

RETAIL FOR LEASE

2900 Pentagon Drive
St. Anthony, MN 55418



ST ANTHONY VILLAGE SHOPS

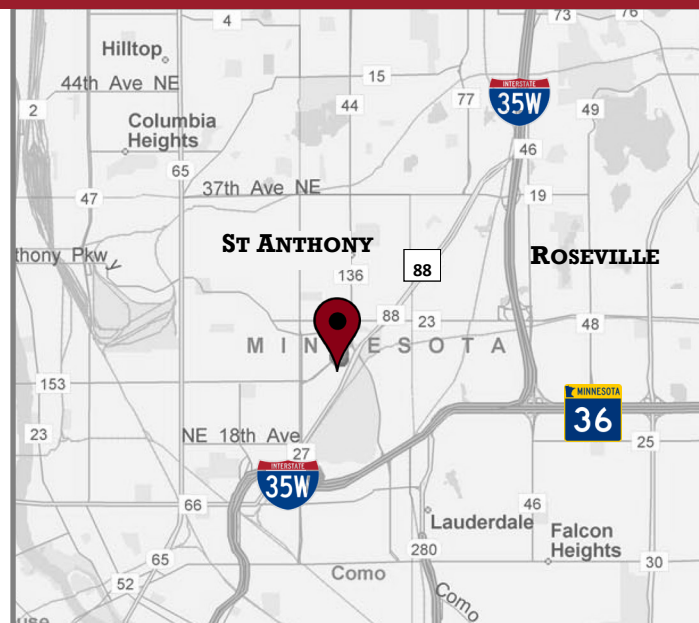
PROPERTY INFORMATION:

AVAILABLE	Suite 2900: 2,607 sf (Endcap)
	Suite 2904: 1,260 sf
	Suite 2933: 4,557 sf (div. to 2,200)
LEASE RATES	Negotiable
2021 TAX EST.	\$ 3.88 psf
2021 CAM EST.	\$ 3.02 psf (includes Insurance)
2021 NNN TOTAL	\$ 6.90 psf
TRAFFIC COUNTS	New Brighton Blvd: 14,200 vpd
	St. Anthony Blvd: 11,700 vpd
	Kenzie Terrace: 8,100 vpd

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
POPULATION	11,180	118,396	386,479
AVG. HH INCOME	\$101,154	\$82,184	\$79,869
DAYTIME POPULATION	11,596	154,722	597,654

* Source- ESRI 2019



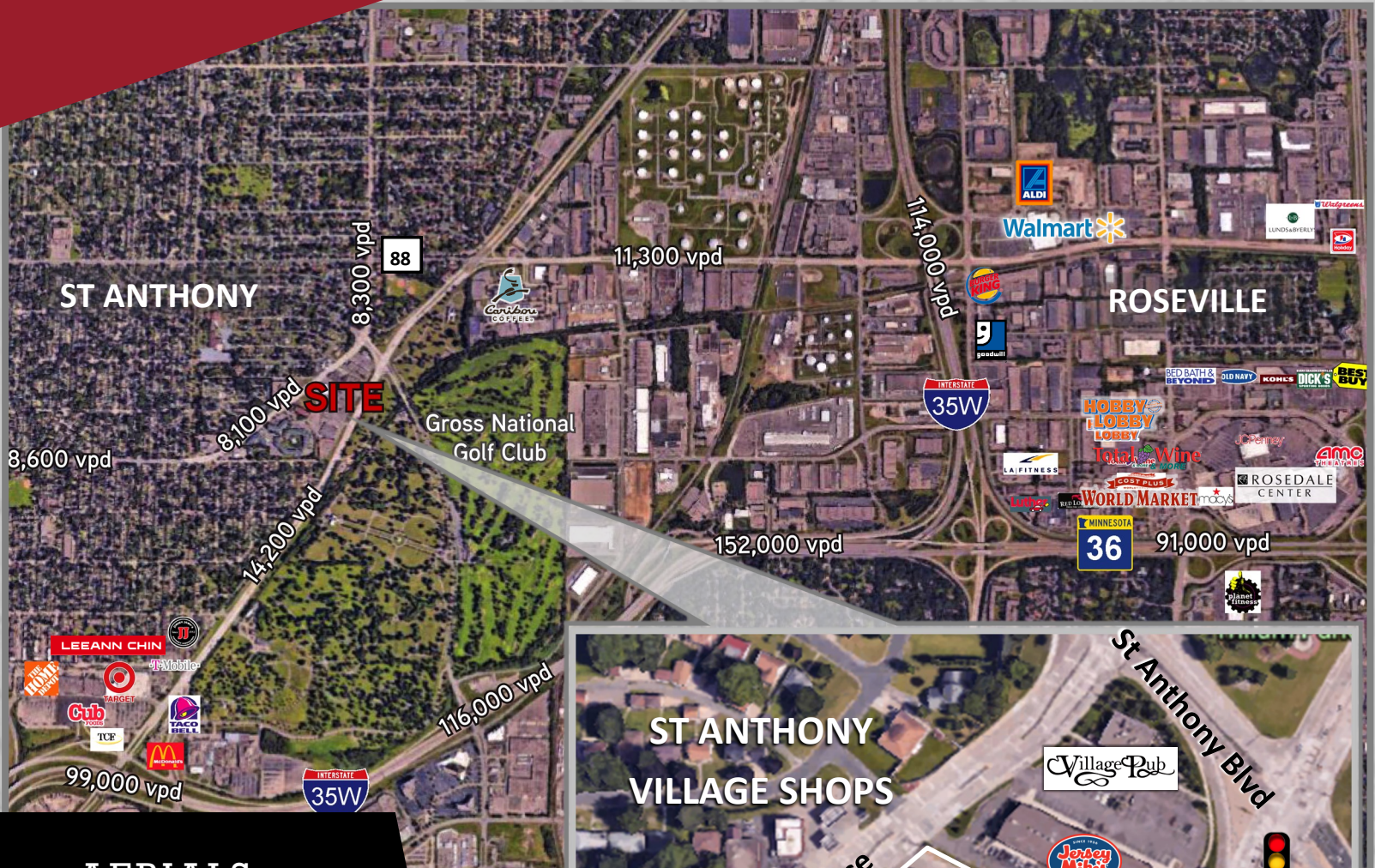
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AERIALS



