

FOR LEASE &gt; RETAIL &gt; 21,932 SF JUNIOR ANCHOR SPACE

# Rosedale Marketplace

2401 FAIRVIEW AVENUE N, ROSEVILLE, MN

On Fairview Avenue and County Rd B2.  
Exposure to 35,000 cars per day.



PROPOSED



EXISTING

## FOR LEASE



- Prominent Junior Anchor Space
- New proposed elevation
- Maximum signage on Fairview
- Large parking field
- Great access within the densely populated Roseville retail core
- Dominant strength in both cotenancy and position in the market

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# Site Information

- **Location** SWC Fairview Avenue & County Road B2, Roseville, MN
- **Description** Retail Shopping Center
- **Center GLA** 147,398 SF
- **Year Opened** 1990

## AVAILABLE:

Suite 11 21,932 SF  
Suite 29 1,500 SF

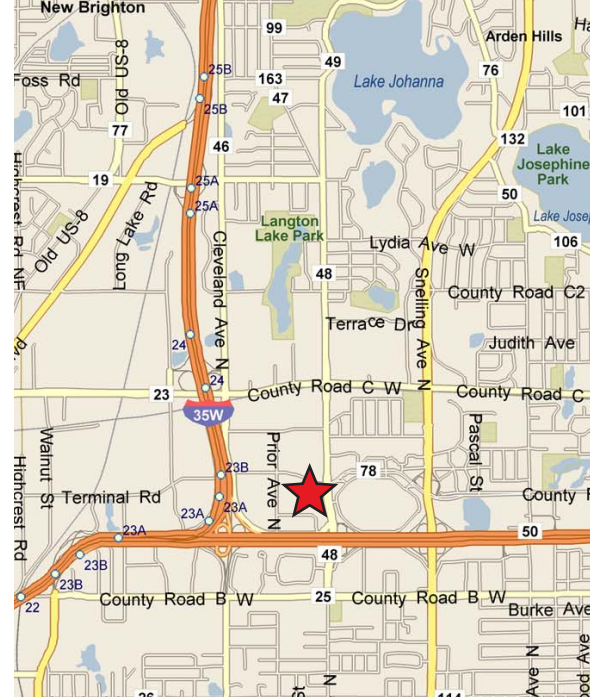
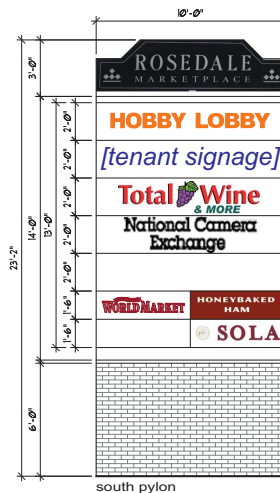
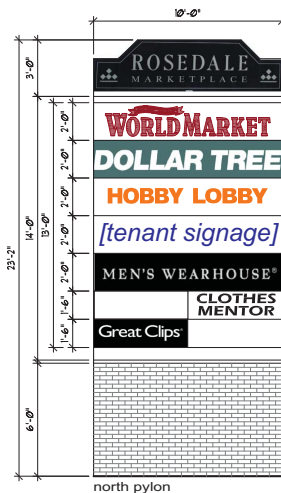
DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	5,389	79,084	282,649
Median HH Income	\$52,451	\$61,776	\$50,442
Average HH Income	\$66,844	\$72,738	\$62,478

## TENANTS:

- Hobby Lobby
- Office Max
- Dollar Tree
- Men's Warehouse
- Total Wine
- Sola Salon
- Great Clips
- National Camera
- Cost Plus
- Clothes Mentor
- Honey Baked Ham
- Chili's

## AREA TENANTS:

- Bed Bath & Beyond
- AMC Theater
- Byerly's
- Granite City
- JoAnn Fabrics
- Michaels
- SuperTarget
- Total Wine
- David's Bridal
- Old Navy
- Barnes & Noble
- Dick's Sports
- Herbergers
- Kohl's
- Planet Fitness
- Office Depot
- PetSmart
- Cub Foods
- DXL Casual Male
- Best Buy
- DSW
- ULTA
- Macy's
- Petco
- Von Maur
- Aldi
- Buffalo Wild Wings
- Kirkland's
- Big Bowl
- Golf Galaxy
- JC Penney
- Marshalls
- Staples
- Lucky's 13 Pub
- Walmart



## 2017 (EST) EXPENSES:

<b>CAM</b>	\$3.25 psf
<b>Taxes</b>	\$4.59 psf
<b>Total Estimates</b>	\$7.84 psf

## TRAFFIC COUNTS:

- County Road B2: 11,500 cpd
- Fairview Ave: 23,200 cpd

\* Source: Minnesota Department of Transportation 2009  
Study Averages are per day total cars

## COMMENTS:

Rosedale Marketplace is located along Fairview Avenue directly across from the regional shopping center, Rosedale Center, and is engulfed by prominent retailers.

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