

FOR LEASE



2855 ANTHONY LANE SOUTH
SAINT ANTHONY, MN 55418



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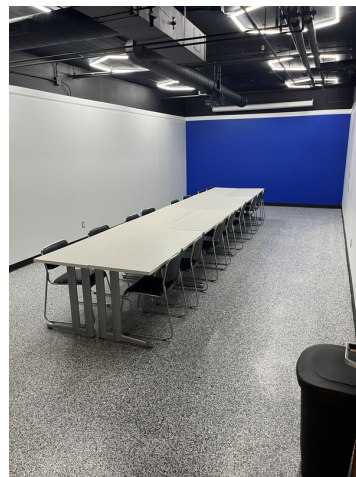
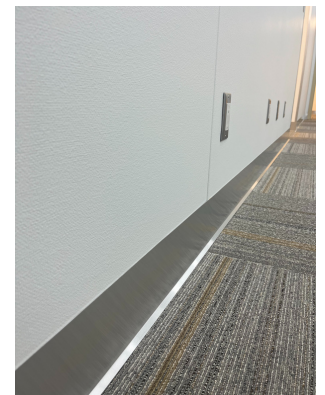
Anthony Place is conveniently located in St Anthony Village with easy access to Highways 88, 35W, and 36.

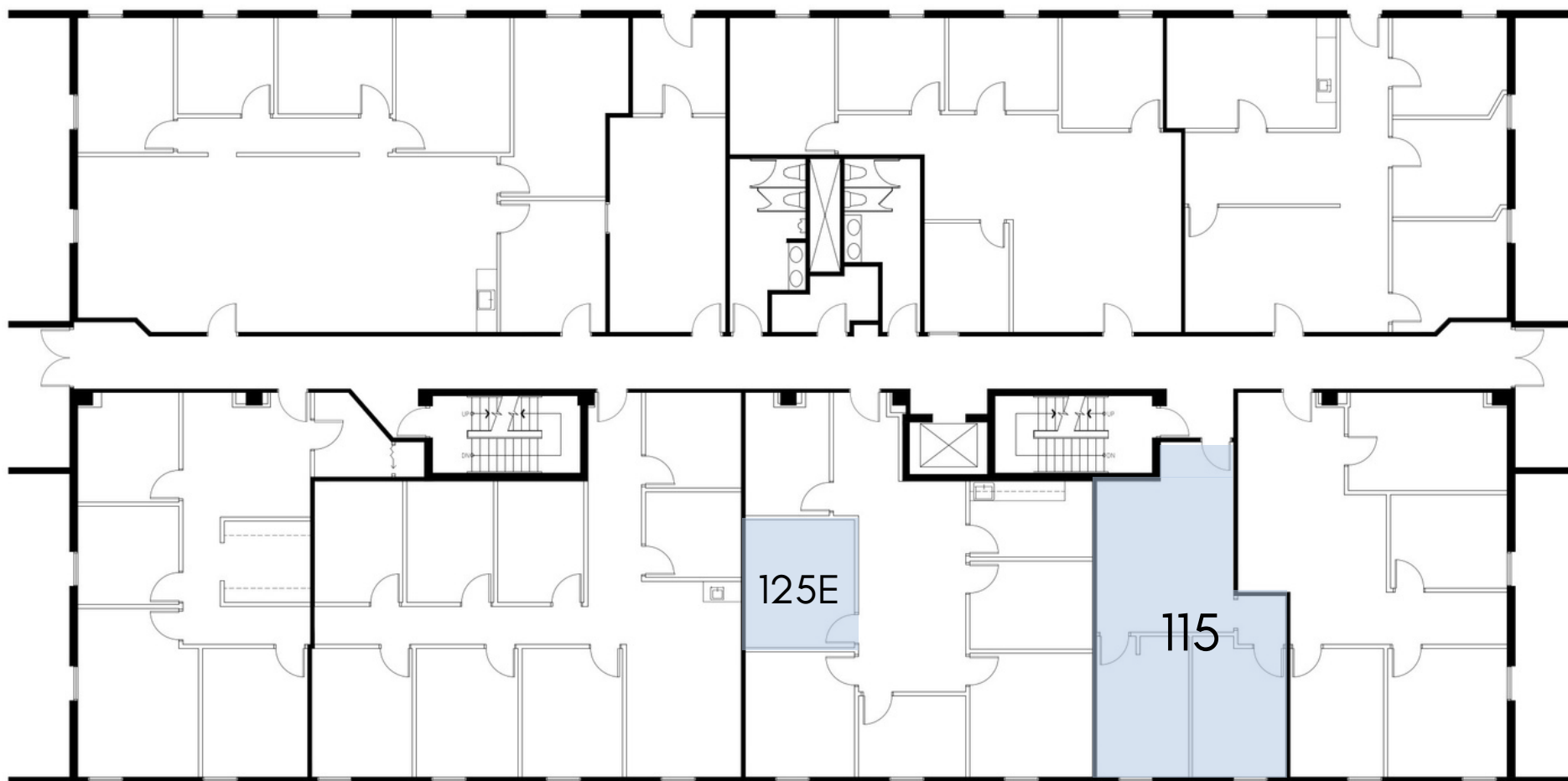
This class B building has over 35,000 sq ft and is locally owned and managed with staff onsite which translates into great service for the building's tenants.

