

# SHANNON SQUARE SHOPPES

3673-3717 Lexington Avenue, Arden Hills, MN 55126



□ MINNEAPOLIS, MN

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STERLING  
ORGANIZATION

For information: **Luke Sementa**

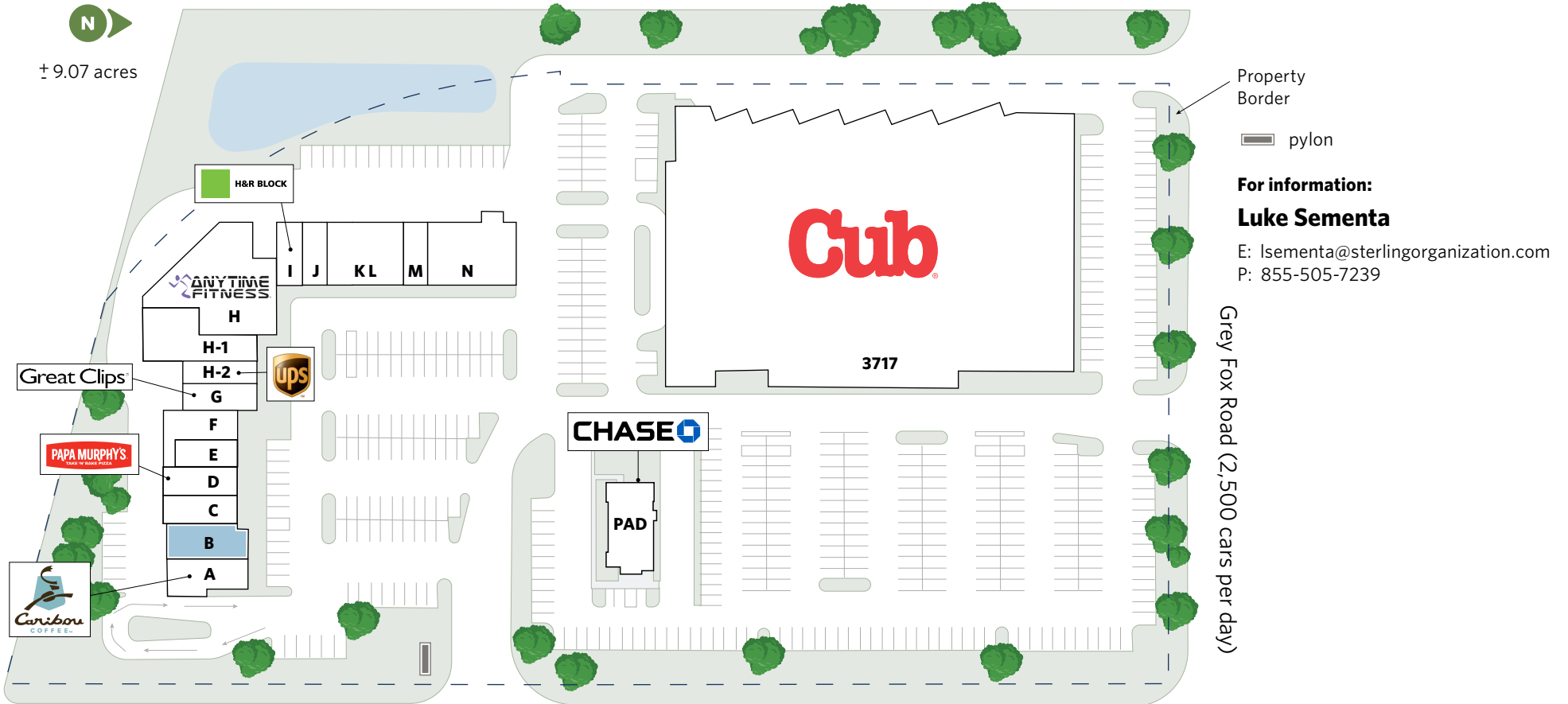
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May 2026

# SHANNON SQUARE SHOPPES LEASING PLAN

3673-3717 Lexington Avenue, Arden Hills, MN 55126



Grey Fox Road (2,500 cars per day)

Lexington Avenue North (12,900 cars per day)

UNIT	TENANT	SQ. FT.
3717	Cub	68,442
A	Caribou Coffee	1,680
<b>B</b>	<b>Available</b>	<b>1,644</b>
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

