

SHANNON SQUARE SHOPPES

3673-3717 Lexington Avenue, Arden Hills, MN 55126



□ MINNEAPOLIS, MN

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STERLING
ORGANIZATION

For information: **Luke Sementa**

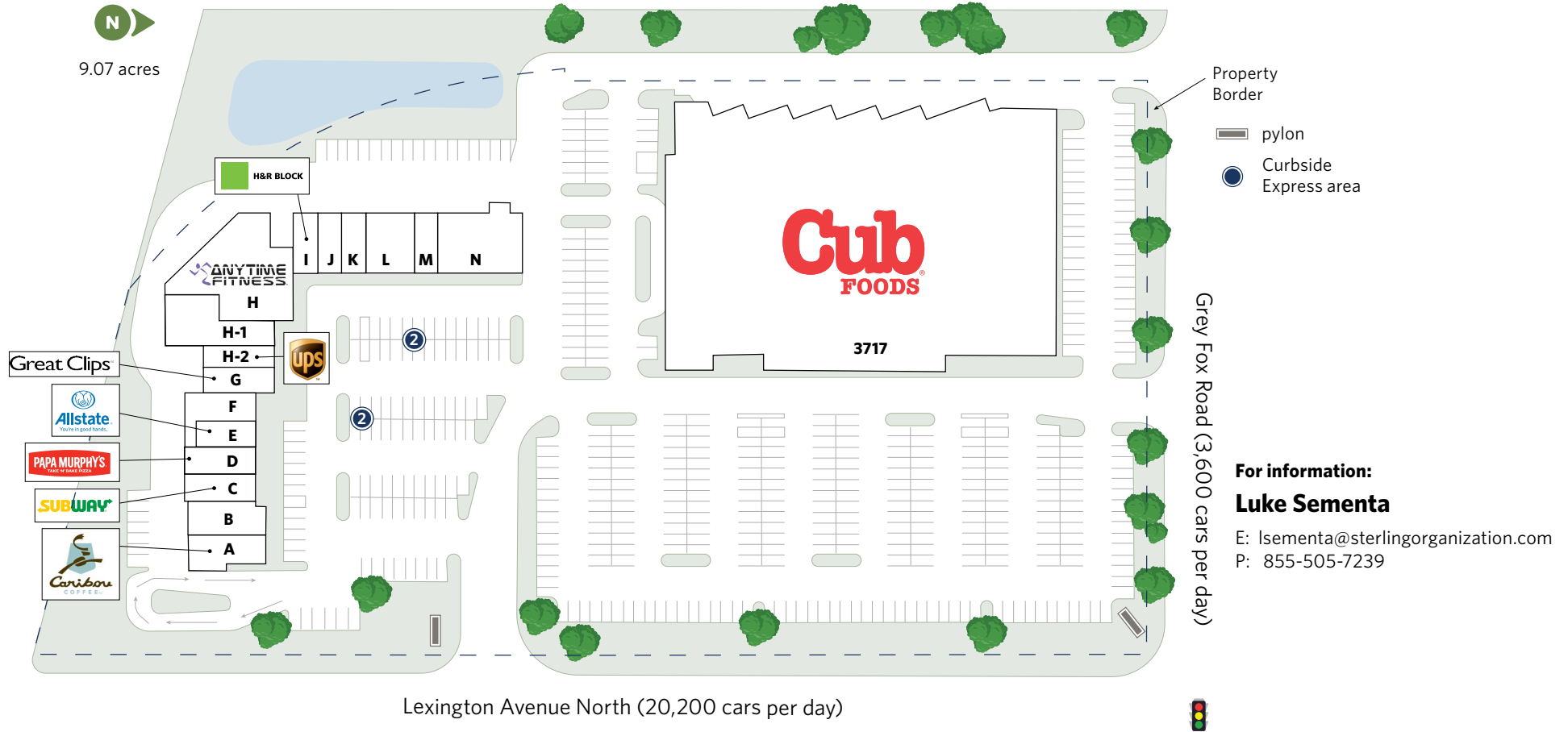
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March 2024

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UNIT	TENANT	SQ. FT.
3717	Cub Foods	68,442
A	Caribou Coffee	1,680
B	George's Shoes & Repair	1,644
C	Subway	1,772
D	Papa Murphy's	1,260

UNIT	TENANT	SQ. FT.
E	Allstate	840
F	China Express	1,500
G	Great Clips	1,200
H-2	The UPS Store	1,200
H-1	Quick Floors	2,953