Over the past two years, the building has gone through a transformation as the common areas of the building have been updated to enhance the tenant's experience. Tenants and their clients can get to either downtown Minneapolis or St Paul in just a few minutes. Plenty of parking exists for both tenants and their clients.

Additionally, tenants have access to a recently remodeled conference room and break room at no charge.

Additional storage space to rent may also be available.





ANTHONY PLACE - FIRST FLOOR

2855 ANTHONY LANE SOUTH
ST. ANTHONY, MN 55418

AS-BUILT PLAN

DATE: 02/05/25



ANTHONY PLACE, SUITE 115
709 sqft
Net Rate: \$12-14
CAM/Tax: \$6.84psf for 2026

ANTHONY PLACE, SUITE 125E
182 sqft
\$380/month gross

Hunter Inc.
acquire • invest • imagine

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2855 Anthony Ln S, St Anthony, MN 55418

CITY, STATE

St Anthony, MN

POPULATION

125,173

AVG. HH SIZE

2.24

MEDIAN HH INCOME

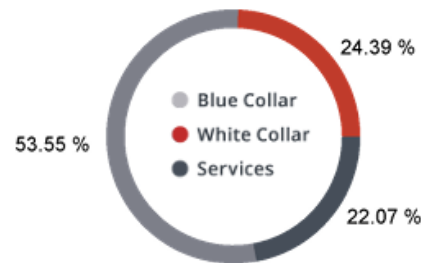
\$50,459

HOME OWNERSHIP

Renters: **25,484**

Owners: **27,467**

EMPLOYMENT



53.03 %

Employed

1.87 %

Unemployed

EDUCATION

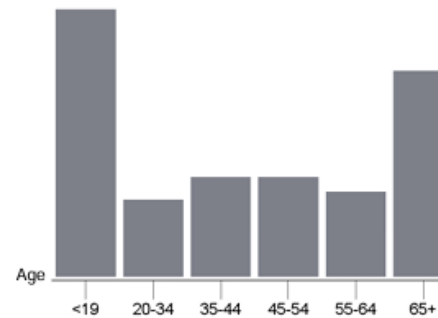
High School Grad: **20.22 %**
Some College: **21.52 %**
Associates: **5.85 %**
Bachelors: **45.64 %**

GENDER & AGE

49.18 %



50.82 %

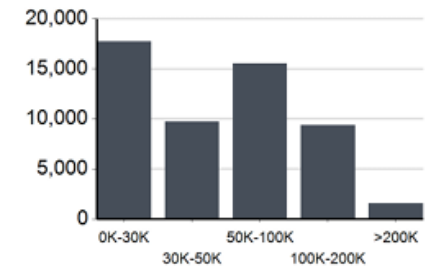


RACE & ETHNICITY

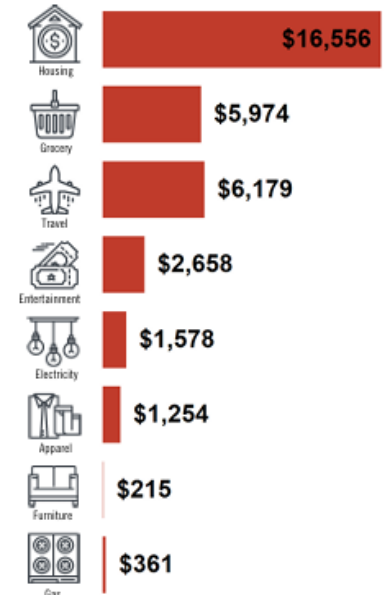
White: **86.82 %**
Asian: **2.59 %**
Native American: **0.24 %**
Pacific Islanders: **0.00 %**
African-American: **3.07 %**
Hispanic: **3.87 %**
Two or More Races: **3.42 %**

