

# VILLAGE OF BLAINE FOR LEASE



Blaine, Minnesota



# VILLAGE OF BLAINE FOR LEASE

## address

4255-4549 Pheasant Ridge Dr  
Blaine, MN 55449

## availability

1,232 SF - 5,253 SF  
.32 Acres - Pad Site

## 2021 rates (budgeted psf)

CAM	\$4.32
INS	\$0.22
RE TAX	\$6.11
<b>TOTAL</b>	<b>\$10.65</b>

## traffic counts

23,600 VPD on Lexington Ave  
47,500 VPD on I-35W

## features

- Rapidly growing area of Blaine, over 800 housing starts under construction
- Cub Foods & Michael's anchored
- Shadow anchored by Home Depot & At Home



## co-tenants



## demographics

	1 MILE	3 MILE	5 MILE
POPULATION	3,168	39,120	106,812
HOUSEHOLDS	1,124	13,763	38,503
AVG HOUSEHOLD INCOME	\$91,330	\$96,264	\$89,237
DAYTIME POPULATION	4,385	29,229	79,982

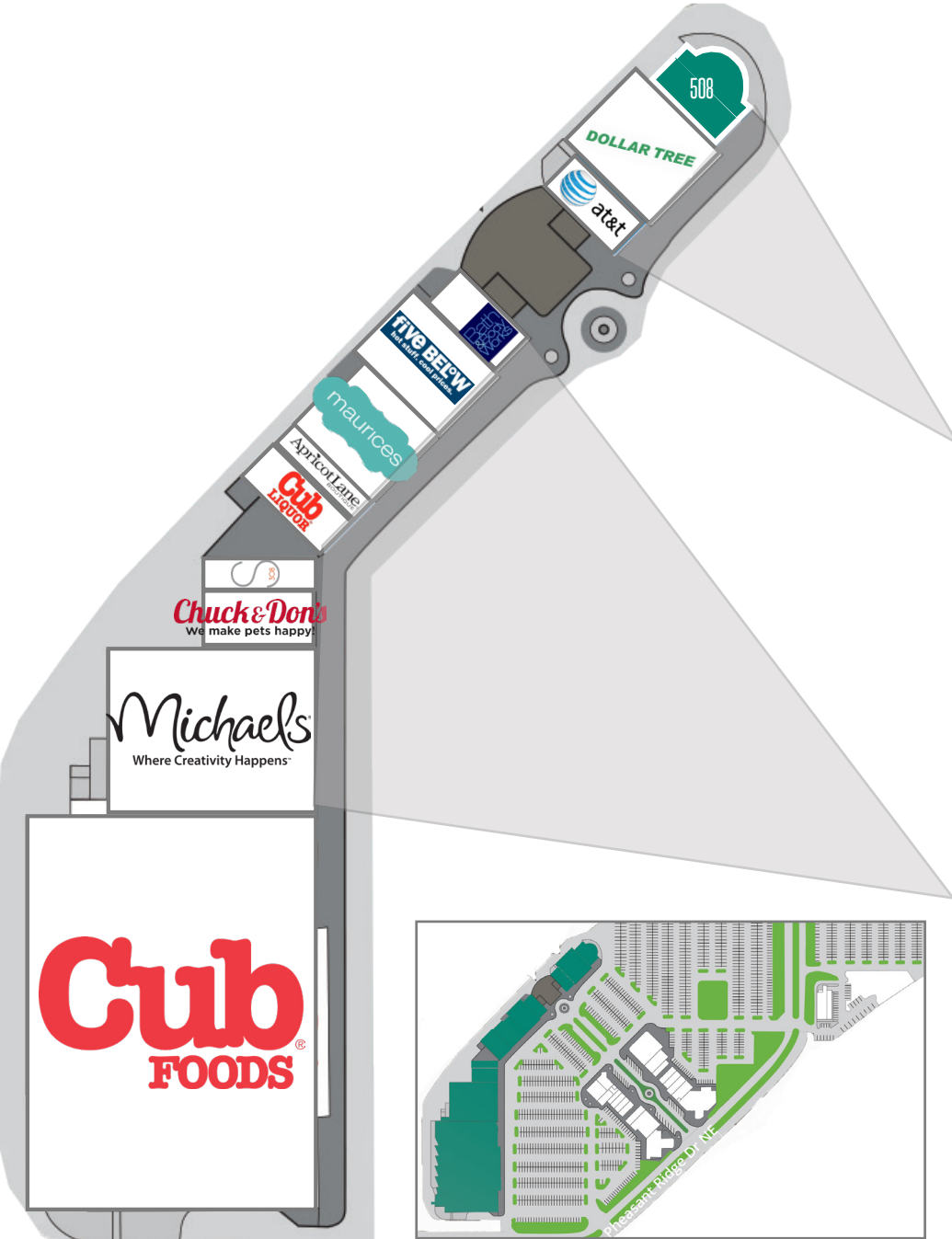


# VILLAGE OF BLAINE OVERALL SITE PLAN

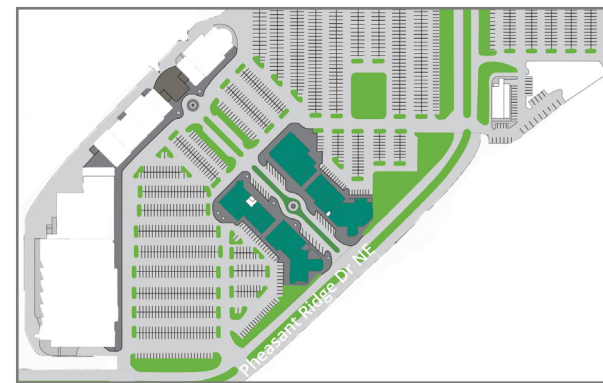
UNIT	TENANT	SQUARE FOOTAGE
<b>Inline</b>		
301	Cub Foods	70,643 SF
302	Michaels	24,033 SF
304	Chuck & Don's Pet Food Outlet	4,506 SF
308	Salon 308	2,239 SF
310	Cub Liquor	3,538 SF
312	Apricot Lane	2,371 SF
318	Maurices	5,025 SF
322	Five Below	8,000 SF
324	Bath & Body Works	3,299 SF
502	AT&T	3,249 SF
506	Dollar Tree	9,598 SF
508	AVAILABLE	5,253 SF
<b>Main Street</b>		
102	Lucy's Burgers	8,478 SF
