

Lexside Shops

4190 108th Avenue Northeast
Blaine, MN 55449

Kyle Gikling
651-999-5509
kgikling@wellingtonmgt.com



WELLINGTON
MANAGEMENT



Space Available

Owner, Developer, Manager, Leasing

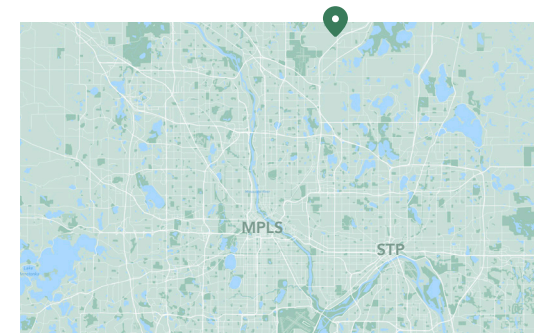
11,000 SF total; 0 SF available

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

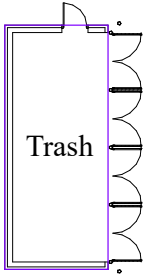
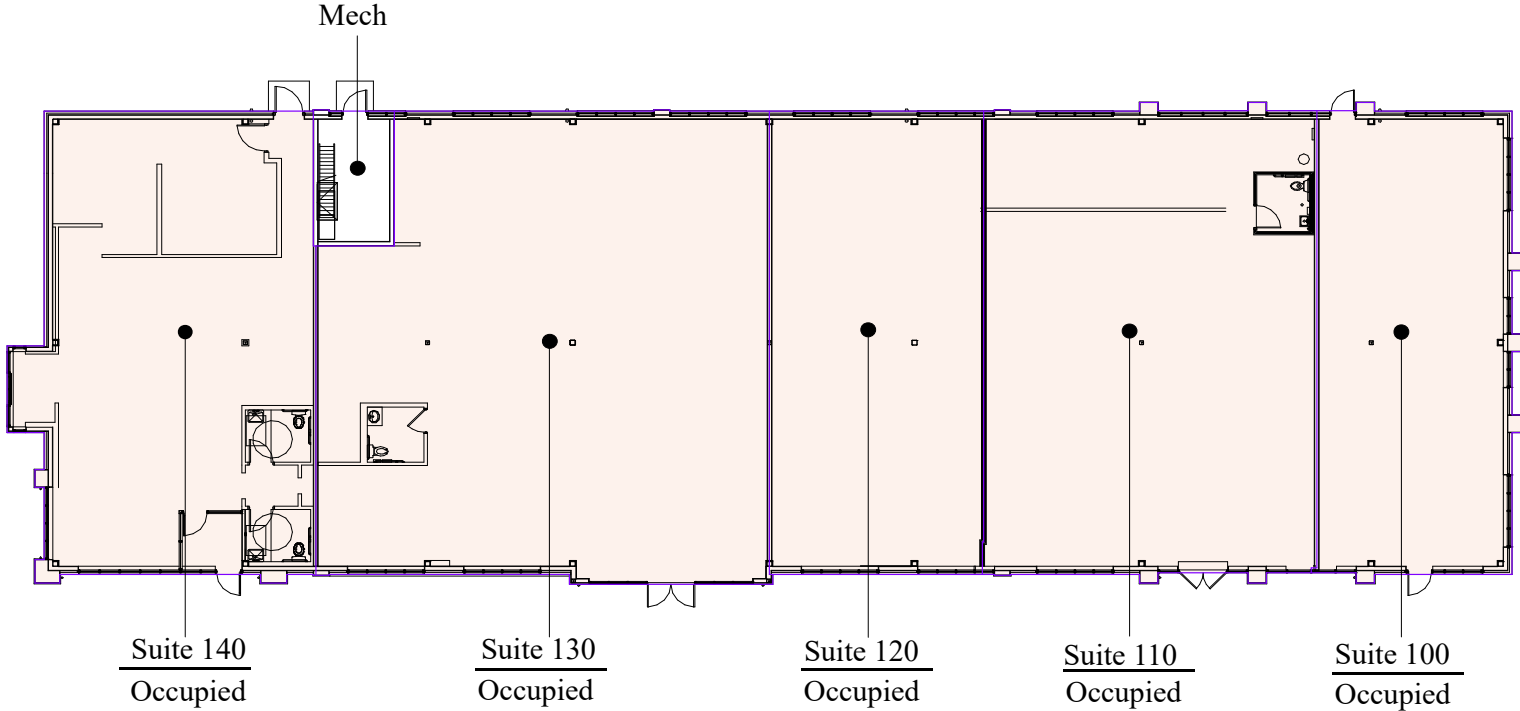
The retail center is a continuation of Wellington's 244-acre district plan at Lexington and 109th avenues. The site's zoning status as a Planned Business District allows for a wide range of possibilities including grocery, restaurant, theater, bank, hotel, medical and office. These elements will complement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

