MINNEAPOLIS, MN

SHANNON SQUARE SHOPPES

3673-3717 Lexington Avenue, Arden Hills, MN 55126







STERLING ORGANIZATION

For information: **Luke Sementa** E: lsementa@sterlingorganization.com P: 855-505-7239

October 2026

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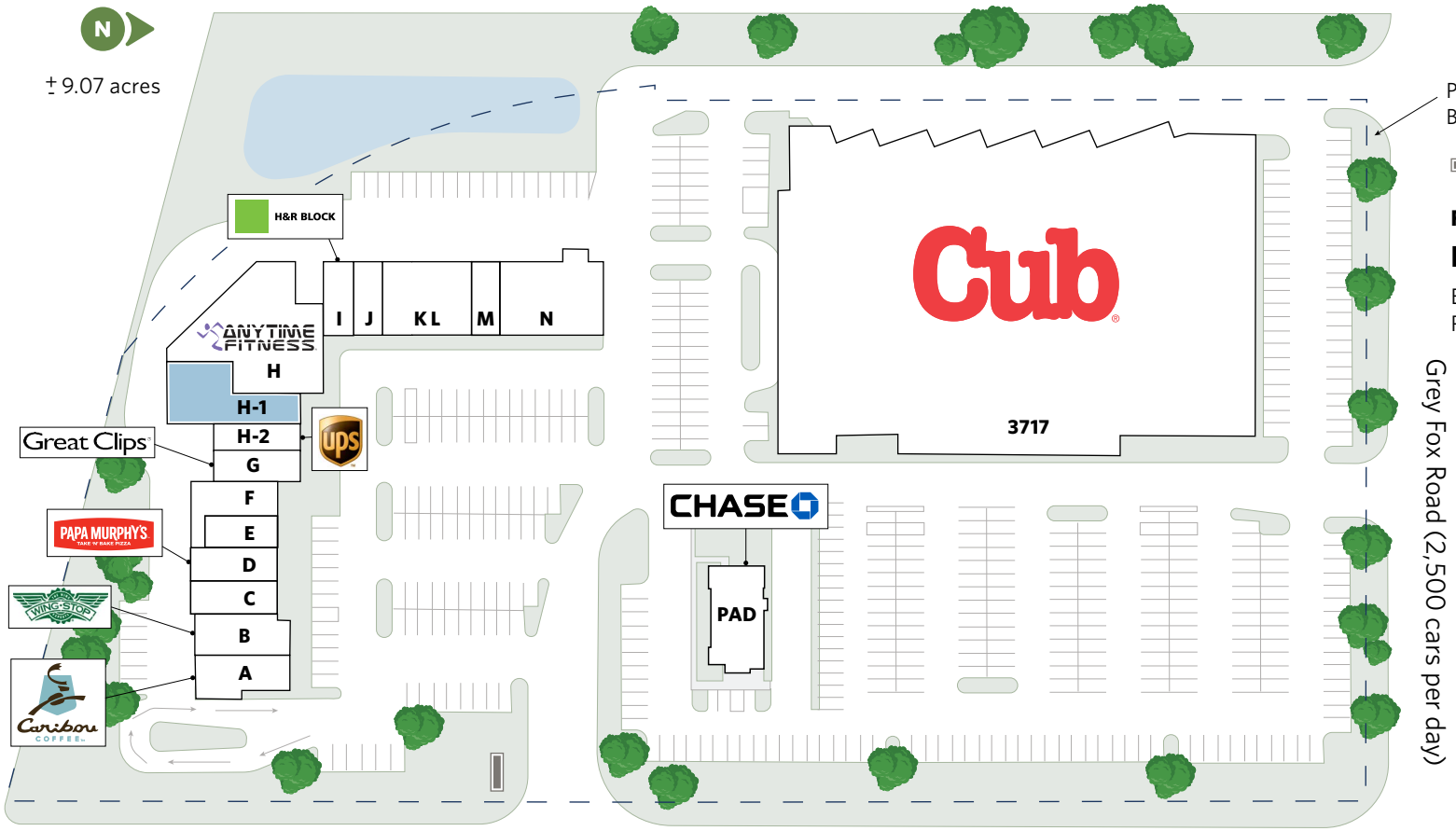
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SHANNON SQUARE SHOPPES LEASING PLAN

