

SHANNON SQUARE SHOPPES

3673-3717 Lexington Avenue, Arden Hills, MN 55126



□ MINNEAPOLIS, MN

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For information: **Luke Sementa**

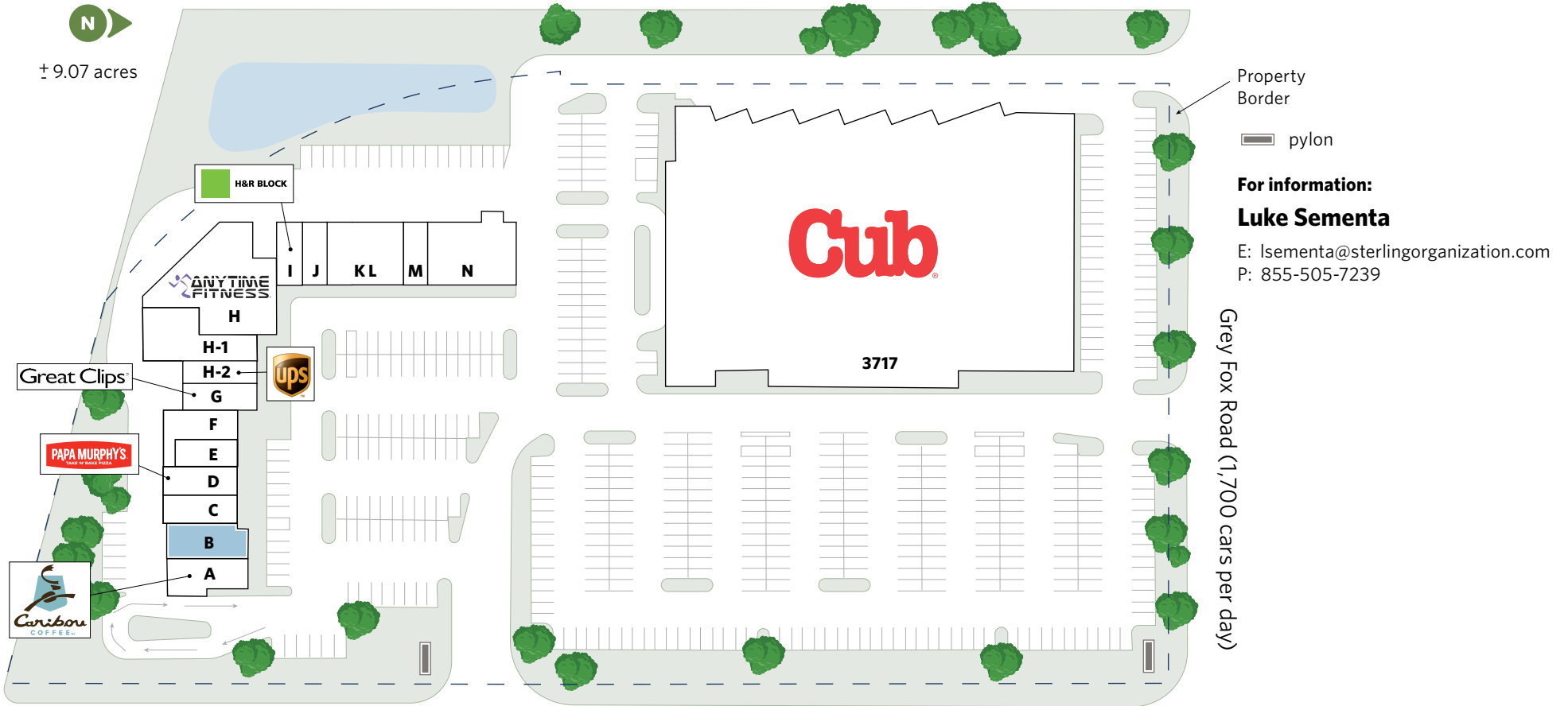
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SHANNON SQUARE SHOPPES LEASING PLAN

3673-3717 Lexington Avenue, Arden Hills, MN 55126



Grey Fox Road (1,700 cars per day)

Lexington Avenue North (12,200 cars per day)

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	Hippo Pockets (Coming Soon)	1,500
G	Great Clips	1,200
H-2	The UPS Store	1,200
H-1	Quick Floors	2,953

