

SHANNON SQUARE SHOPPES

3673-3717 Lexington Avenue, Arden Hills, MN 55126



STERLING
ORGANIZATION

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August 2025

MINNEAPOLIS, MN

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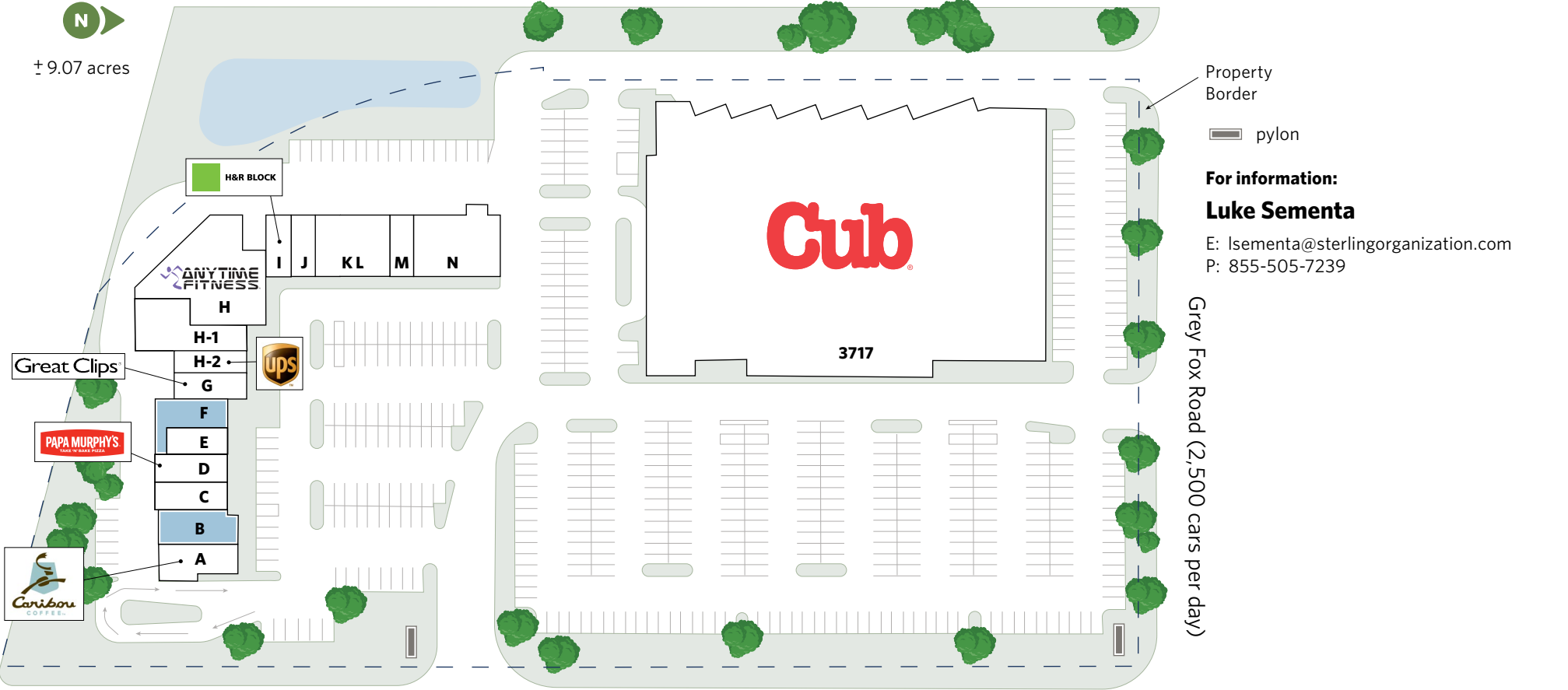
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SHANNON SQUARE SHOPPES LEASING PLAN

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UNIT	TENANT	SQ. FT.
3717	Cub	68,442
A	Caribou Coffee	1,680
B	Available	1,644
C	Evolve Athletics	1,772
D	Papa Murphy's	1,260

