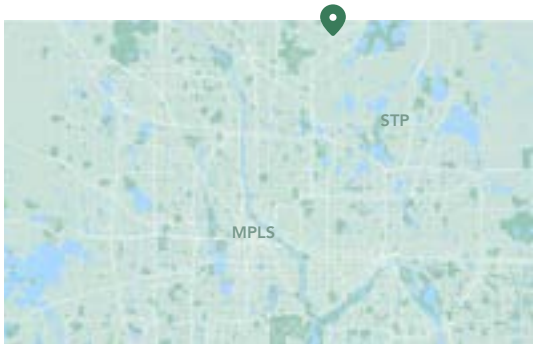
Just three minutes from the I-35W exit and seven minutes from National Sports Center, Lexside Shops is a modern retail center anchored by a Starbucks drive-thru with a patio, Park Dental, and Jersey Mike's with a patio.

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

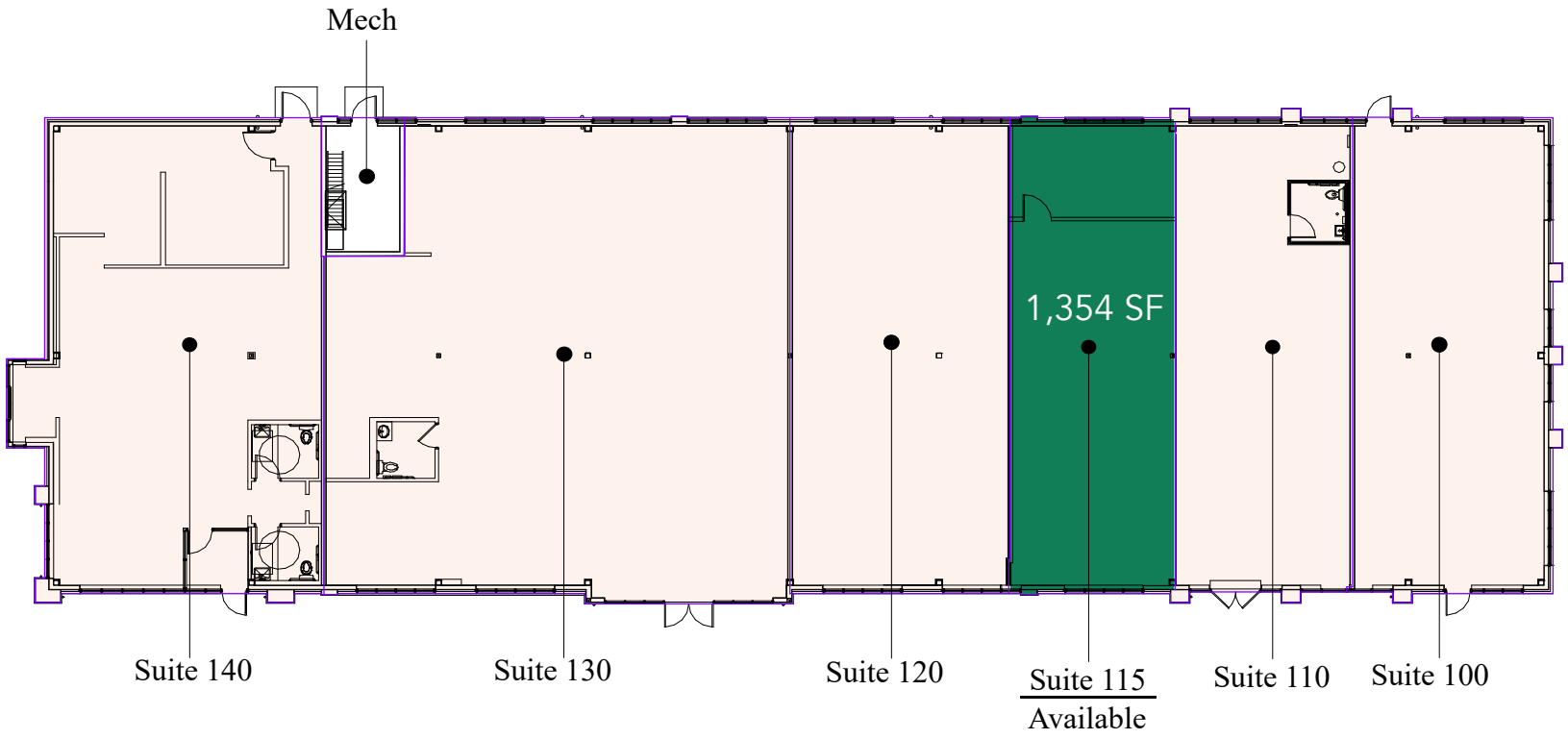
HIGHLIGHTS

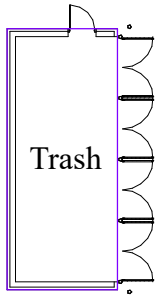
- Two designated areas for exterior building signage
- Monument signage opportunity
- Exterior trash enclosure
- Signaled intersection at 109th and Lexington avenues (36,000+ VPD)



