

SHANNON SQUARE SHOPPES

3673-3717 Lexington Avenue, Arden Hills, MN 55126



□ MINNEAPOLIS, MN

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STERLING
ORGANIZATION

For information: **Luke Sementa**

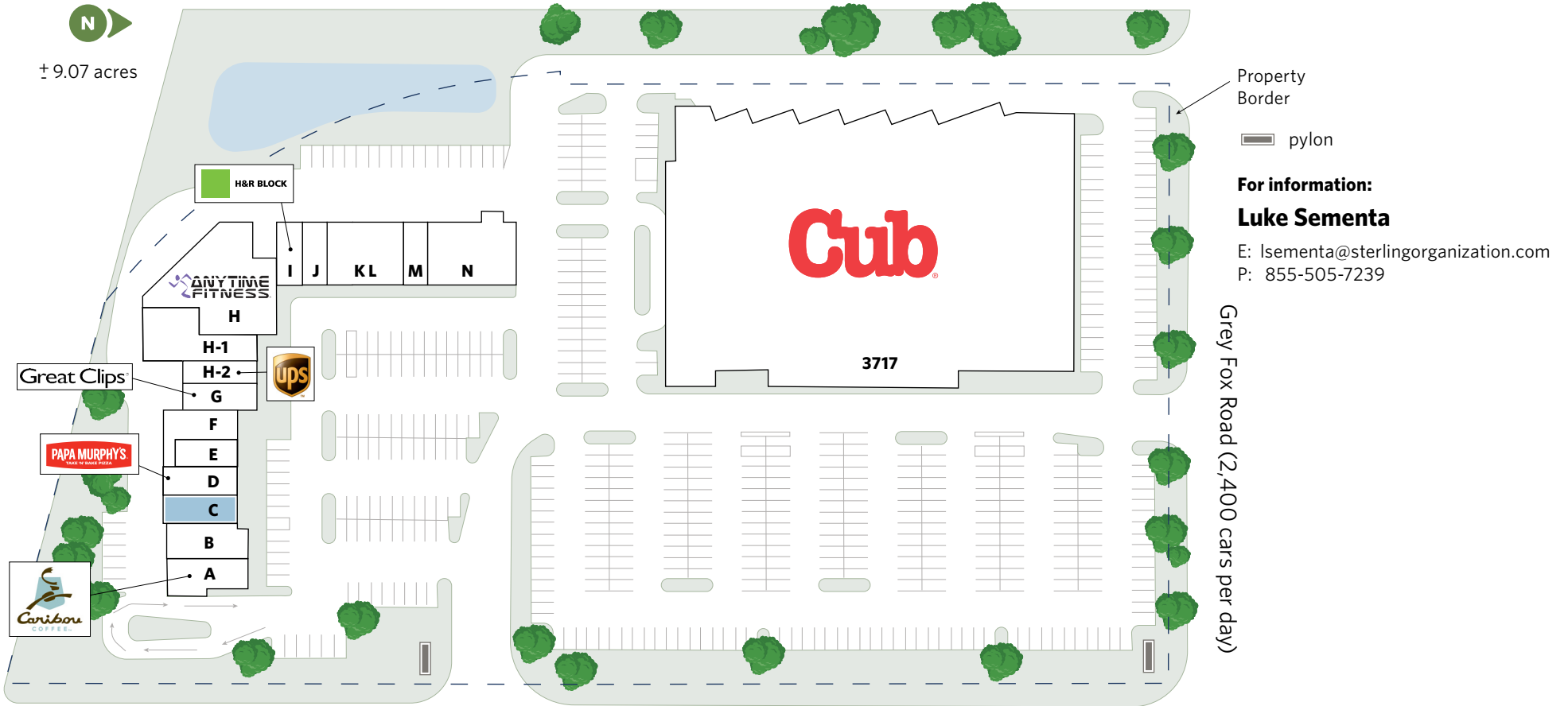
E: lsementa@sterlingorganization.com

P: 855-505-7239

October 2024

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Property Border
 pylon
For information:
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Grey Fox Road (2,400 cars per day)

Lexington Avenue North (12,000 cars per day)



