

# New Retail Development in Blaine

## Pheasant Ridge Development

4131 Pheasant Ridge Dr. NE, Blaine, MN 55449



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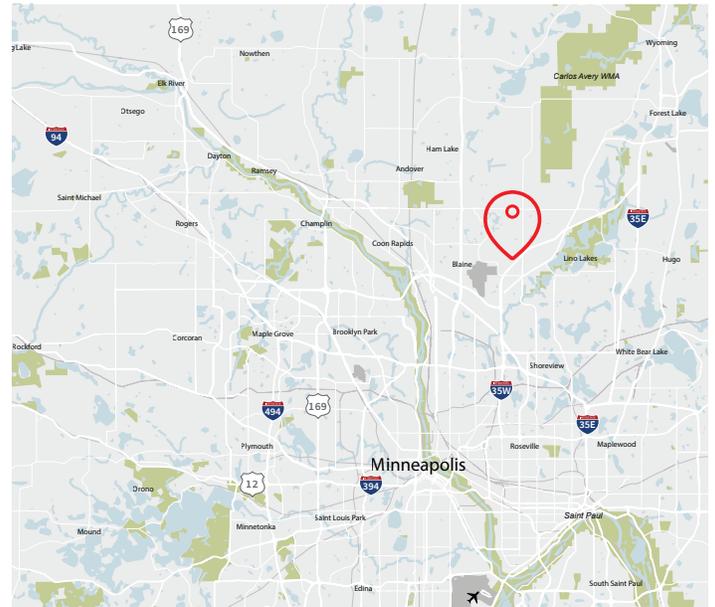
# Property overview & demographics

- New retail outlots fronting Lexington Ave. N
- Grocery shadow anchored
- Fully signalized access
- Excellent access and visibility
- Immediate proximity to I-35W Interchange
- Flexible commercial zoning
- Join Cub Foods, ALDI, Fleet Farm, Home Depot, Super Walmart and many more national and regional retailers

## Site information

**Location:** 4131 Pheasant Ridge Dr NE, Blaine, MN 55449

**Description:** 11.47 Acre New Retail Development



## Traffic counts

**35W:** 63,264 vpd

**Lexington Ave N:** 32,754 vpd

**109th Ave NE** 9,908 vpd

## Availability

- Lot Size:**
- Multiple 1+ acre outlots available
  - *Ground Lease, BTS for Lease, Sale Opportunities*
- Rough graded pad delivery with access and utilities available*

## Nearby retailers



	1 mile radius	3 mile radius	5 mile radius
Population	4,742	46,712	126,788
Median HH Income	\$115,873	\$111,145	\$106,624
Average HH Income	\$138,879	\$141,026	\$132,480

\* Source: 2026 Esri, U.S. Census



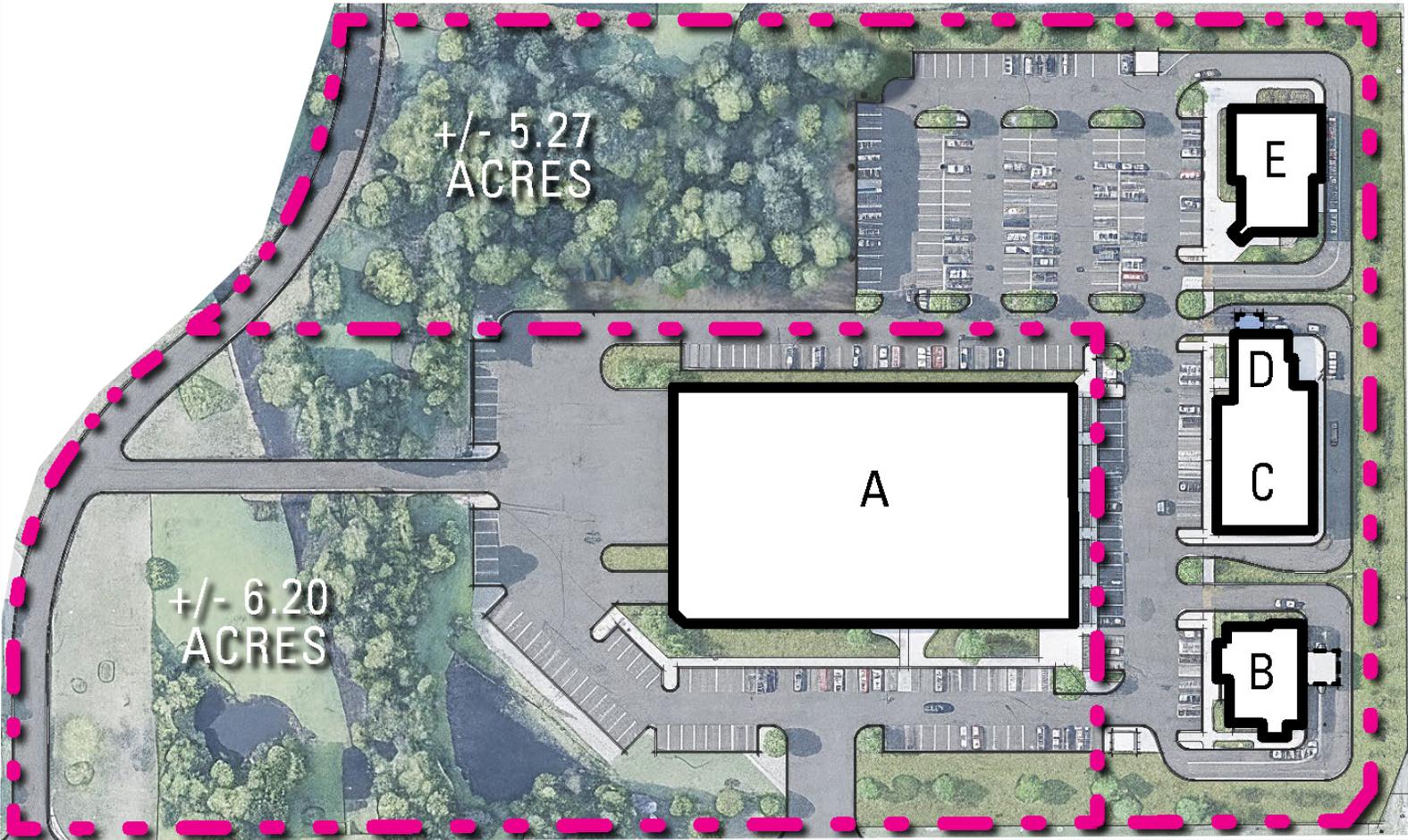
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# Site Plan

<b>A.</b>	Existing Light Industrial	42,600 sf
<b>B.</b>	Credit Union	3,600 sf
<b>C.</b>	Inline Retail	6,000 sf
<b>D.</b>	Coffee With Drive Thru	850 sf
<b>E.</b>	Feature Restaurant With Drive Thru	5,000 sf



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# Thank you

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