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UNIT	TENANT	SQ. FT.
3717	Cub	68,442
A	Caribou Coffee	1,680
B	Wingstop (Coming Soon)	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	1,500
G	Great Clips	1,200
H-2	The UPS Store	1,200
H-1	**Available**	**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
PAD	Chase Bank (Coming Soon)	3,352
Total Square Feet:		**97,638**

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The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

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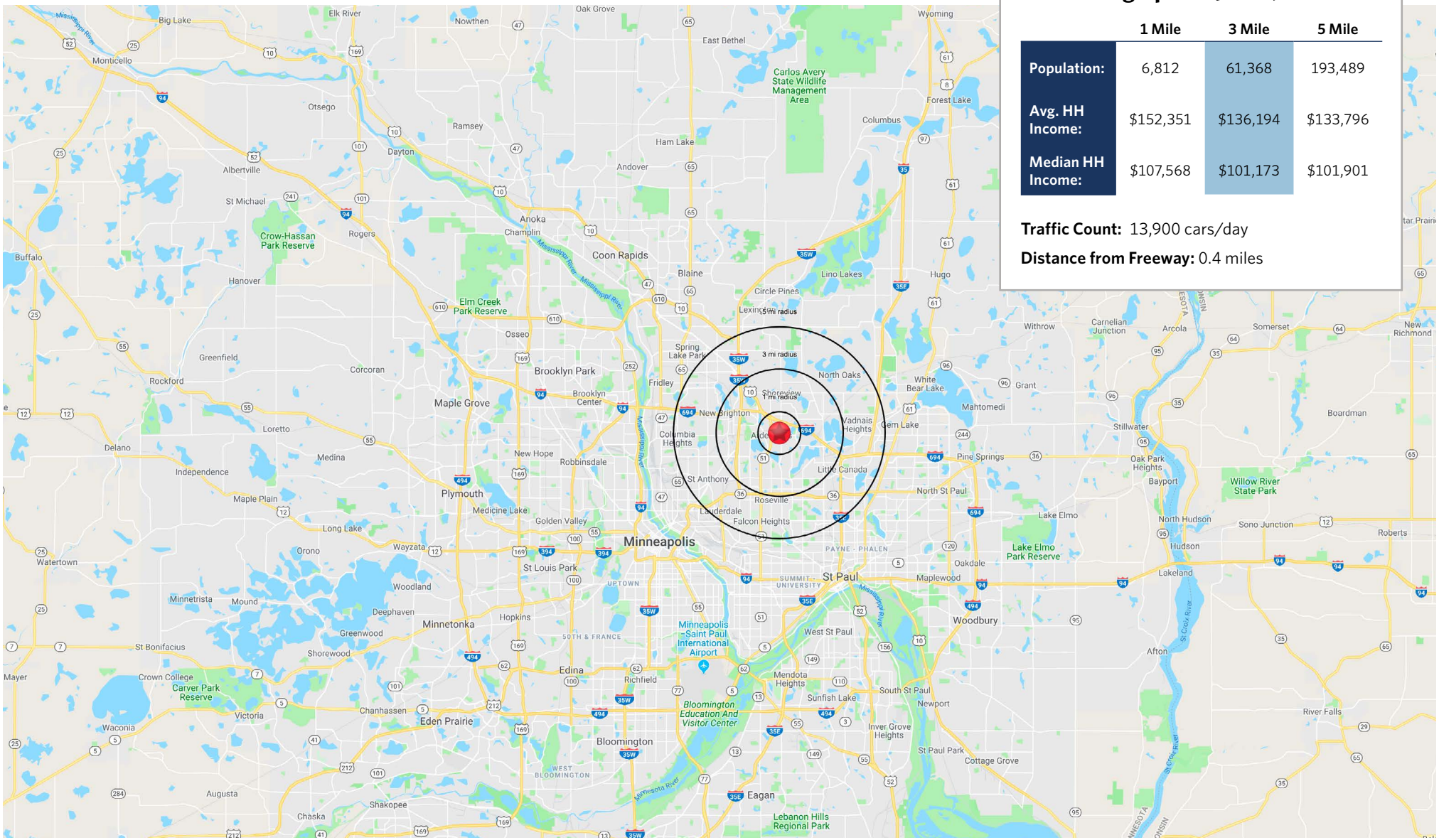
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Site Demographics (2026)