106	Minnesota Ear & Sinus Center	2,723 SF
108	Village Eye Clinic & Optical	1,543 SF
110	MN Nails	1,388 SF
112	Schmidt's Styled Stems	1,678 SF
120	Sally Beauty Supply	1,333 SF
124	AVAILABLE	3,792 SF
128	Green Mill	7,460 SF
202	Applebee's	5,930 SF
208	Misono Sushi & Asian Bistro	4,360 SF
210	Caribou Coffee	1,740 SF
220	Great Clips	1,186 SF
222	AVAILABLE	1,232 SF
224	Cell Phone Repair	1,229 SF
226	SportClips	1,433 SF
230	Xfinity	2,000 SF
232	T-Mobile	3,719 SF
232A	AVAILABLE	1,588 SF
Pad	Wendy's	ground lease
Pad1A	AVAILABLE	.32 Acres



# VILLAGE OF BLAINE SITE PLAN AVAILABILITIES



# VILLAGE OF BLAINE SITE PLAN AVAILABILITIES



# VILLAGE OF BLAINE MARKET AERIAL



- Cub Foods
- Dollar Tree
- at&t
- Chuck & Don's
- Apricot Lane Boutique
- Michaels
- five BELOW
- maurices
- Bath & Body Works

INFINITE CAMPUS

109th Ave NE | 6,400 VPD

23,600 VPD

47,500 VPD

INTERSTATE 35W

streamworks

AVEDA CORPORATION

OFFICE / INDUSTRIAL

MN SCHOOL OF BUSINESS

Fleet Farm

TACO BELL

LONG JOHN SILVER'S

Walmart

goodwill

BURGER KING

Holiday

ALDI

Arbys

- Green Mill
- Applebee's
- SALLY BEAUTY
- Caribou COFFEE
- Great Clips
- Lucy's BURGERS

CENTENNIAL SENIOR HIGH SCHOOL



# VILLAGE OF BLAINE HOUSING AERIAL



# VILLAGE OF BLAINE FOR LEASE



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