

# Shannon Square

**RETAIL FOR SUBLEASE**

3673-3717 Lexington Avenue | Arden Hills, MN 55126



## Property Details

This sublease opportunity is located within Shannon Square, a well-established, Cub Foods-anchored retail center in the heart of Arden Hills, offering consistent foot traffic driven by daily-needs retail and a strong mix of national and service-oriented co-tenants. The property benefits from excellent visibility and access along Lexington Ave N with immediate connectivity to I-694, providing strong exposure to both local and regional traffic. Positioned in a dense, high-income suburban market with close proximity to both Minneapolis and St. Paul, the site is well-suited for retailers looking to capture a stable, built-in customer base with continued support from surrounding residential growth.

### LOCATION

- 3673-3717 Lexington Avenue | Arden Hills, MN 55126

### AVAILABLE SPACE FOR SUBLEASE

- 2,953 SF

### TRAFFIC COUNTS

- 15,877 VPD - Lexington Ave N
- 13,567 VPD - County Rd E
- 135,355 VPD - I-694



### Co-Tenant Retailers



### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	6,963	62,154	199,574
DAYTIME POPULATION	11,005	83,379	209,923
MEDIAN HH INCOME	\$96,285	\$90,221	\$92,527
AVERAGE HH INCOME	\$130,963	\$122,052	\$122,690

\* Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars

 Transwestern

Kris Schisel

(612) 359-1691 | kris.schisel@transwestern.com

Sam Salmen

(612) 268-5134 | sam.salmen@transwestern.com

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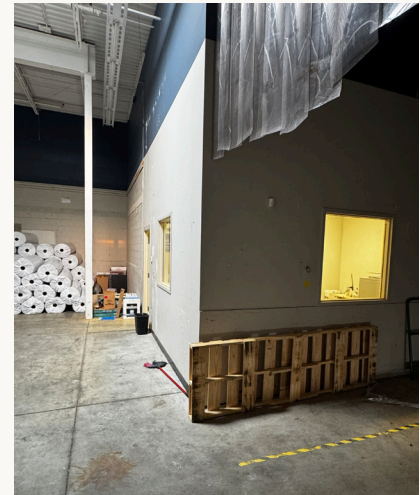
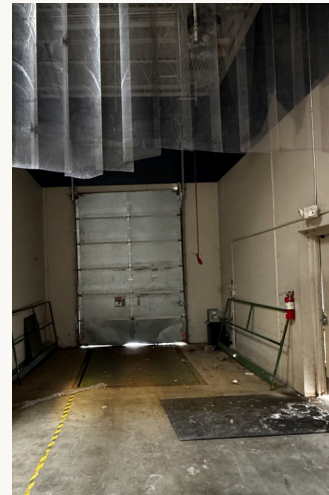
# Overall Site Plan



#	TENANT	SF
3717	CUB	68442
A	Caribou Coffee	1680
B	Vacant	1644
C	Evolve Athletics	1772
D	Papa Murphy's	1260
E	Chiroway of Arden Hills	840
F	Hippo Pockets	1500
G	Great Clips	1200
H-2	The UPS Store	1200
H-1	AVAILABLE	2953
H	Anytime Fitness	5647
I	H&R Block	1000
J	Nails 3000	1000
KL	Namaste India Grill & Brewhouse	3000
M	Clean 'N Press	1000
N	Davanni's	3500

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# Take a peak inside...



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MEMBER

