

SIBLEY PLAZA



2401 West 7th Street
St. Paul, MN 55116



PROPERTY HIGHLIGHTS



Site Information

Location:

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

Description:

94,714 SF retail center

Available:

1,178-12,735 SF

Expenses

CAM:

\$3.22 PSF

RE Taxes:

\$2.30 PSF



ALDI, PLANET FITNESS
ANCHORED CENTER



NEWLY
REMODELED



MINUTES AWAY
DOWNTOWN ST. PAUL



AMPLE
PARKING



GREAT VISIBILITY
SIGNAGE AVAILABLE



GATEWAY SITE FROM
MSP INTER. AIRPORT



1 MILE

11,447
POPULATION

\$68,739
MEDIAN HH INCOME

\$102,629
AVERAGE HH INCOME



3 MILES

88,085
POPULATION

\$82,692
MEDIAN HH INCOME

\$117,218
AVERAGE HH INCOME



Traffic Counts

W 7th Street	Davern Street
31,500 vpd	31,500 vpd

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



5 MILES

280,846
POPULATION

\$69,384
MEDIAN HH INCOME

\$97,473
AVERAGE HH INCOME



* Source: ESRI 2020 Est.



SUITE	TENANT	SQUARE FT
2401 - 2417	Planet Fitness	18,931 SF
2419	Available	1,741 SF
2421	Available	1,474 SF
2423	Nile Chiropractic	1,400 SF
2431	Nubian Labs (Barbershop)	1,400 SF
2435	Available	5,551 SF
2439	Available	1,900 SF
2443	Tobacco Times	1,030 SF
2447	Available (Restaurant)	2,450 SF
2463	Family Dollar	9,100 SF
2467	Taaj Services	1,400 SF
2469	5 Star Cafe	1,400 SF
2471	TT Angel Nails	1,400 SF
2473	Available (Former Cell Phone Store)	1,203 SF
2477	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	Etel Pharmacy	1,700 SF
2513	Subway	1,235 SF

SITE MAP WITH TENANT LIST



CONCORDIA UNIVERSITY

Grand Ave Trade Area

MACALESTER COLLEGE



W 7th St

CRETIN-DERHAM HALL HIGH SCHOOL

HIGHLAND SHOPPING CENTER

HIGHLAND NATIONAL GOLF COURSE

ST CATHERINE UNIVERSITY

Ford Pkwy

Cleveland Ave S

HIGHLAND PARK HIGH SCHOOL

HIGHLAND PARK TRADE AREA

SIBLEY PLAZA

FORD URBAN DEVELOPMENT

LEASING TEAM

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PROPERTIES