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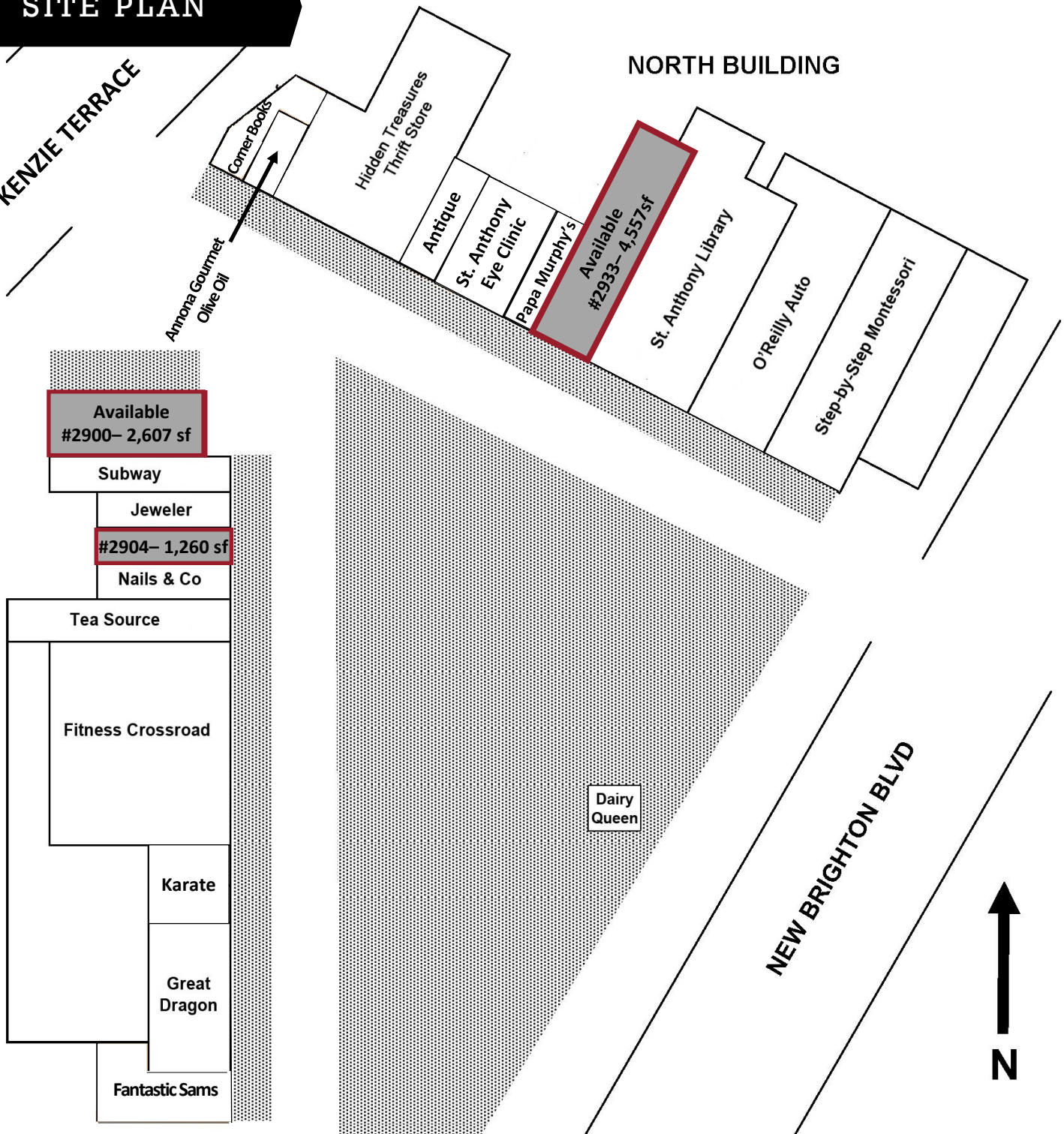
St. Anthony Village Shops

St. Anthony, Minnesota

SITE PLAN

KENZIE TERRACE

NORTH BUILDING



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