



RETAIL FOR LEASE VILLAGE OF BLAINE

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

MANAGED BY:

Pine Tree™

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 102: 8,478 SF (2nd Gen. Restaurant)

SUITE 112: 1,678 SF

SUITE 128: 7,460 SF

SUITE 224: 1,229 SF

SUITE 318: 5,025 SF (Avail 2/1/26)

SUITE 502: 3,249 SF

TRAFFIC COUNTS

I-35: 57,000 vpd

LEXINGTON AVENUE: 27,500 vpd

109TH AVENUE NE: 17,500 vpd

AREA TENANTS



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

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SITE PLAN



AVAILABILITY

SUITE	TENANT	SF
102	AVAILABLE (2nd Gen. Restaurant)	8,478
106	MN Ear & Sinus Center	2,723
108	Village Eye Clinic	1,543
110	MN Nails	1,388
112	AVAILABLE	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	August Room	2,239
310	Cub Liquor	3,538
314	Dojo Karate	2,371
318	AVAILABLE 2/1/26	5,025
322	Five Below	8,000
324	Bath & Body Works	3,299
502	AVAILABLE	3,249
506	Dollar Tree	9,598
508-510	Once Upon a Child	5,253
PAD	Wendy's	GROUND



VILLAGE OF BLAINE BLAINE TRADE AERIAL



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VILLAGE OF BLAINE PROPERTY PHOTOS



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