



WELLINGTON
MANAGEMENT

Austin Market

Retail space available for lease

10909 Austin Street NE
Blaine, MN 55449

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Attractive new retail in a flourishing Blaine neighborhood.

Austin Markets is a new retail strip center in the fast-growing community of Blaine. Just three minutes from the I-35W exit and seven minutes from the National Sports Center, Austin Market provides a great location and the opportunity to make an impact in the new retail scene. This property is anchored by two restaurant users with patios and offers an additional 4,899 RSF of leasable in-line space.

Austin Market is a continuation of Wellington's 244-acre district plan at Lexington and 109th avenues. The site's zoning status as development flex allows for a wide range of possibilities including grocery, restaurant, theater, bank, hotel, medical and office. Recent nearby developments include The Lexi Apartments, The Legends of Blaine 55+, a 23-building townhouse community, Culver's, Lexside Shops retail center, North Memorial Health Center, and Ideal Credit Union. The new Austin Market strip center will complement the neighborhood while introducing a new, diverse tenant mix to the area.

HIGHLIGHTS

- Two designated areas for exterior building signage
- Monument signage opportunity
- Exterior trash enclosure
- Signaled intersection at 109th Avenue and Austin Street (36,000+ VPD)

Space Available

Owner, Developer, Manager, Leasing

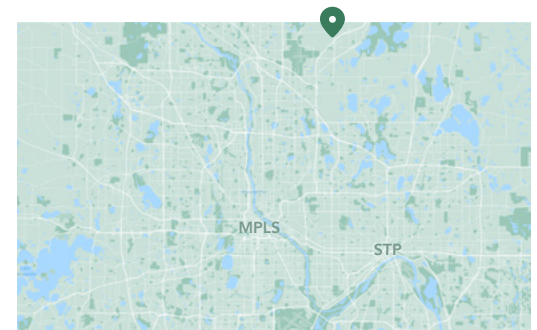
14,286 RSF total; 4,899 RSF available

103 surface stalls, 7.2 : 1,000 SF

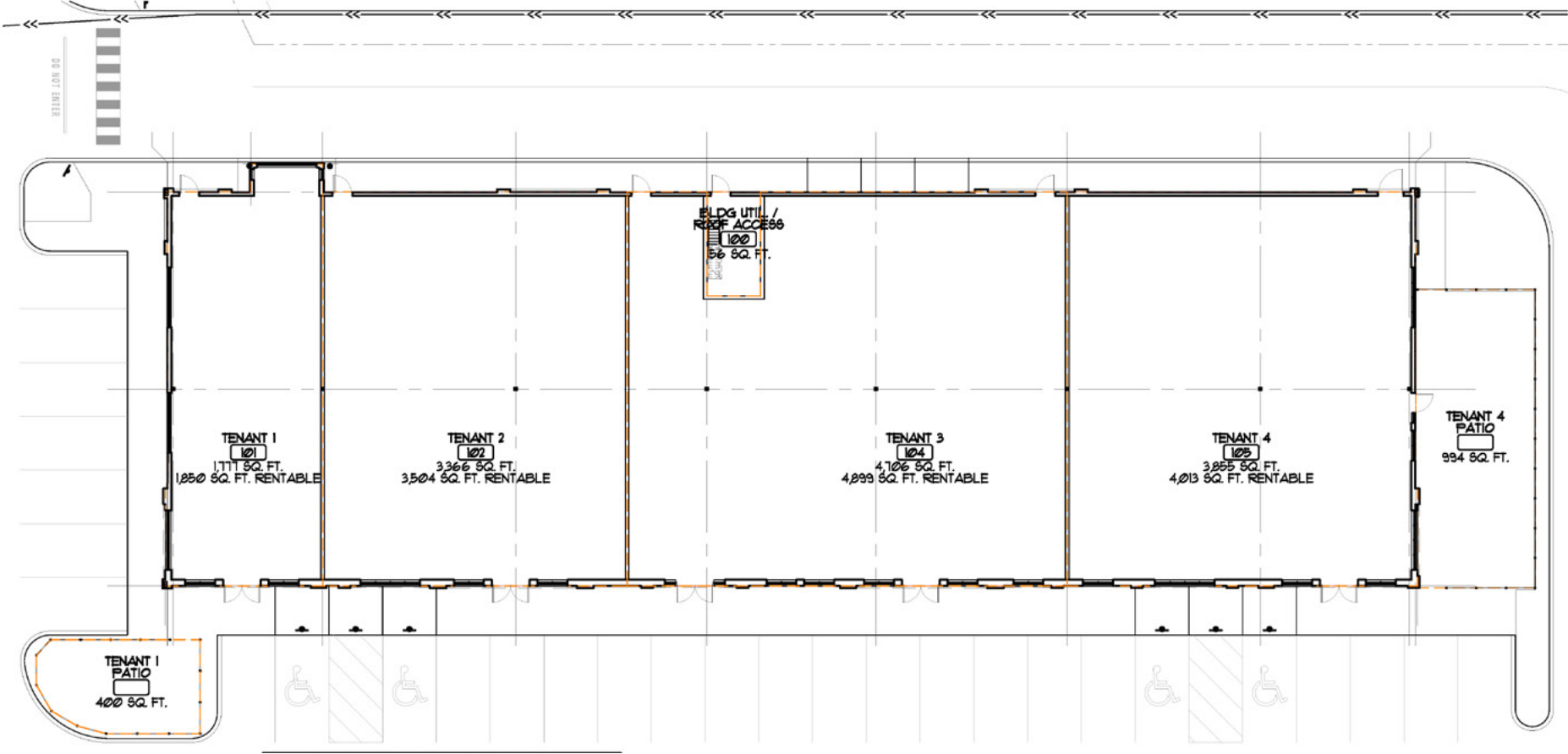
Single-story strip retail building

Built in 2026

North Metro



Floor Plan



The Neighborhood



**TOURNAMENT OF PLAYERS CLUB
PGA TOUR STOP
1,200+ HOMES**

**THE LAKES
1,500+ HOMES**

90 HOMES

**LEXINGTON WATERS
272 HOMES**

**OAKWOOD PONDS,
LEXINGTON COVE &
WOODRIDGE
514 HOMES**

**PARKSIDE
500+ HOMES**

**BLAINE WETLAND
SANCTUARY**

**NORTH MEADOWS
254 homes + commercial
8,111 VPD**

**SANCTUARY PRESERVE
150 HOMES**

LEXSIDE SHOPS

- Jersey Mike's
- FACE FOUNDRIE
- Starbucks
- Infinite Campus (500+ employees)

**NATIONAL SPORTS CENTER
DRIVE TIME: 7 MINUTES**

**LEXINGTON MEADOWS
400 rental units + commercial**

AUSTIN MARKET

150 HOMES

**PHEASANT RIDGE DRIVE
4,600 VPD**

**LEXINGTON AVENUE NE
28,125 VPD**

**35W
59,000 VPD**

PLASTI DIP

**AVEDA
700+ employees**

Walmart

BERMO

BURGER KING Holiday

MILLS FLEET FARM ALDI

THE VILLAGE OF BLAINE SHOPPING CENTER

- Arby's
- TACO BELL
- Walgreens
- Applebees
- Caribou
- Michaels
- Once upon a child
- THE HOME DEPOT
- Cub FOODS
- at home
- TECHNIFOAM
- COONAN
- AVLON

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	4,131	46,320	124,822
HOUSEHOLDS	1,420	16,363	45,734
AVG. INCOME	\$143,899	\$140,555	\$133,455

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LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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