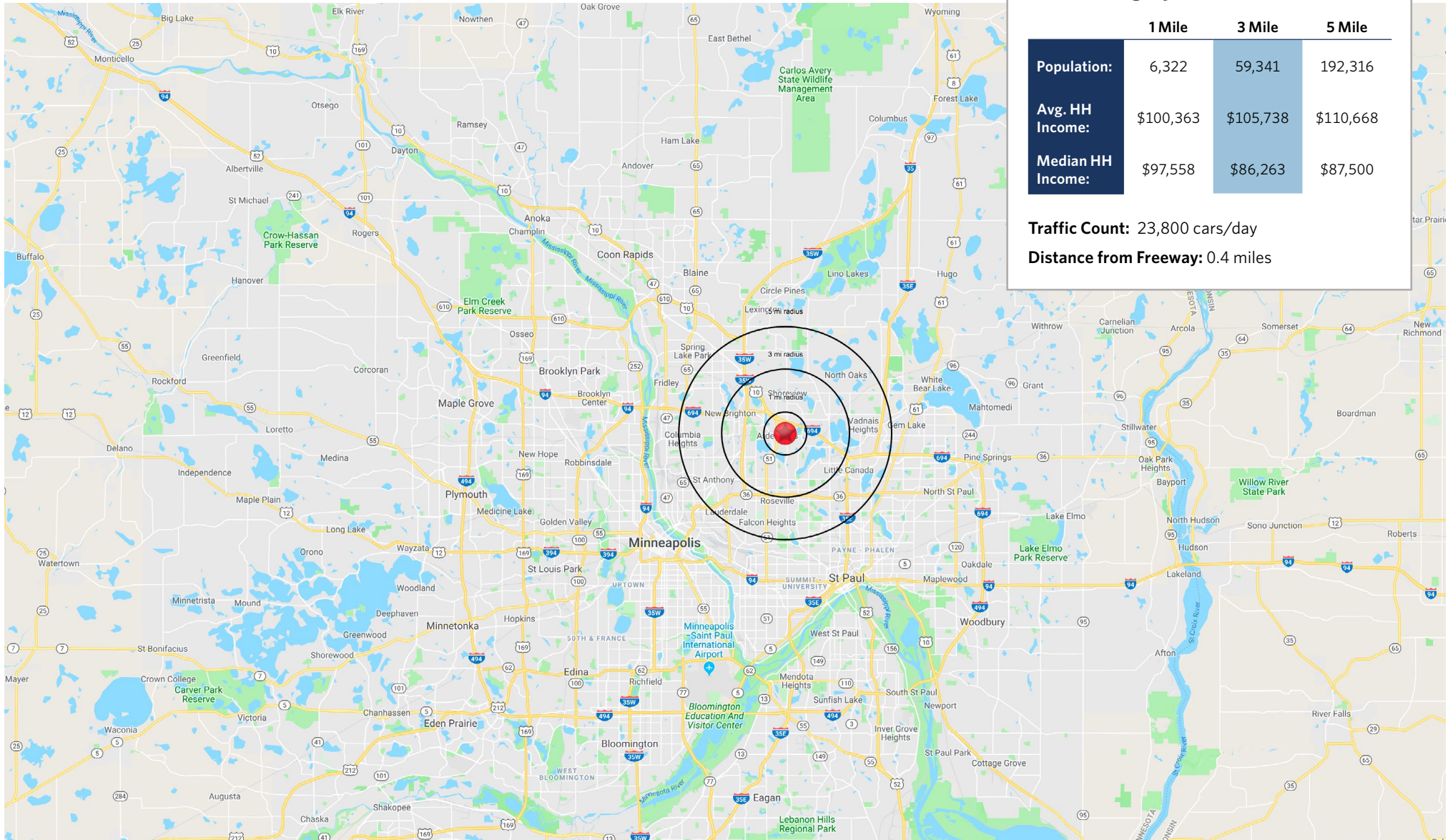
UNIT	TENANT	SQ. FT.
H	Anytime Fitness	5,647
I	H&R Block	1,000
J	Nails 3000	1,000
K	Tobacco Tree	850
L	Nutmeg Brewhouse	2,150

UNIT	TENANT	SQ. FT.
M	Clean 'N Press	1,000
N	Davanni's	3,500

Total Square Feet: 97,638

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Site Demographics (2023)

	1 Mile	3 Mile	5 Mile
Population:	6,322	59,341	192,316
Avg. HH Income:	\$100,363	\$105,738	\$110,668
Median HH Income:	\$97,558	\$86,263	\$87,500

Traffic Count: 23,800 cars/day

Distance from Freeway: 0.4 miles

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