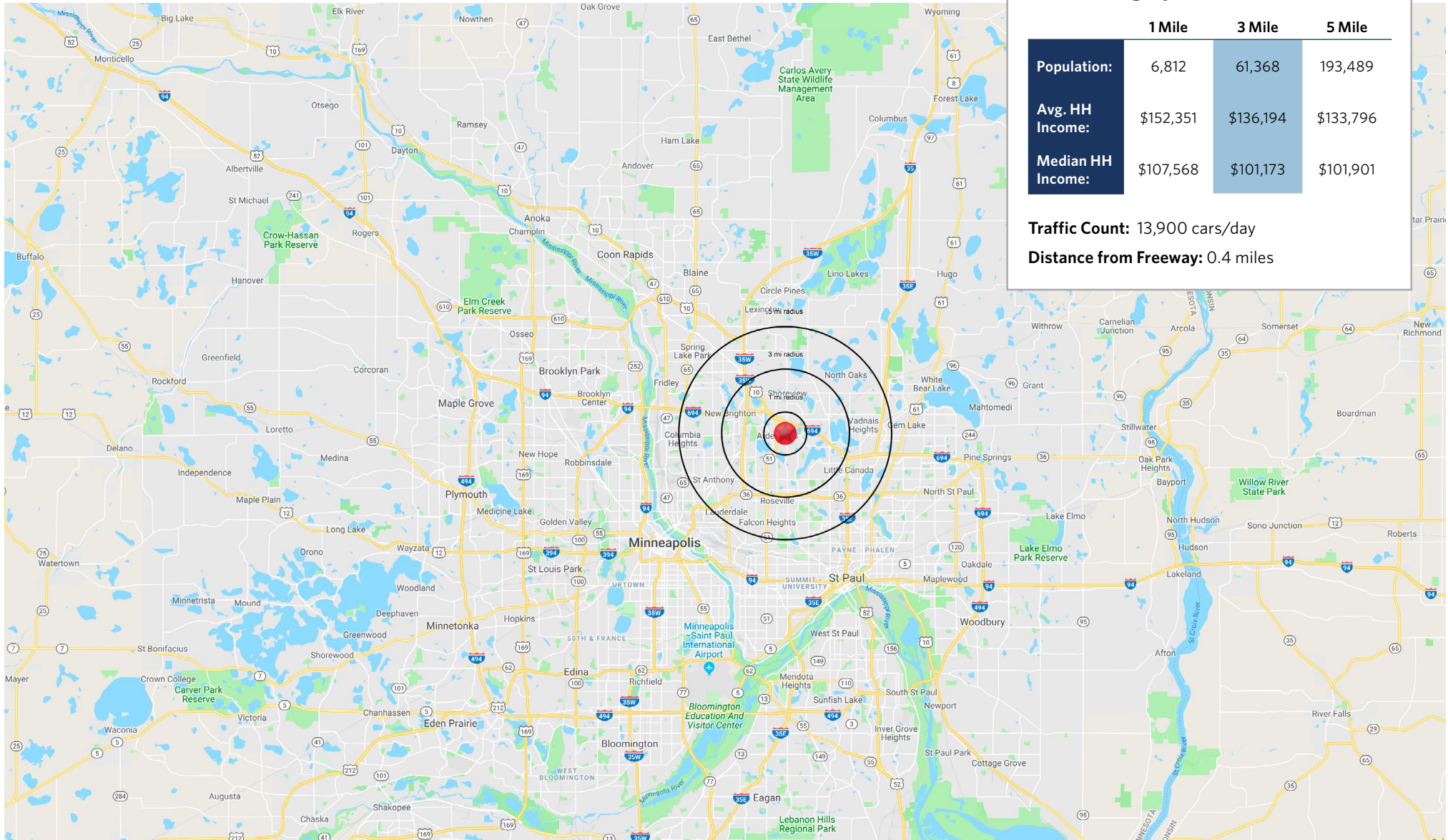
UNIT	TENANT	SQ. FT.
H	Anytime Fitness	5,647
I	H&R Block	1,000
J	Nails 3000	1,000
KL	Namaste India Grill & Brewhouse	3,000
M	Clean 'N Press	1,000

UNIT	TENANT	SQ. FT.
N	Davanni's	3,500
PAD	Chase Bank (Coming Soon)	3,352

**Total Square Feet: 97,638**

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## Site Demographics (2026)

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

**Traffic Count:** 13,900 cars/day

**Distance from Freeway:** 0.4 miles

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