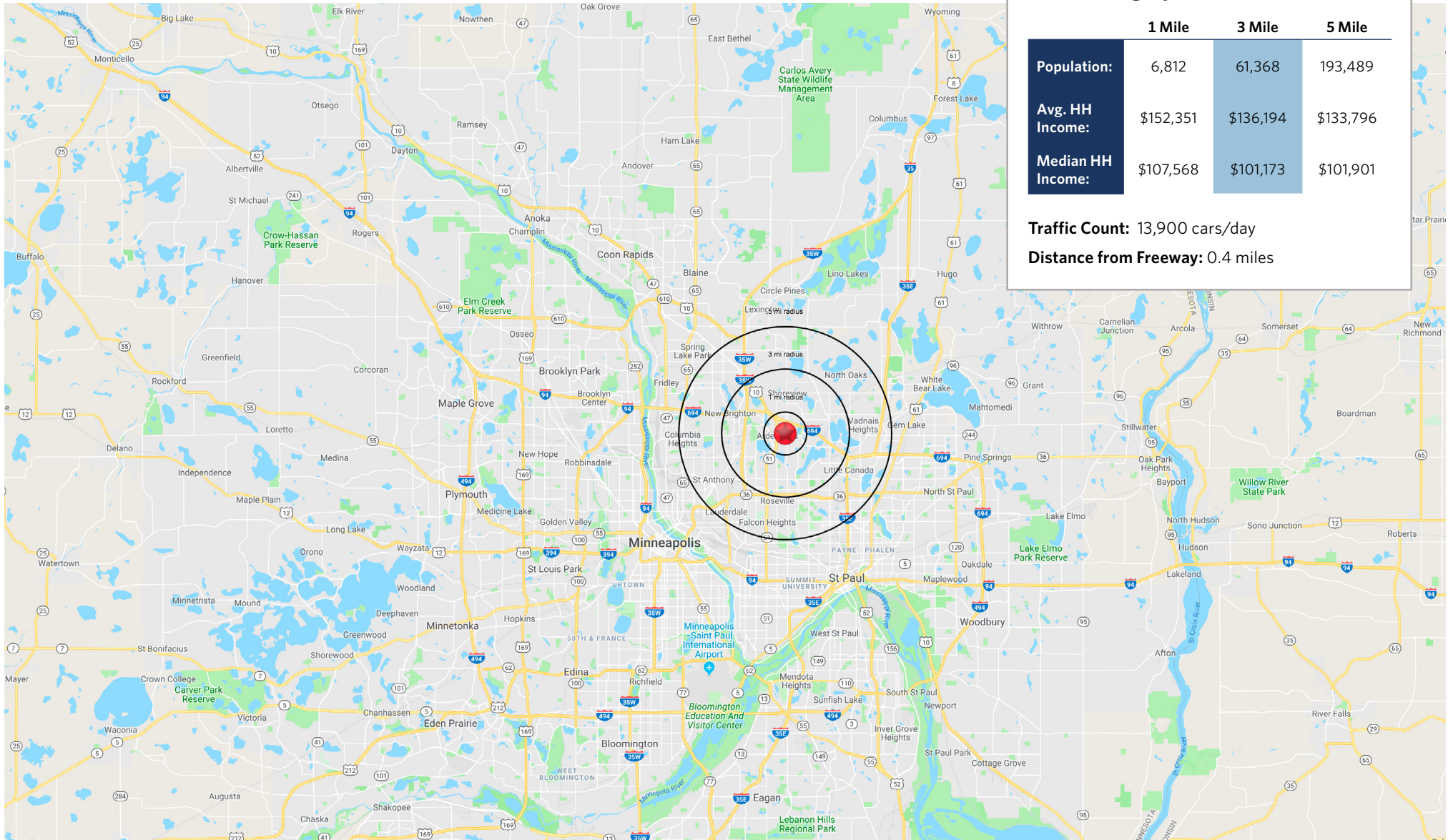
UNIT	TENANT	SQ. FT.
H	Anytime Fitness	5,647
I	H&R Block	1,000
J	Nails 3000	1,000
KL	Namaste India Grill & Brewhouse	3,000
M	Clean 'N Press	1,000

UNIT	TENANT	SQ. FT.
N	Davanni's	3,500

Total Square Feet: 97,638

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Site Demographics (2025)

	1 Mile	3 Mile	5 Mile
Population:	6,812	61,368	193,489
Avg. HH Income:	\$152,351	\$136,194	\$133,796
Median HH Income:	\$107,568	\$101,173	\$101,901

Traffic Count: 13,900 cars/day

Distance from Freeway: 0.4 miles

