



xfinity Bath & Body Works Metro Dentalcare
at&t Sport Clips Caribou Coney Burgers
SALLY BEAUTY T-Mobile Applebee's

Planet Fitness at home
DOLLAR TREE
Chuck & Don's
PET FOOD & SUPPLIES

five BELOW
Michaels
Cub
FOODS

Walgreens
TACO BELL
Arby's

Walmart

goodwill

BUCKE KING
Holiday

WELLS FLEET & FARM

ALDI

CENTENNIAL
HIGH SCHOOL
2,006 STUDENTS

RETAIL FOR LEASE

VILLAGE OF BLAINE

4205 - 4470 Pheasant Ridge Drive NE | Blaine, MN 55449

MANAGED BY:
PineTree™

VILLAGE OF BLAINE PROPERTY SUMMARY



LOCATION: NEQ I-35W + Lexington Ave N | Blaine, MN 55449

BUILDING GLA: 210,574 SF

HIGHLIGHTS: Easy access to I-35 & Lexington Avenue N
Anchored by Home Depot, Cub Foods and At Home

AVAILABILITY

SUITE 128:	7,460 SF	SUITE 318*:	5,025 SF
SUITE 224:	1,229 SF	SUITE 502:	3,249 SF
SUITE 308:	2,239 SF	SUITE 508-510:	5,253 SF

*OCCUPIED BUT AVAILABLE

TRAFFIC COUNTS

I-35: 57,000 vpd

LEXINGTON AVENUE: 27,500 vpd

109TH AVENUE NE: 17,500 vpd

DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
POPULATION	4,194	44,536	121,151
DAYTIME POPULATION	4,710	35,790	95,524
AVERAGE HH INCOME	\$134,526	\$138,114	\$129,839
MEDIAN HH INCOME	\$101,128	\$102,568	\$97,143

AREA TENANTS



CONTACT: TOM PALMQUIST • 952 381 5538 • tom.palmquist@transwestern.com
JANET OLSON • 612 359 1681 • janet.olson@transwestern.com

MANAGED BY:



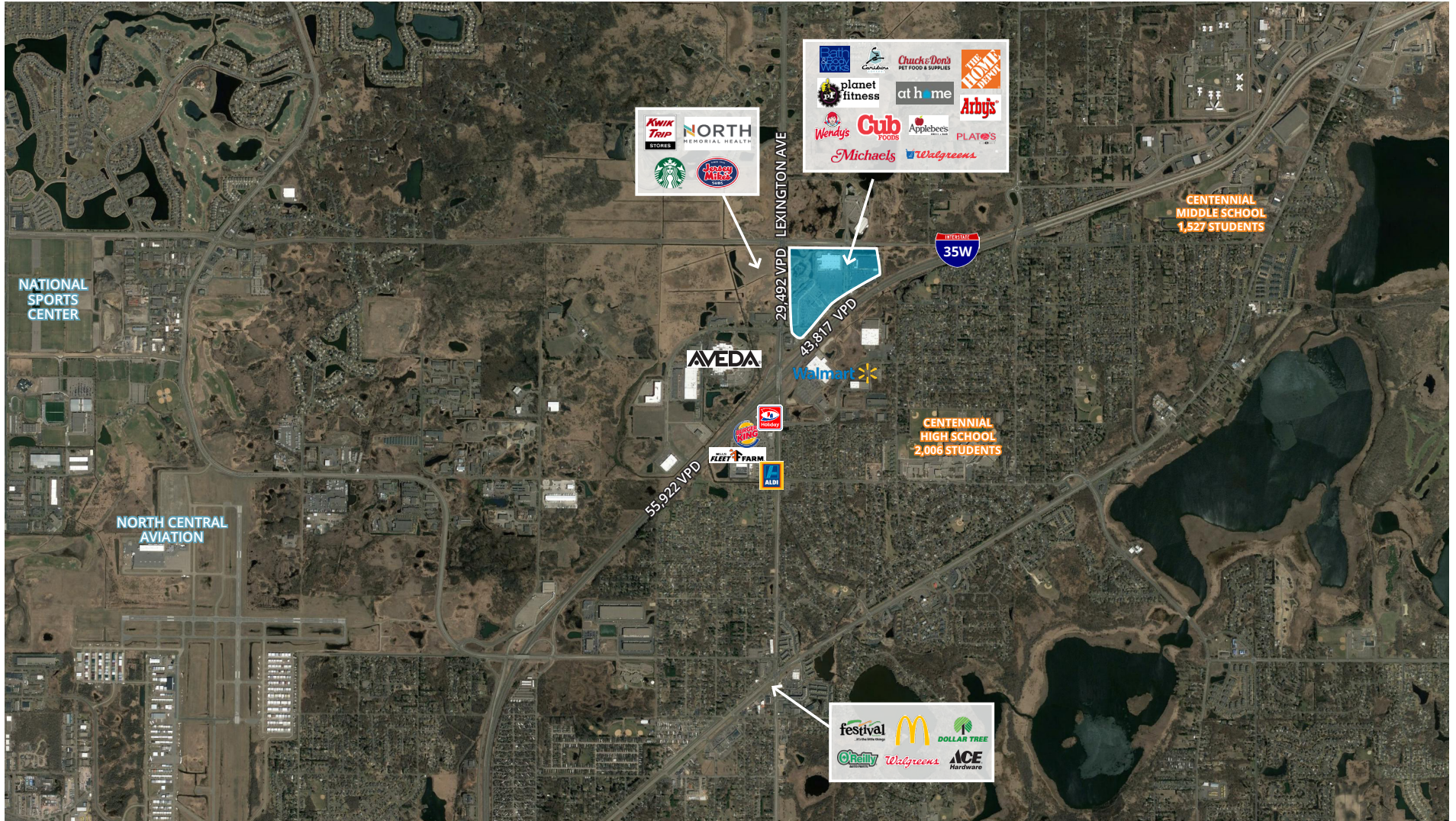
VILLAGE OF BLAINE SITE PLAN

AVAILABILITY

SUITE	TENANT	SF
102	Lucy's Burger	8,478
106	MN Ear & Sinus Center	2,723
108	Village Eye Clinic	1,543
110	MN Nails	1,388
112	Styled Stems	1,678
120	Sally Beauty Supply	1,333
124	Platos Closet	3,792
128	AVAILABLE	7,460
202	Applebee's	5,930
208	Misono Sushi & Bistro	4,360
210	Caribou Coffee	1,740
220	Great Clips	1,186
222	AT&T	1,232
224	AVAILABLE	1,229
226	SportClips	1,186
230	Xfinity	2,000
232	T-Mobile	3,719
232A	Mathnasium	1,588
301	Cub Foods	70,643
302	Michaels	24,033
304	Chuck & Don's Outlet	4,506
308	AVAILABLE	2,239
310	Cub Liquor	3,538
314	AT LEASE	2,371
318	AVAILABLE	5,025
322	Five Below	8,000
324	Bath & Body Works	3,299
502	AVAILABLE	3,249
506	Dollar Tree	9,598
508-510	AVAILABLE	5,253
PAD	Wendy's	GROUND LEASE



VILLAGE OF BLAINE BLAINE TRADE AERIAL



CONTACT: TOM PALMQUIST • 952 381 5538 • tom.palmquist@transwestern.com
 JANET OLSON • 612 359 1681 • janet.olson@transwestern.com

MANAGED BY:
Pine Tree™