

# BLAINE TOWN SQUARE



2331 108th Lane NE, Blaine, MN 55449

## Inline Retail Space for Lease



### Property Description

Rare vacancy at a prime neighborhood center. Space was previously occupied by a sandwich shop. There is excellent visibility and strong surrounding demographics, making it an ideal location for a variety of businesses. Located just minutes from the National Sports Center, the area draws a steady stream of active visitors, enhancing exposure and potential customer flow.

### Space Available

**Location:** Suite 130  
**Rate:** Negotiable  
**Size:** 1,722 SF  
**CAM:** \$8.61  
**Tax:** \$6.14

### Highlights and Features

- Former restaurant/sandwich space
- 59 parking spaces
- Signage available
- Professionally managed
- Area tenants: Blaine National Sports Center, CVS, Kwik Trip, Holiday Station Stores, New Horizon Academy, Blaine Parks & Recreation Department, Old National Bank, Twin Cities Spine Center, Village Floor & Wall, and more.

### Traffic Counts

**109th Ave NE:** 17,500 vpd  
**Radisson Rd NE:** 19,700 vpd



Mary Lindell

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Suite 130

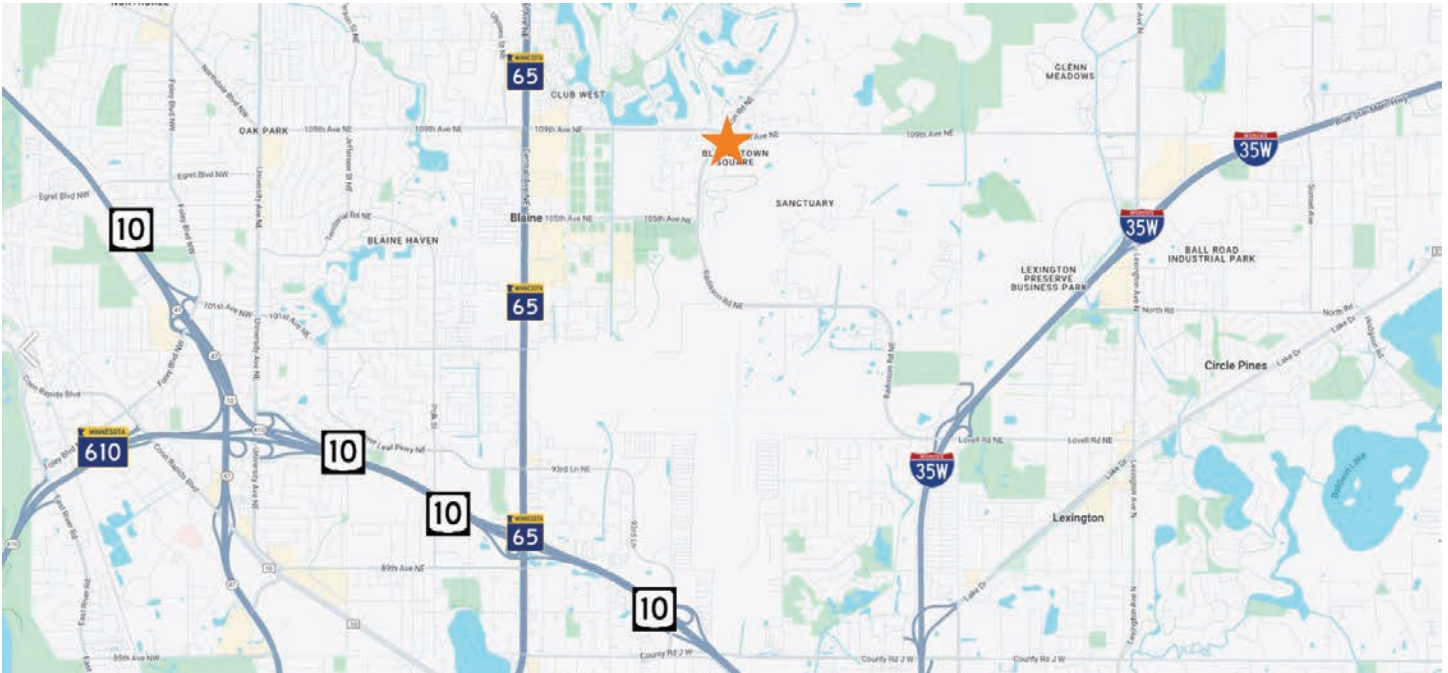


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### Location



### Retail Map



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