

Retail for lease

Sibley Plaza 2401 West 7th Street St. Paul, MN 55116



Property highlights







Site information

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

• Description: 94,714 SF retail center

• Available: 1,474 - 7,154 SF



Expenses

CAM/Ins: \$3.80 PSFRE Taxes: \$3.90 PSF

• Total: \$7.70 PSF



Traffic counts

W 7th Street: 31,950 VPDDavern Street: 4,000 VPD

Source: MNDOT 2022 and 2023 Average Total Vehicals Per Day



Anchored center

Newly

Remodelled

Minutes away
Downtown St. Paul

Ample Ample

Parking

Excellent visibility

Pylon Signage Available

Gateway site to

MSP Inter. Airport

1 mile

Population: 11,330

Median HH income: \$65,106 Average HH income: \$98,509

3 miles

Population: 90,395

Median HH income: \$92,387

Average HH income: \$133,550

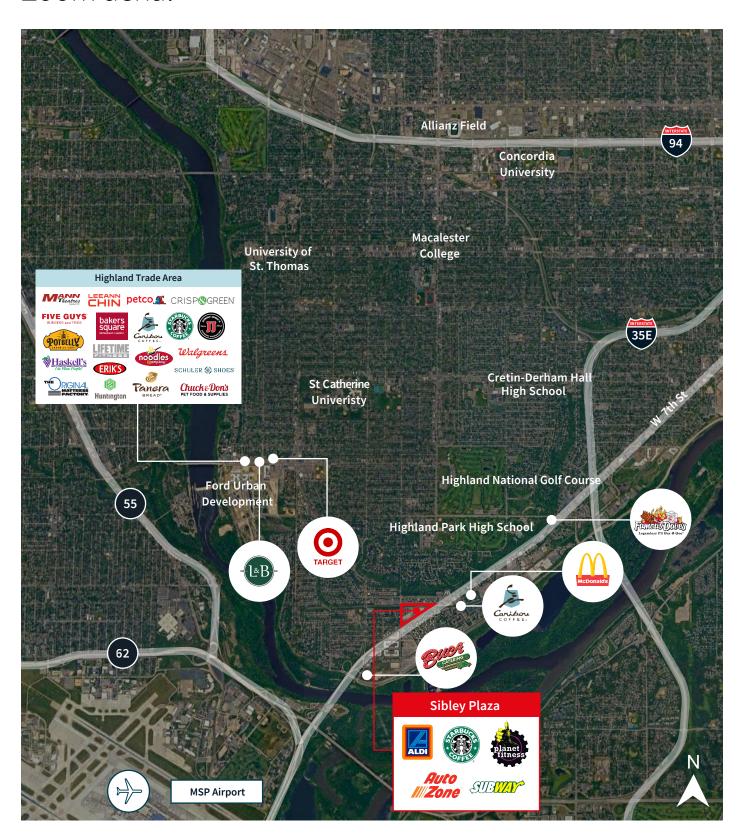
5 miles

Population: 296,445

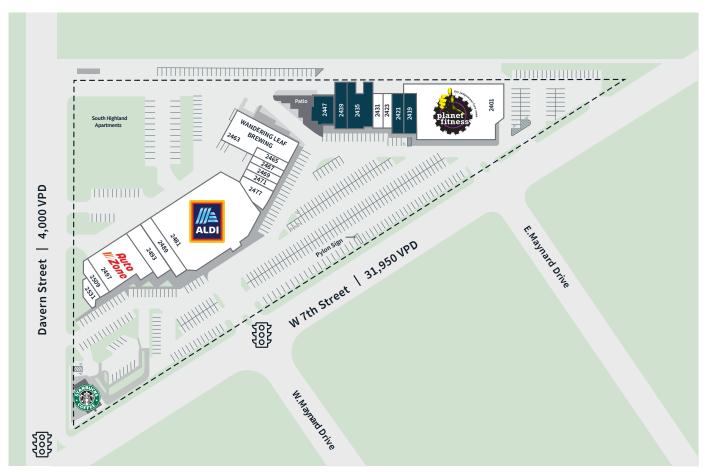
Median HH income: \$82,910 Average HH income: \$117,645

^{*} Source: ESRI 2024 Est

Zoom aerial



Site plan



Suite	Tenant	Square feet
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 (seeking restaurant)	2,999 SF
2463	Wandering Leaf Brewing	7,600 SF
2465	Soul Lao	1,500 SF

Suite	Tenant	Square feet
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
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







Leasing team

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