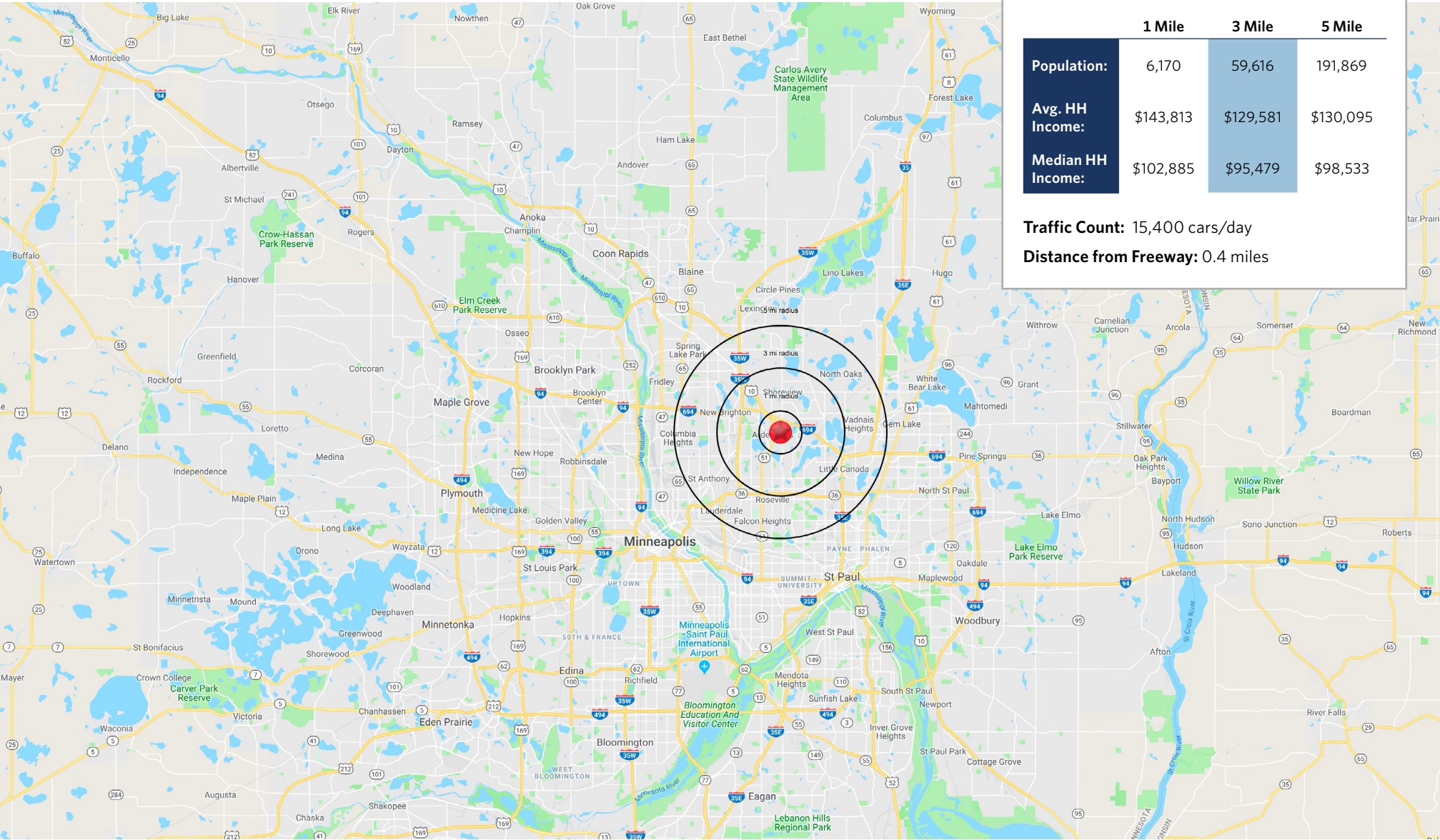
UNIT	TENANT	SQ. FT.
E	Chiroway of Arden Hills	840
F	Available	1,500
G	Great Clips	1,200
H-2	The UPS Store	1,200
H-1	Quick Floors	2,953

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	3,000
M	Clean 'N Press	1,000

UNIT	TENANT	SQ. FT.
N	Davanni's	3,500
Total Square Feet:		97,638

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The map displays the Sterling area with concentric circles indicating 1, 3, and 5-mile radii from a central point. Various retail and service logos are placed around the map, grouped into clusters. The clusters include:

- Shannon Square Shoppes:** Cub, Great Clips, Papa Murphy's, UPS, Caribou Coffee, Anytime Fitness, H&R Block.
- Silver Lake Village - Sterling Owned:** Cub, AT&T, Anytime Fitness, Starbucks, Cold Stone Creamery, Verizon, Great Clips, GameStop, Chase.
- Quarry Retail - Sterling Owned:** Cub, Home Depot, Michaels, Five Below, PetSmart, GNC, Office Depot, Chase, Sport Clips.
- Other Clusters:** Target, Dollar Tree, various fast-food chains (Burger King, McDonald's, KFC, etc.), and other retail stores like HomeGoods, Michaels, and Target.

A label "Maplewood Mall" is also present on the right side of the map.