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

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

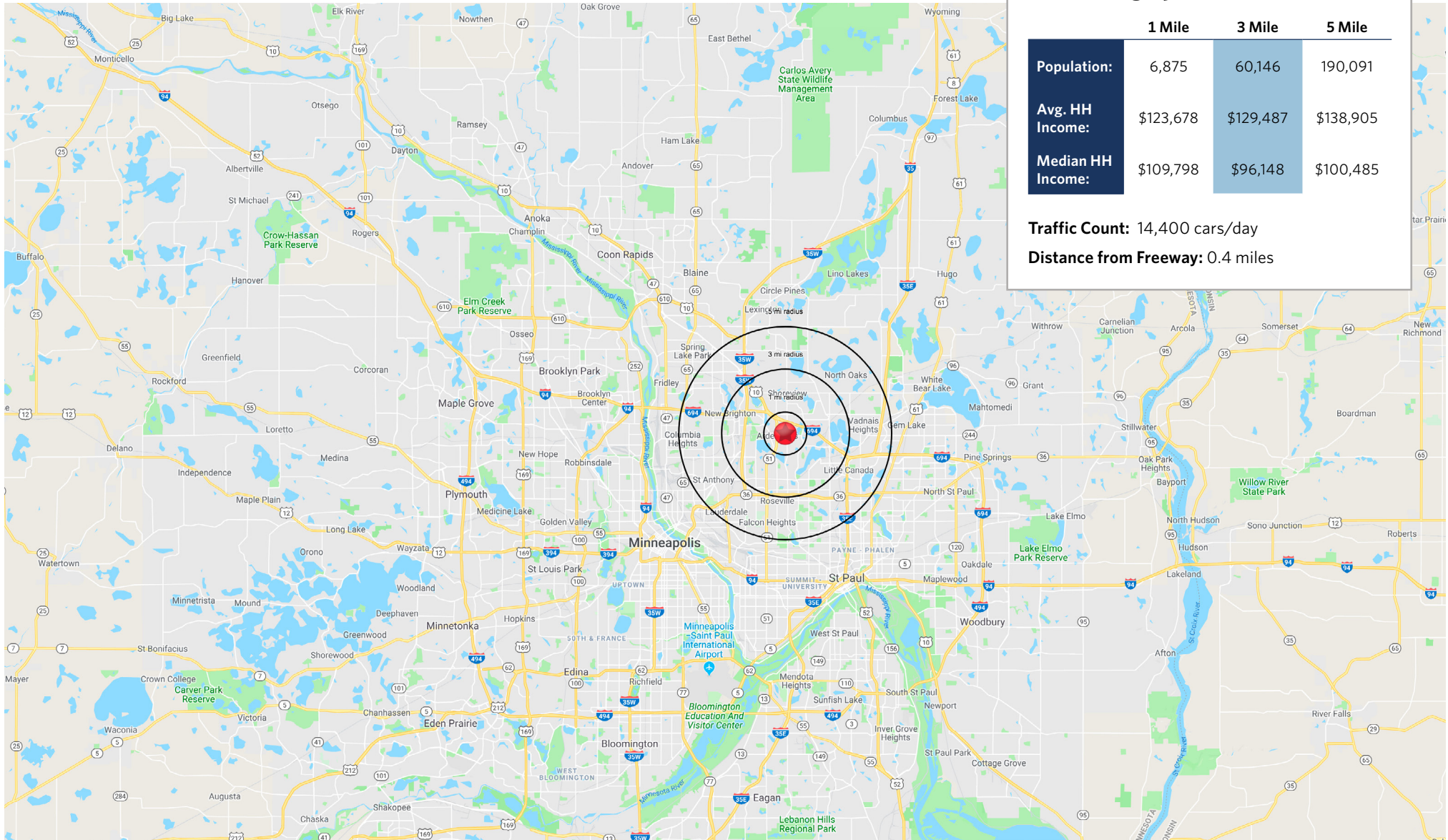
UNIT	TENANT	SQ. FT.
H	Anytime Fitness	5,647
I	H&R Block	1,000
J	Nails 3000	1,000
KL	Namaste India Grill & Brewhouse (Coming Soon)	3,000

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 (2024)

	1 Mile	3 Mile	5 Mile
Population:	6,875	60,146	190,091
Avg. HH Income:	\$123,678	\$129,487	\$138,905
Median HH Income:	\$109,798	\$96,148	\$100,485

Traffic Count: 14,400 cars/day

Distance from Freeway: 0.4 miles

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