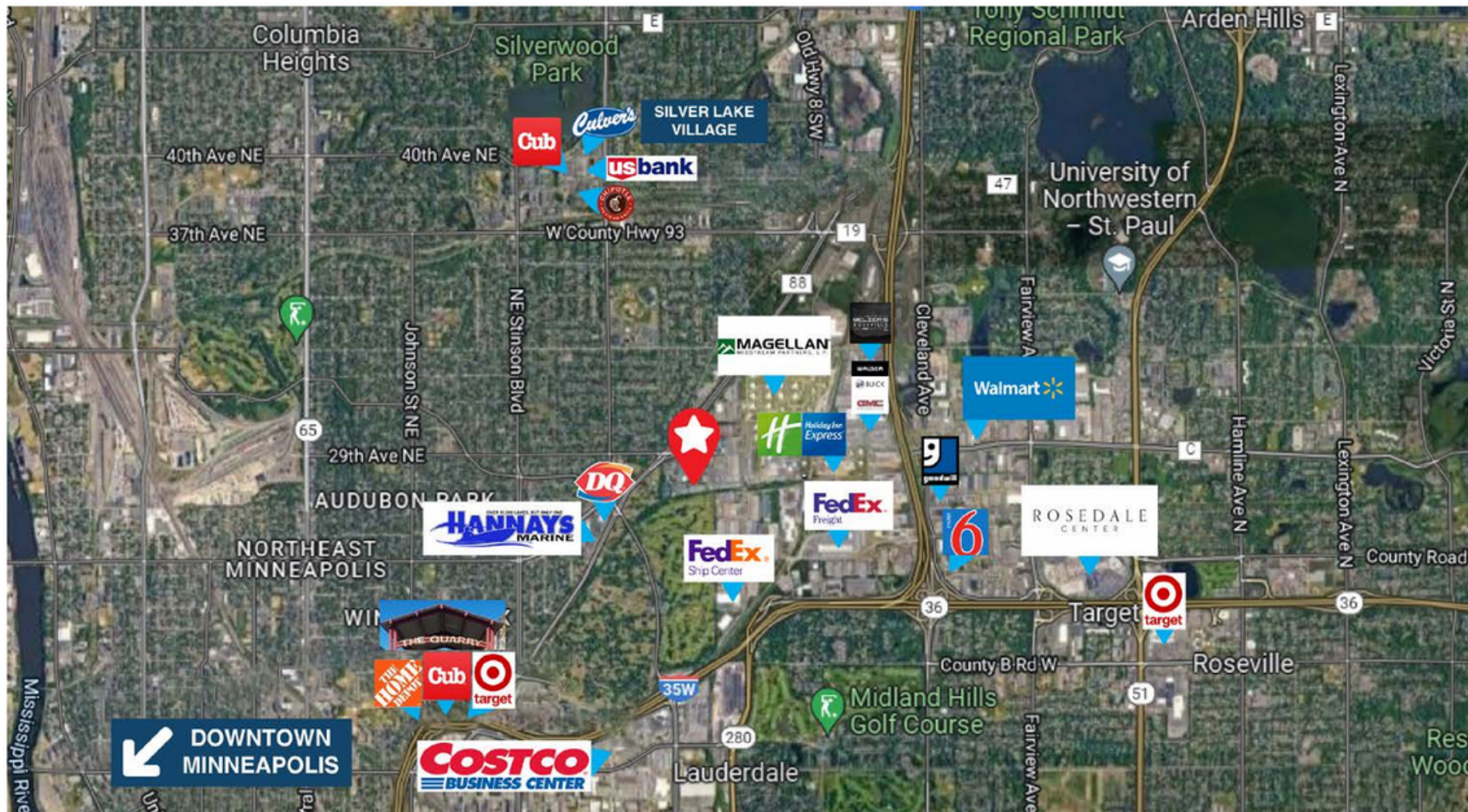
Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING





OWNED BY



DEMOGRAPHICS

Distance from Subject Property	1 Mile	3 Mile	5 Mile
• Population	2,362	49,971	168,404
• Unemployment Rate	0.71%	1.96%	2.94%
• Average Household Income	\$83,211	\$68,802	\$63,626
• Median Household Income	\$75,061	\$58,482	\$51,936