

# 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

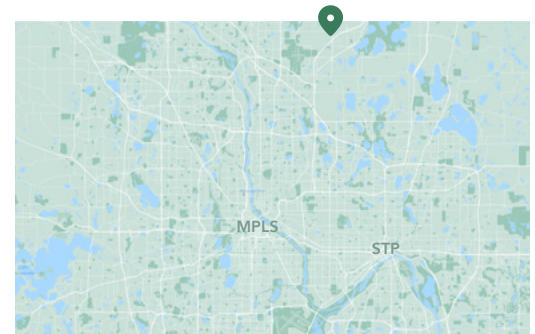
11,000 SF total; 2,800 SF available

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.

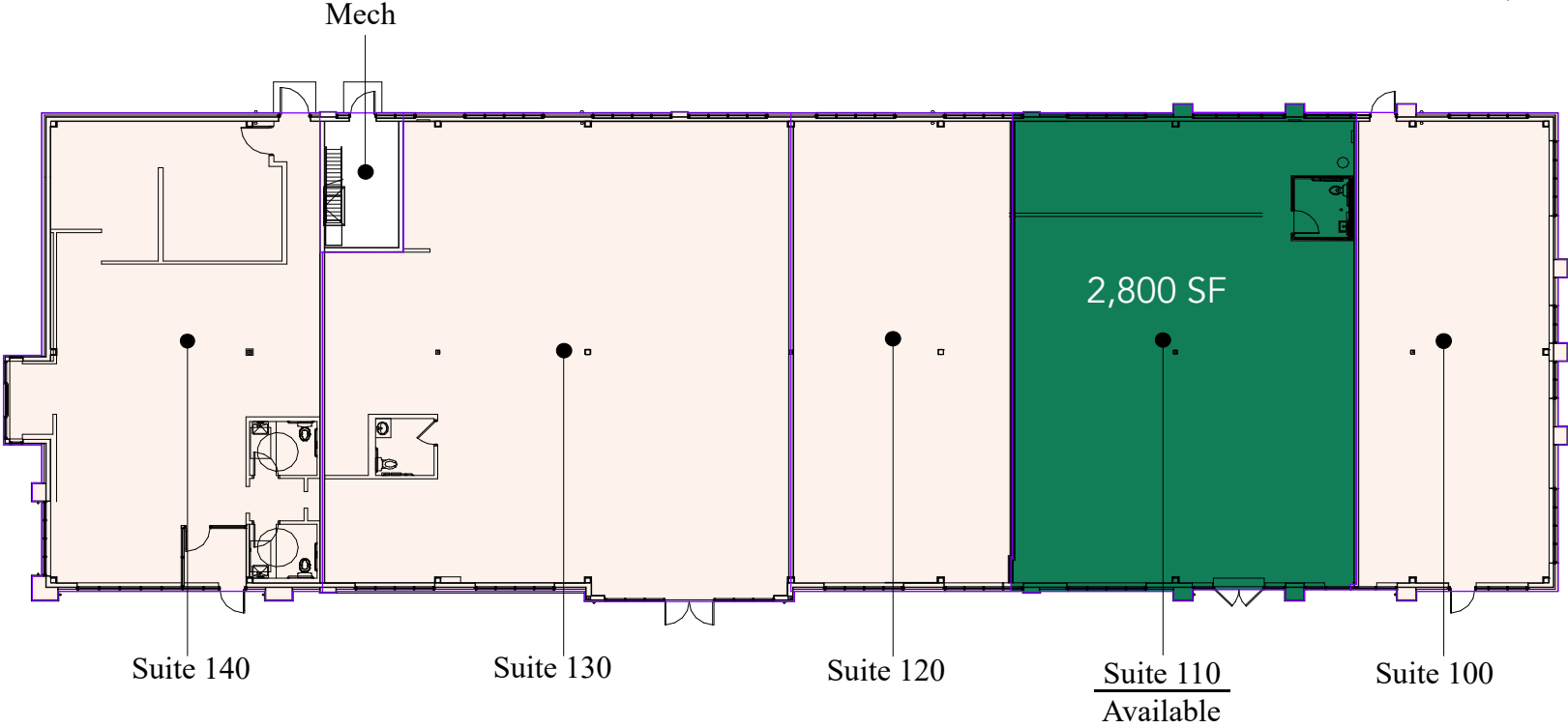
Lexside Shops is a continuation of Wellington's 244-acre district plan at Lexington and 109th avenues. The site's zoning status as a Planned Business District allows for a wide range of possibilities including grocery, restaurant, theater, bank, hotel, medical and office. These elements will complement 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

