

Village of Blaine

MANAGED BY:

PineTree™

RETAIL FOR LEASE

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



Property Details

Anchored by Home Depot, Cub Foods and At Home, this property is located at the intersection of I-35 & Lexington Ave. N, and has excellent freeway visibility and access. Just minutes from the National Sports Center, which draws over 4 million annual visitors.

LOCATION

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

BUILDING SIZE

210,574 SF

AVAILABLE SPACE

SUITE 112:	1,678 SF
SUITE 128B:	3,385 SF
SUITE 224:	1,229 SF
SUITE 502:	3,249 SF

TRAFFIC COUNTS

I-35	57,000 vpd
Lexington Ave	27,500 vpd
109th Ave NE	17,500 vpd



Center 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

* Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars

T Transwestern

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Site Plan

AVAILABILITY

SUITE	TENANT	SF
102	Stella's	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
128A	Banfield	3,800
128B	AVAILABLE	3,385
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	Maurices	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 LEASE







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