HIGHLIGHTS

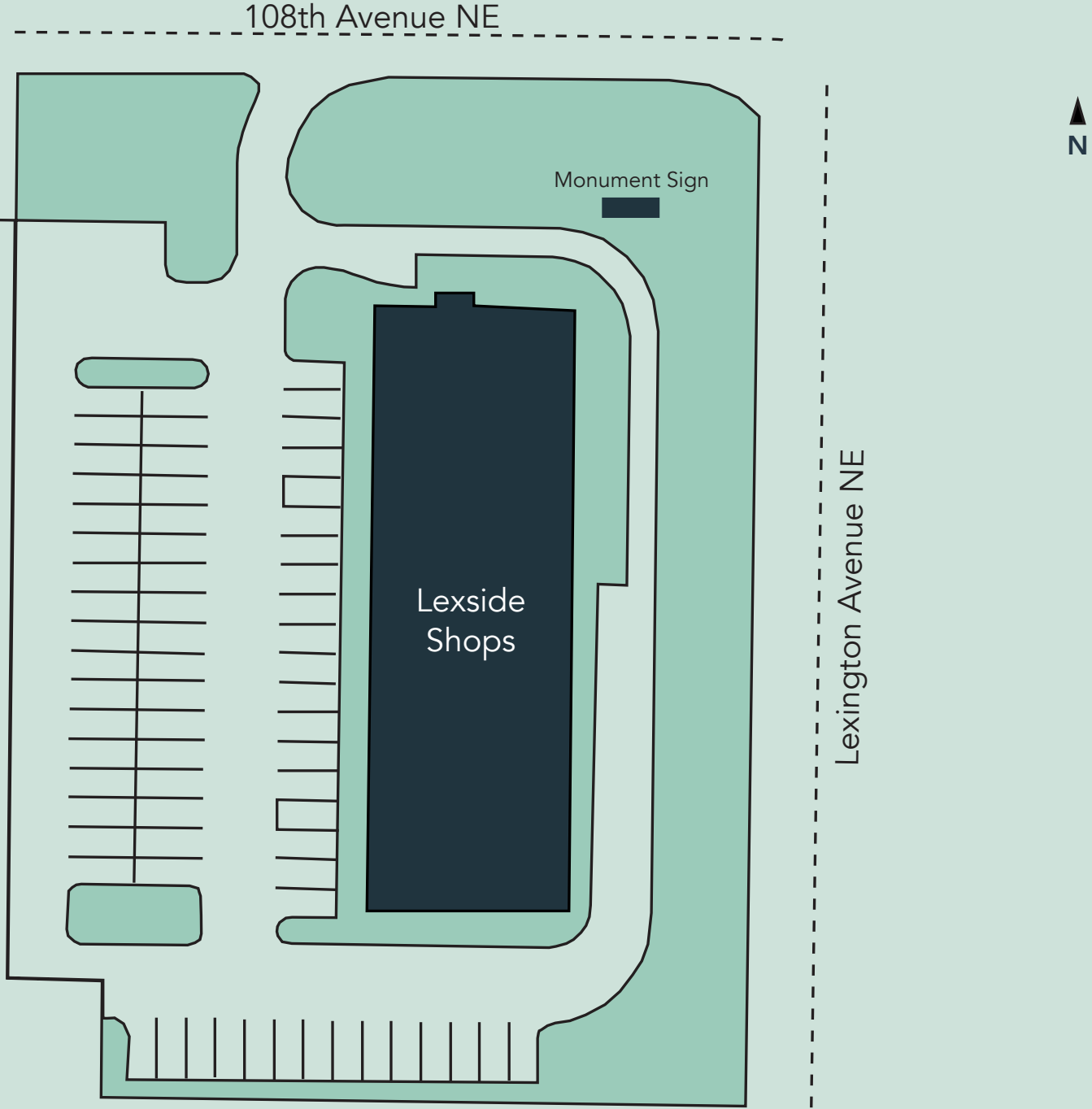
- Two designated areas for exterior signage
- Monument signage opportunity
- Exterior trash enclosure
- Signaled intersection at 109th and Lexington avenues (36,000+ VPD)

Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



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

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

at home

Green Mill

Arby's

Caribou

Applebee's

Sprint

TACO BELL

THE HOME DEPOT

Michael's

Walgreens

Cub FOODS

TECHINFOAM

COONAN

TAYLOR Machine Int.

Lexside Shops

4190 108th Avenue Northeast
Blaine, MN 55449



PROPERTY MANAGER
& LEASING AGENT

Kyle Gikling

651-999-5509
kgikling@wellingtonmgt.com



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.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com

Wellington Management © 2021 All rights reserved.