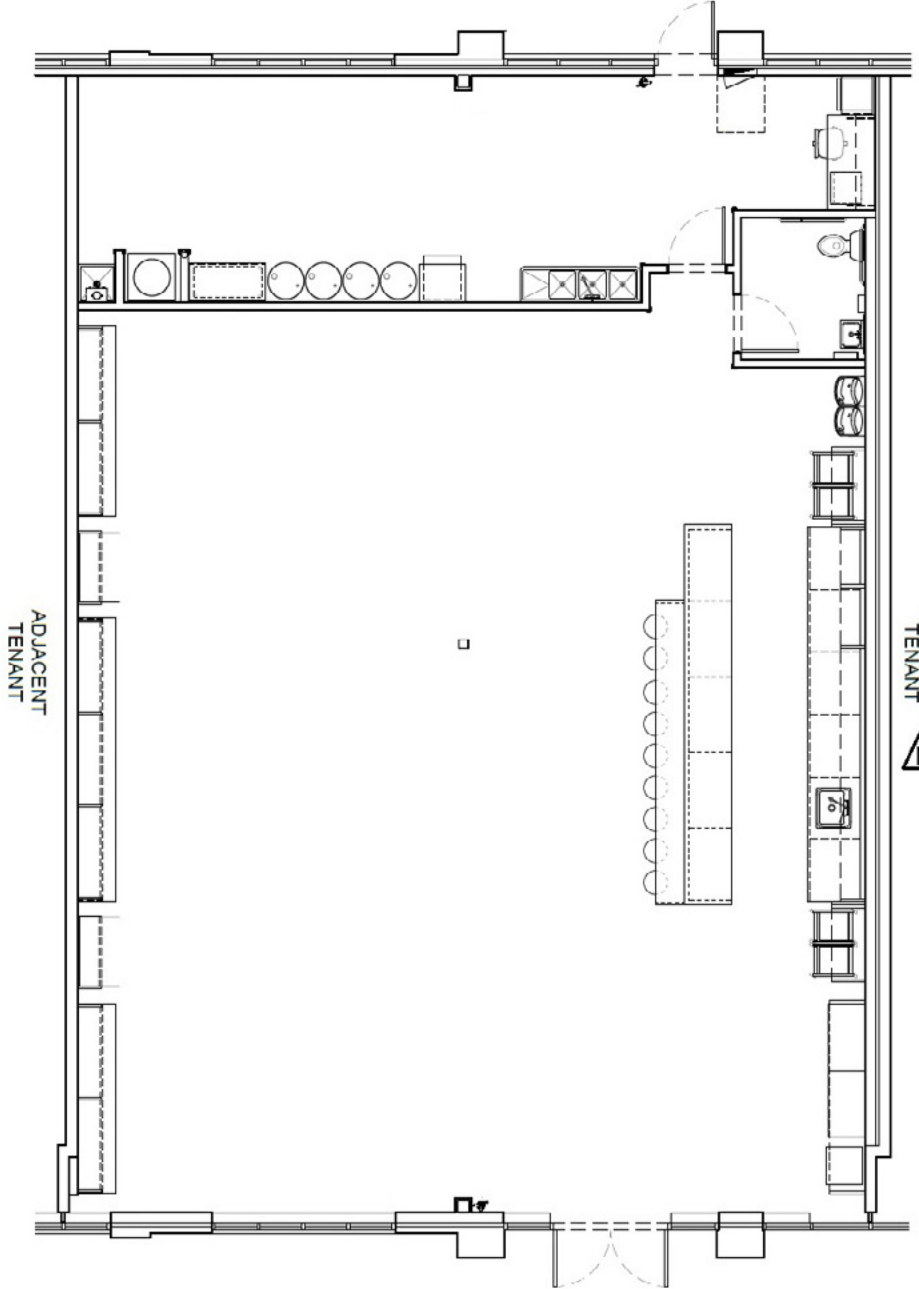
- Two designated areas for exterior building signage
- Monument signage opportunity
- Exterior trash enclosure
- Signaled intersection at 109th and Lexington avenues (36,000+ VPD)
- Suite 110 vacancy is an existing buildout with ample plumbing; ideal for nail salon

