

# Sun Ray Shopping Center

RETAIL FOR SUBLEASE

2197 Old Hudson Road | St. Paul, MN



## Property Details

Prominent Cub Foods-anchored shopping center located along Interstate 94 in St. Paul with strong visibility. The available 14,242 SF endcap sublease is positioned within a well-established retail corridor alongside a complementary mix of national and regional tenants.

## LOCATION

- 2197 Old Hudson Road | St. Paul, MN

## CENTER GLA

- 215,855 F

## AVAILABLE SPACE

- 14,242 SF [Endcap]

## PARKING

- Surface Lot

## TRAFFIC COUNTS

- Interstate 94 | 85,749 VPD
- N McKnight Road | 17,471 VPD



## Co-Tenant Retailers

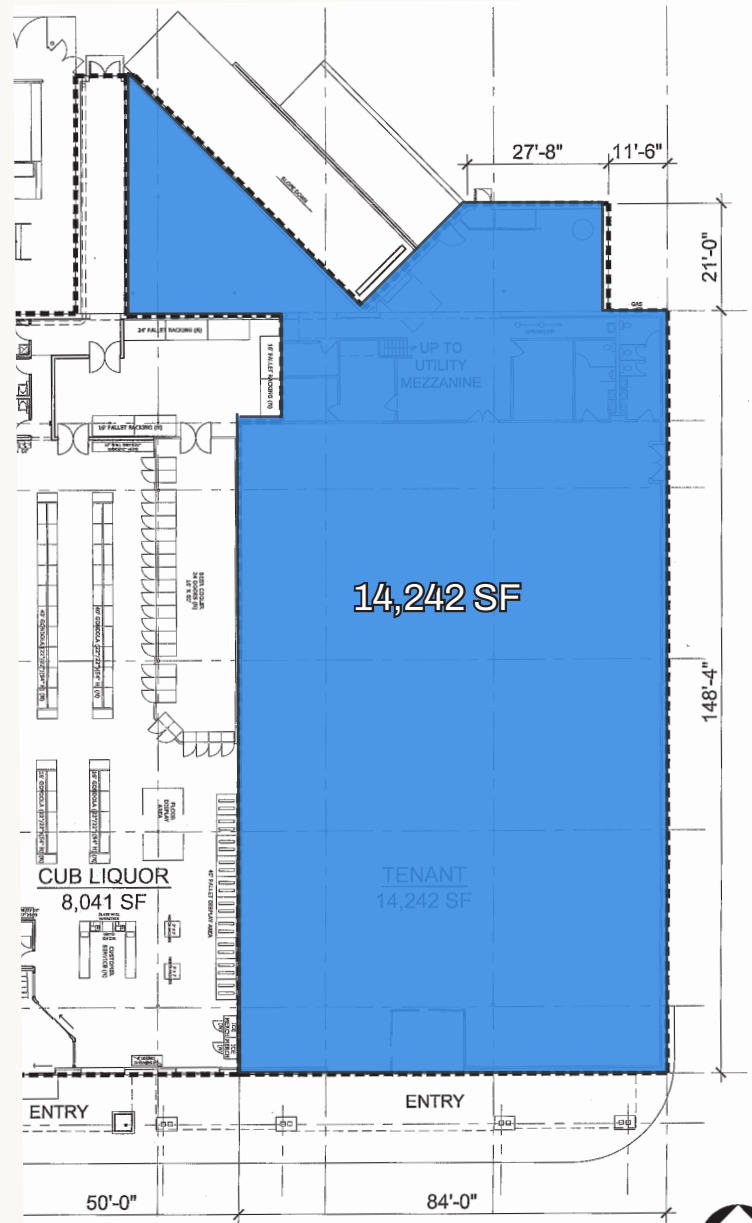


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	13,576	103,943	264,972
DAYTIME POPULATION	17,133	94,530	284,509
MEDIAN HH INCOME	\$54,059	\$58,228	\$62,853
AVERAGE HH INCOME	\$67,003	\$73,945	\$82,408

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

# Plan





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