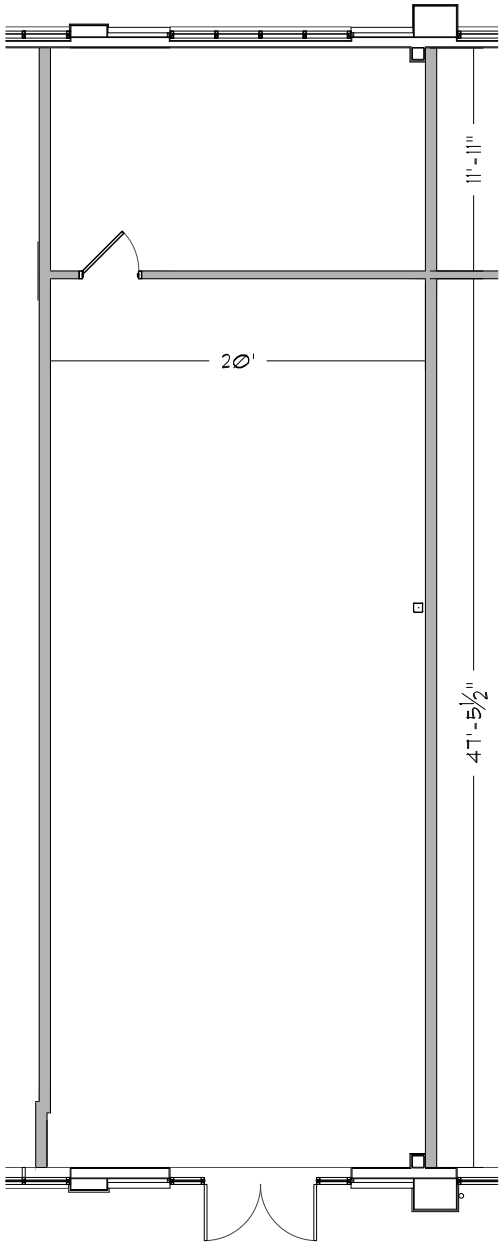
Floor Plan

Building Common Areas
Available Space
Occupied Space

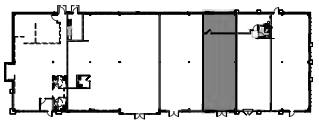




Suite 115 Space Plan



KEY PLAN - 1ST FLOOR



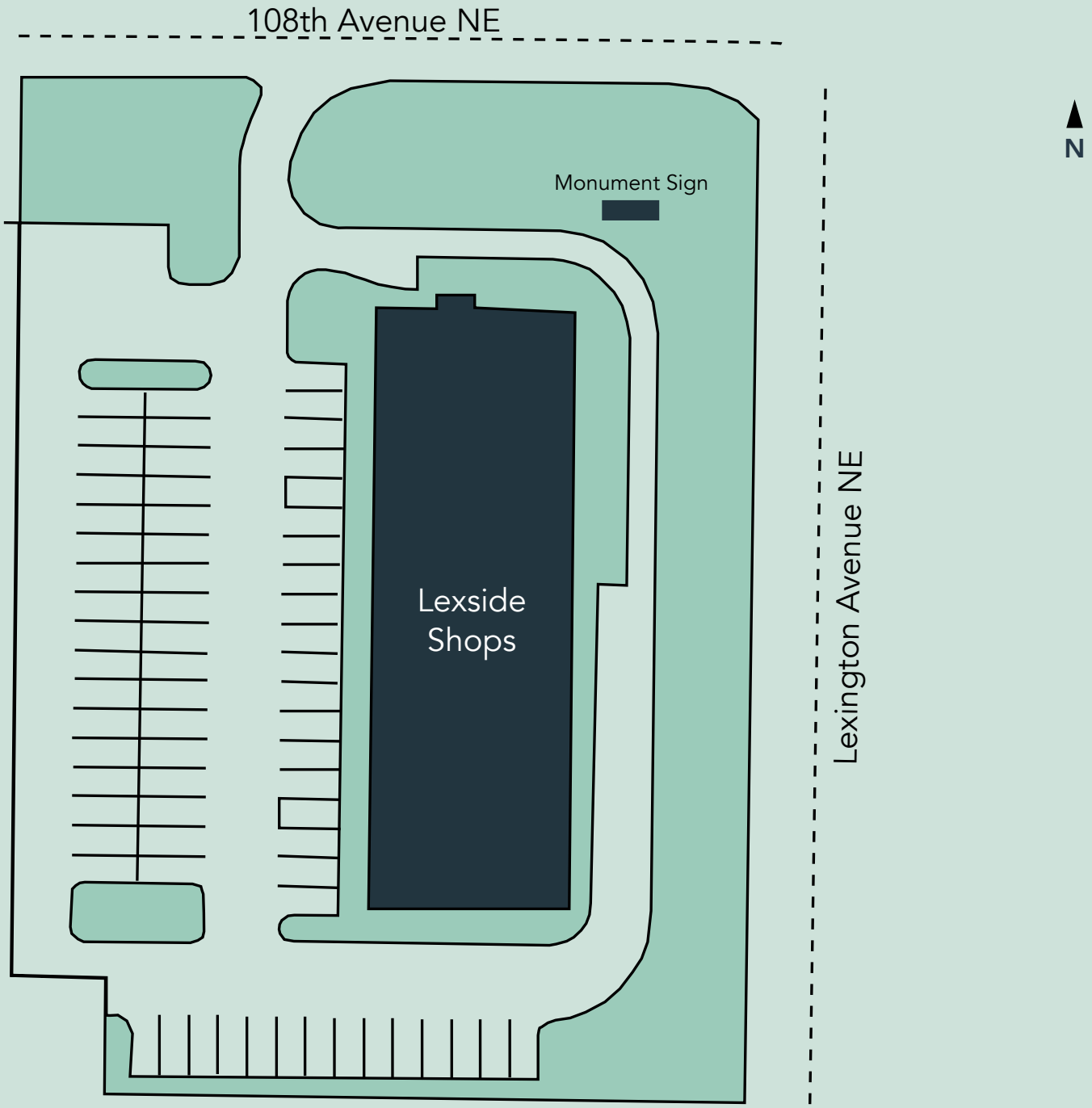


NORTH

Suite 115 - 1,354 RSF

02-20-26 SCALE: 1/8" = 1'-0"

Site Plan


108th Avenue NE
Monument Sign
Lexside
Shops
Lexington Avenue NE
N

The Neighborhood



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!

WELLINGTON
MANAGEMENT

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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