

Sibley Plaza | Retail for Lease

2401 West 7th Street St. Paul, MN 55116



Suite 2,447 – 2,999 SF: 2nd Gen Restaurant with a Patio

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Property highlights

- **2nd Gen Restaurant space available with a patio**
- ALDI, Planet Fitness Anchored center
- Newly Remodeled
- Minutes away downtown St. Paul
- Ample Parking
- Excellent visibility – Pylon Signage Available
- Gateway site to MSP International Airport

Site information

Location: 2401 West 7th Street,
St. Paul, MN

Description: 94,714 SF retail center

Availability

Suite B: 1,474 – 7,154 SF

Traffic counts

W 7th Street: 31,950 VPD

Davern Street: 4,000 VPD

*Source: MNDOT 2022 and 2023 Average
Total Vehicles Per Day*

Expenses

CAM/Ins: \$4.63 PSF

RE Taxes: \$4.11 PSF

Total: \$8.74 PSF



Radius	1 Mile	3 Miles	5 Miles
Population	11,330	90,395	296,445
Median HH Income	\$65,106	\$92,387	\$82,910
Average HH Income	\$98,509	\$133,550	\$117,645

** Source: ESRI 2024 Est*



Aerial



Site Plan

Suite	Tenant	Area
2401	Planet Fitness	18,931 SF
2419	Available (can combine)	1,741 SF
2421	Available (can combine)	1,474 SF
2423	Nile Chiropractic	1,400 SF
2431	Nubian Labs	1,400 SF
2435	Available (can demise)	5,254 SF
2439	MSP Tobacco (leased but available)	1,900 SF
2447	Available (2nd gen restaurant space)	2,999 SF
2463	Wandering Leaf Brewing	7,600 SF
2465	Soul Lao	1,500 SF
2467	Tii Cup	1,400 SF
2469	5 Star Cafe	1,400 SF
2471	TT Angel Nails	1,400 SF
2477	Dancers Studio	3,685 SF



Suite	Tenant	Area
2481	Aldi	24,781 SF
2489	Yarmo Liquor	3,000 SF
2493	Level Up Games	3,395 SF
2497	Auto Zone	7,640 SF
2509	Etel Pharmacy	1,700 SF
2513	Subway	1,235 SF

Note: assemblage of 9,954 contiguous SF is possible*
(through the combination of suites 2439, 2435, 2431, 3423)



Contact us

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