# Floor Plan

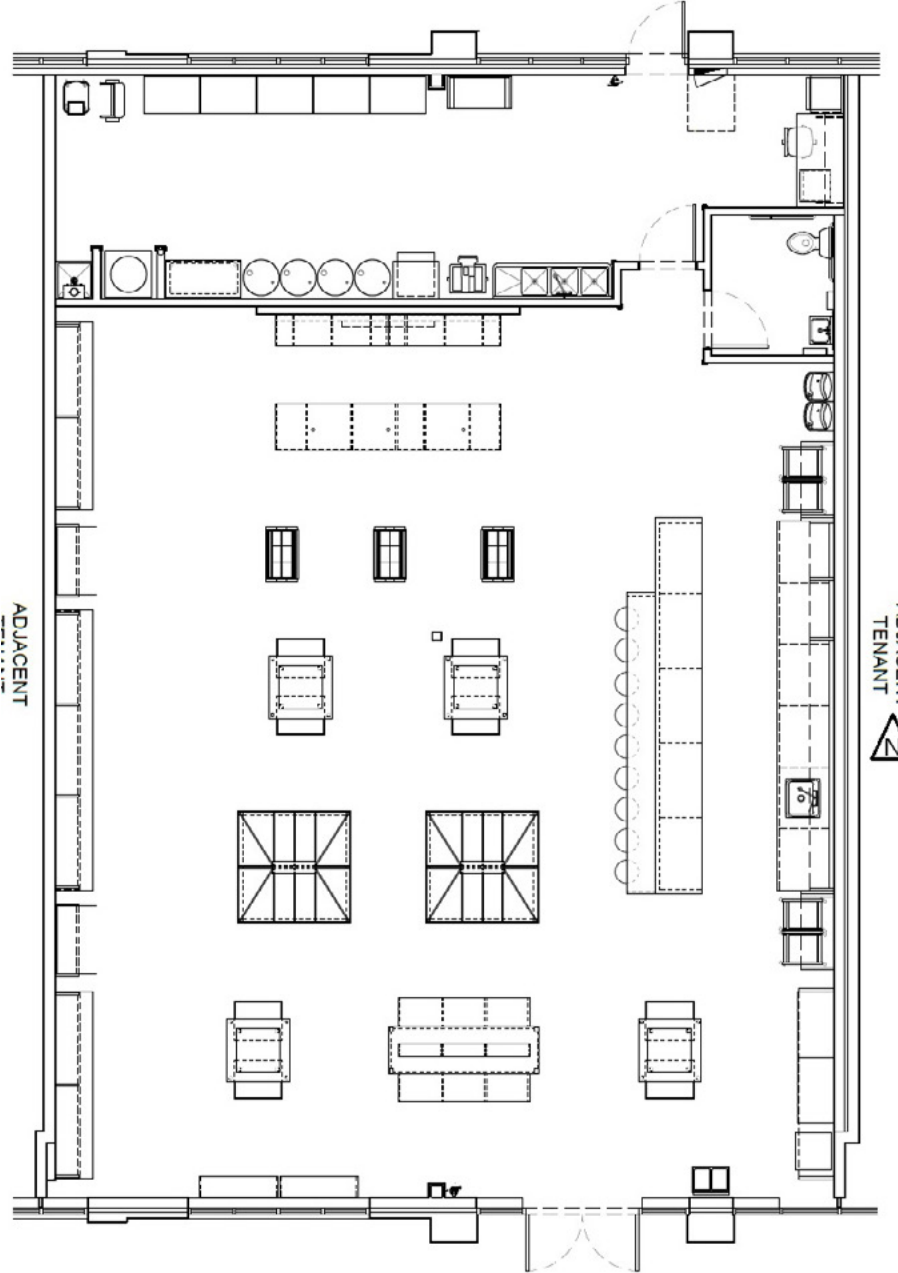
- Building Common Areas
- Available Space
- Occupied Space



# 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**

**PARKSIDE  
500+ HOMES**

**BLAINE WETLAND  
SANCTUARY**

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

**SANCTUARY PRESERVE  
150 HOMES**

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

**LEXINGTON MEADOWS  
400 rental units + commercial**

**AUSTIN  
MARKET**

**LEXSIDE  
SHOPS**

**Infinite Campus  
500+ employees**

**150  
HOMES**

**PLASTI DIP**

**AVEDA  
700+ employees**

**PHEASANT RIDGE DRIVE 4,600 VPD**

**LEXINGTON AVENUE NE 28,125 VPD**

**35W**

**59,000 VPD**

**Walmart**

**BERMO**

**BURGER KING Holiday**

**TOLERANCE MASTERS**



**MILLS FLEET FARM ALDI**

**THE VILLAGE OF BLAINE SHOPPING CENTER**

- Arby's
- TACO BELL
- Walgreens
- Applebees
- Caribou
- Michaels
- Once upon a child
- THE HOME DEPOT
- Cub FOODS
- at home
- TECHINFOAM
- COONAN
- AVLON

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

# 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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