	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



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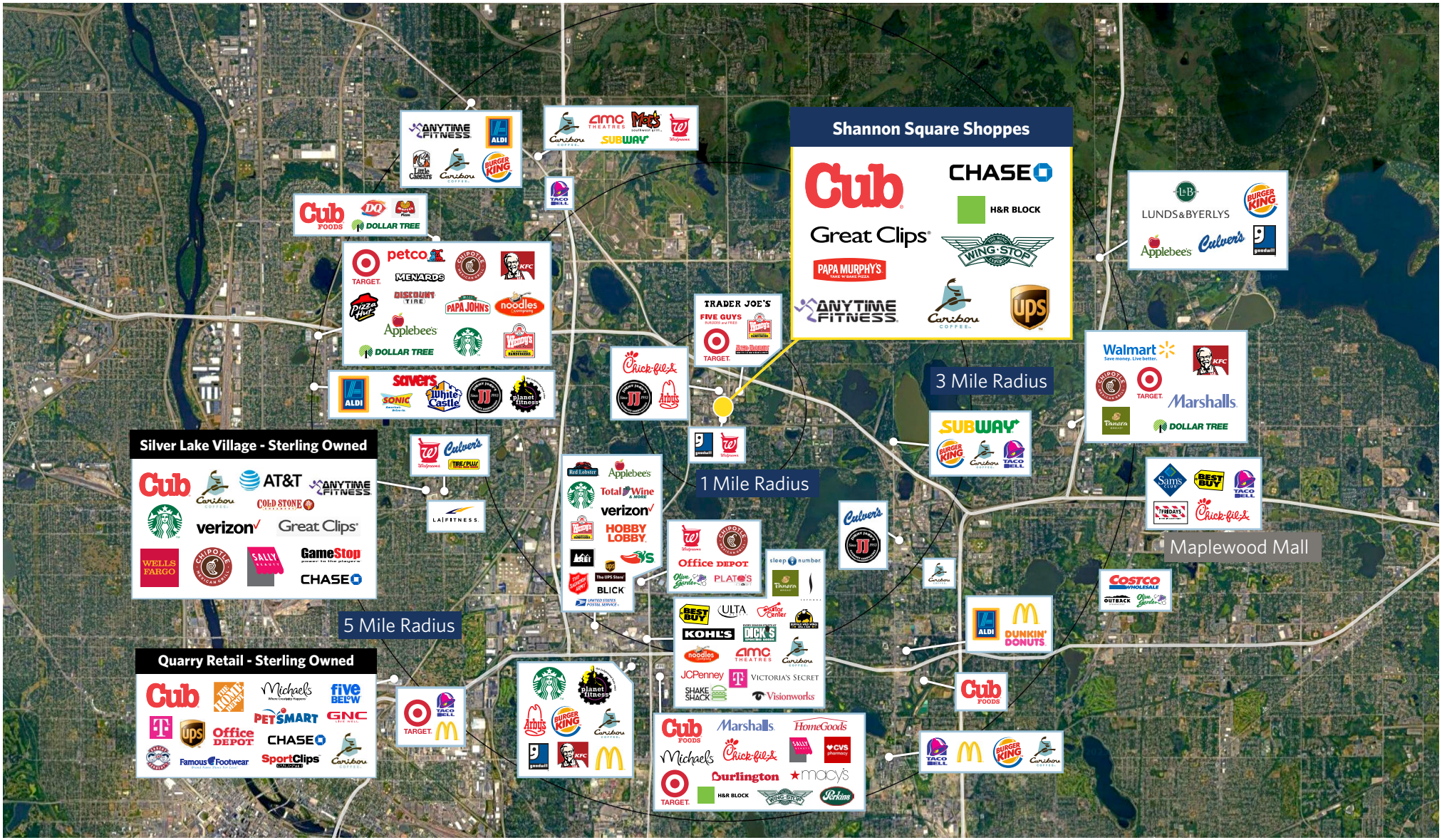
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