

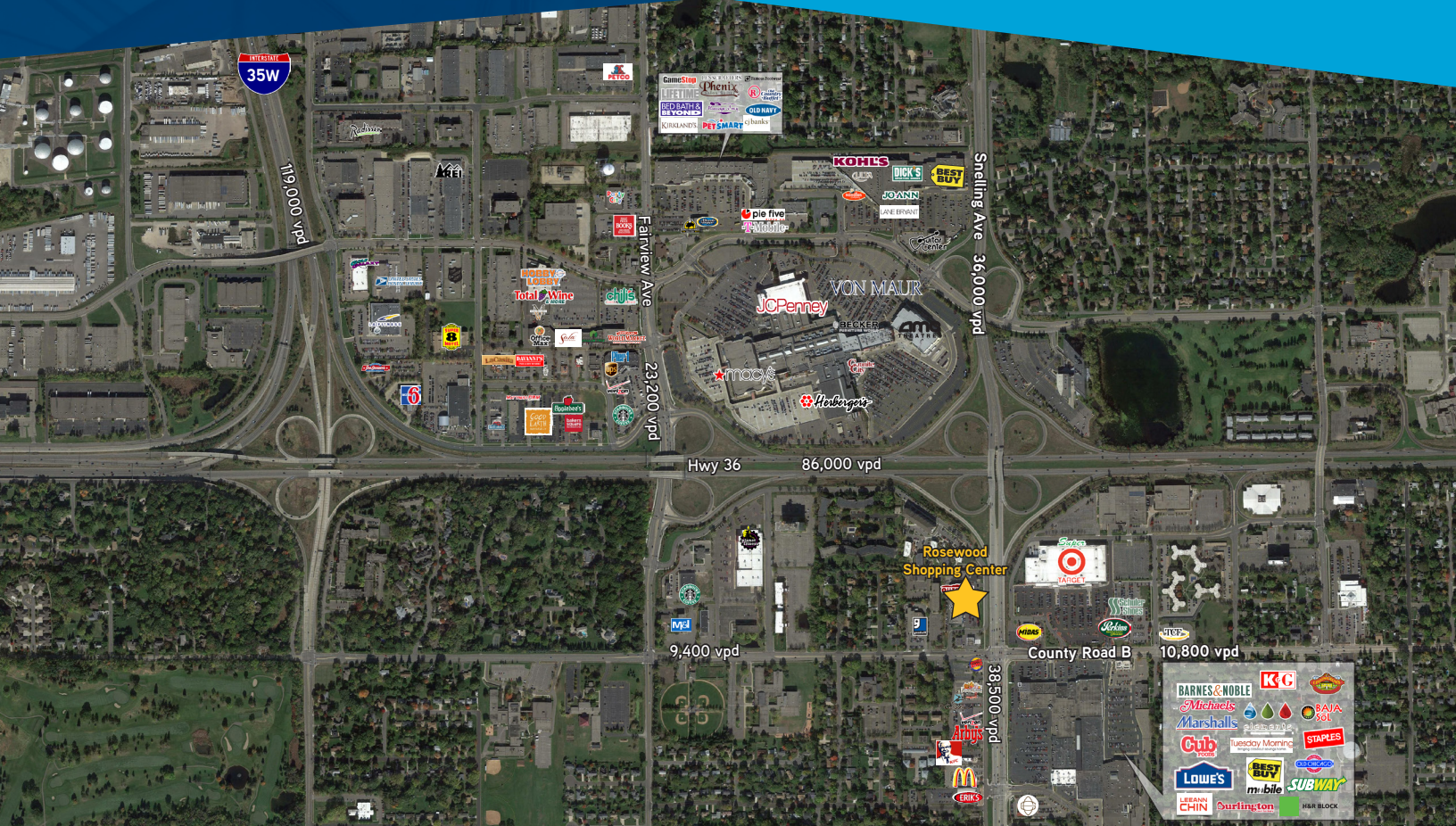
RETAIL SPACE FOR LEASE >

Rosewood Shopping Center

2181-2195 N Snelling Ave. | Roseville, MN 55113



Accelerating success.



BUILDING PHOTOS



CONTACT US

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ROSEWOOD CENTER > FOR LEASE

SITE INFORMATION:

- > Location SWQ of Hwy 36 & Snelling Ave | Roseville, MN
- > Description Convenience/Strip Center
- > Building GLA 29,928 SF

AVAILABILITY:

- > For Lease 2,496 - 5,000 SF
- > CAM & Taxes \$7.44 PSF

DEMOGRAPHICS:

Radius	1 Mile	3 Mile	5 Mile
Population	8,605	86,284	352,129
Median HH Income	\$67,795	\$60,631	\$50,779
Average HH Income	\$90,944	\$85,185	\$74,360

Source: ESRI 2017, Estimates

TRAFFIC COUNTS:

- > Snelling Ave: 38,500 vpd
- > Highway 36: 91,000 vpd

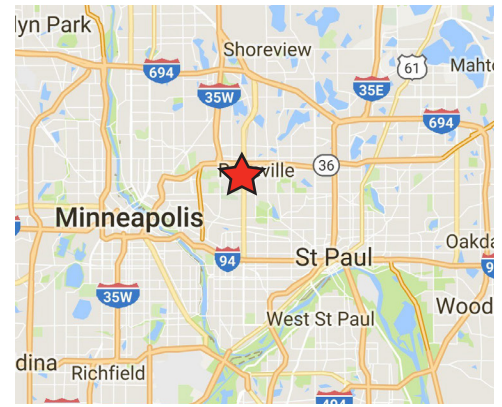
* Source: Minnesota Department of Transportation 2016 Study Averages are per day total cars

AREA TENANTS:

- > Target
- > Marshalls
- > Tuesday Morning
- > Burlington
- > Dick's Sporting Goods
- > Bed, Bath & Beyond
- > Cost Plus World Market
- > Becker Furniture
- > Cub
- > Michaels
- > David's Bridal
- > Hobby Lobby
- > Pier 1 Imports
- > Von Maur
- > Joann's
- > Party City
- > Barnes & Noble
- > Home Goods
- > DSW
- > Old Navy
- > Total Wine
- > Kohl's
- > REI

COMMENTS:

Rosewood Shopping center is located in one of the top tier regional trade areas in the metro, with robust daytime and evening populations. This multi-tenant shopping center is situated in a prime location just off Snelling Avenue and Highway 36 near a signalized intersection. The site offers clear visibility to 40,000 cars per day on Snelling Avenue. With 8,857 square feet available, there is an opportunity to join strong national and local tenants both in and around the shopping center.



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