

RETAIL FOR LEASE >

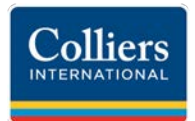
Sibley Plaza

2401 West 7th Street | St. Paul, MN 55116



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SIBLEY PLAZA > RETAIL FOR LEASE

PROPERTY HIGHLIGHTS

- > Aldi and Planet Fitness anchored center
- > Newly remodeled and minutes away from Downtown St. Paul
- > Ample parking
- > Great visibility and pylon signage available
- > Gateway site to St. Paul from MSP International Airport



SITE INFORMATION

- > **Location:** 241 West 7th Street | St. Paul, MN 55116
- > **Description:** 94,714 SF retail center



TRAFFIC COUNTS

- > W 7th St: 31,500 vpd
- > Davern St: 5,500 vpd

** Source: MNDOT 2018 Study averages are per day total cars*



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	11,447	88,085	280,846
Median HH Income	\$68,739	\$82,692	\$69,384
Average HH Income	\$102,629	\$117,218	\$97,473

** Source: ESRI 2020 Est.*



EXPENSES

- > **CAM:** \$3.22 PSF
- > **RE Taxes:** \$2.30 PSF



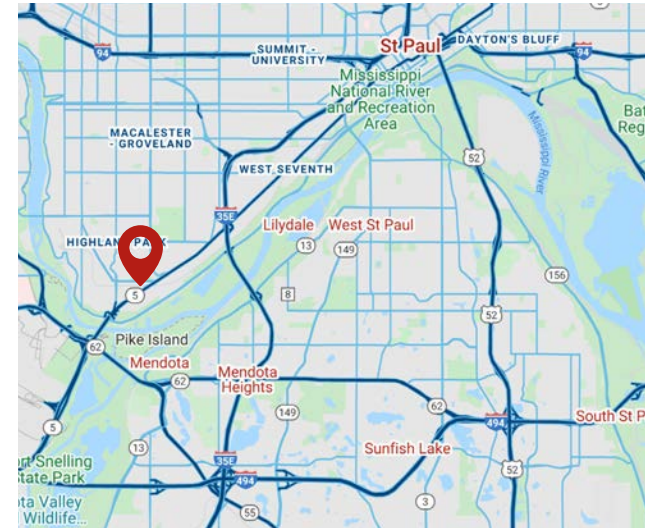
AVAILABLE

- > 1,178-12,735 SF



LEASE RATES

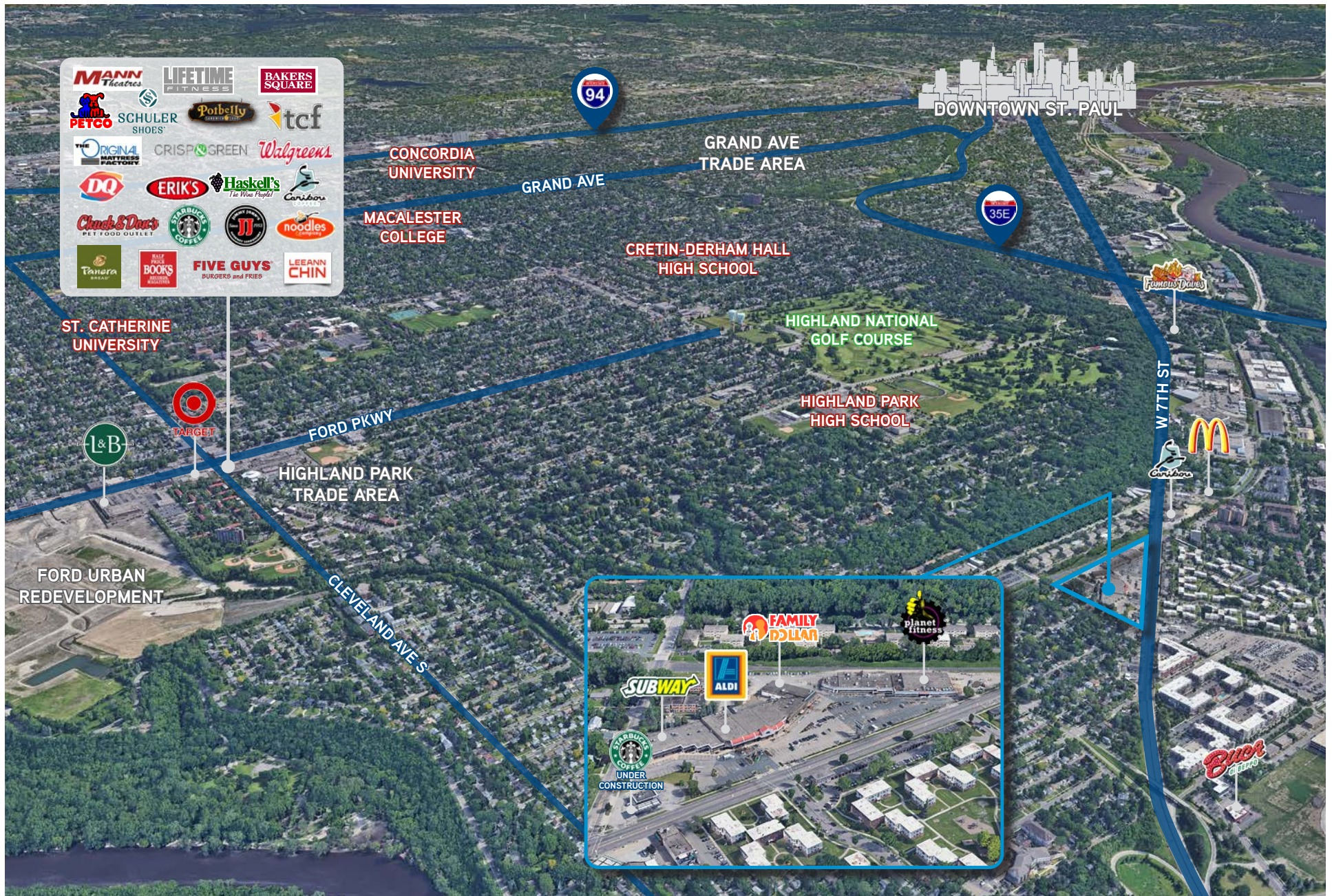
- > Contact Broker



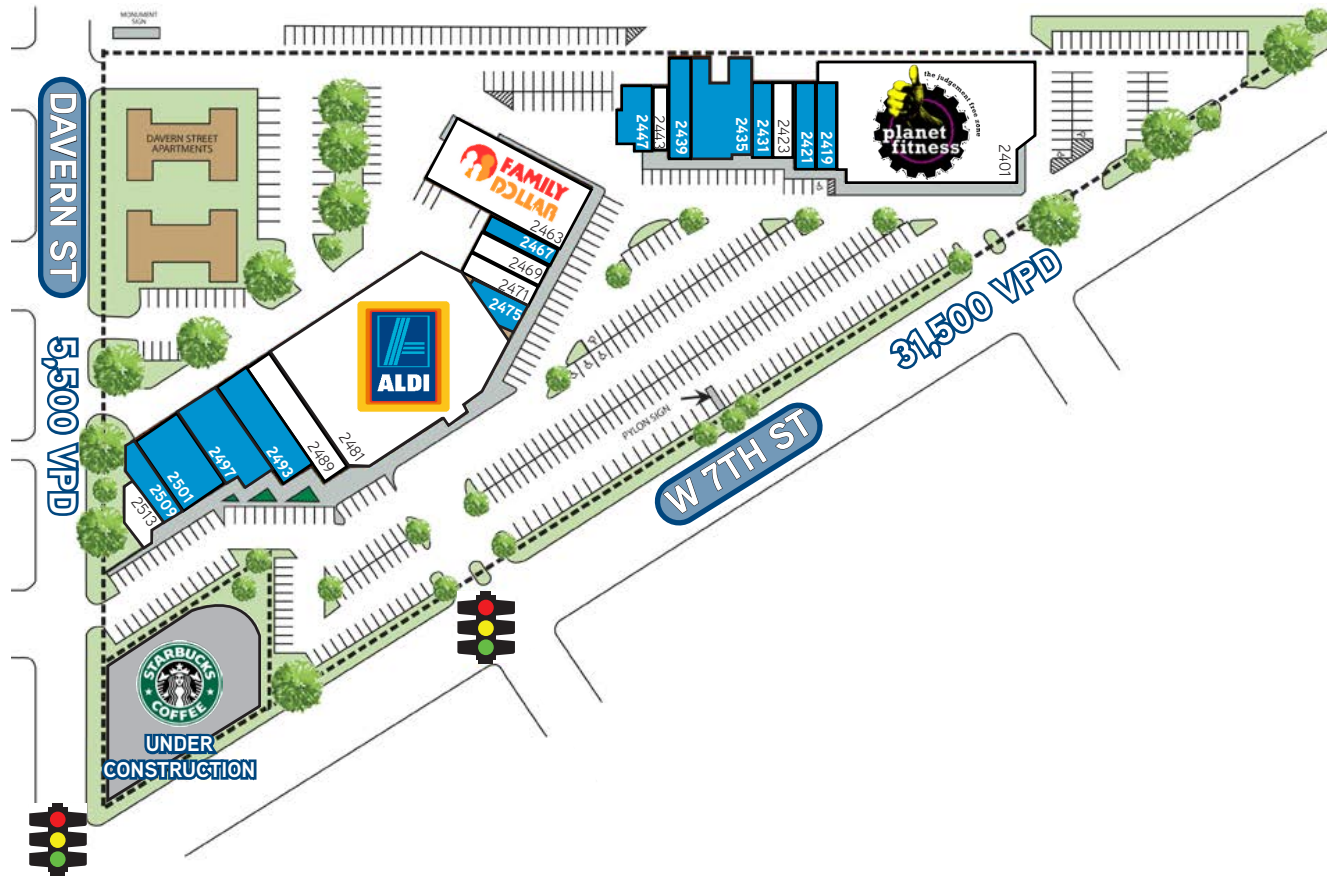
AREA TENANTS



SIBLEY PLAZA > AREA AERIAL



SIBLEY PLAZA > SITE PLAN



SUITE	TENANT	SQUARE FEET
2401-2417	Planet Fitness	18,931 SF
2419	AVAILABLE	1,741 SF
2421	AVAILABLE	1,474 SF
2423	United Family Medicine	1,400 SF
2431	AVAILABLE	1,400 SF
2435	AVAILABLE	5,551 SF
2439	AVAILABLE	1,900 SF
2443	Tobacco Times	1,030 SF
2447	AVAILABLE	1,969 SF
2463	Family Dollar	9,100 SF
2467	AVAILABLE	1,400 SF
2469	5 Star Cafe	1,400 SF
2471	TT Angel Nails	1,400 SF
2475	AVAILABLE	2,482 SF
2481	Aldi	24,781 SF
2489	Yarmo Liquor	3,000 SF
2493	AVAILABLE	3,395 SF
2497	AVAILABLE	3,500 SF
2501	AVAILABLE	4,140 SF
2509	AVAILABLE	1,700 SF
2513	Subway	1,235 SF

CONTACT US >

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Accelerating success.