

FOR LEASE > RETAIL

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# Rosedale Marketplace

2401 FAIRVIEW AVENUE N | ROSEVILLE, MN



## Site Plan

SITE PLAN		
SUITE	TENANT	AREA SF
1	Hobby Lobby	43,960 SF
3	Total Wine	21,166 SF
5	Men's Warehouse	8,488 SF
11A	AVAILABLE	11,932 SF
11B	David's Bridal	10,000 SF
13	Sola Salon	5,288 SF
19	Clothes Mentor	3,663 SF
27	Dollar Tree	9,600 SF
29	Nail & Wax Haven	1,500 SF
35	National Camera	6,208 SF
39	Great Clips	1,000 SF
43	Honey Baked Ham	4,339 SF
45	Cost Plus Chico's	20,253 SF 6,000 SF



## Contact Us

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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 11A 11,932 SF storage space

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

### TRAFFIC COUNTS:

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

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

### 2018 (EST) EXPENSES:

<b>CAM</b>	\$3.24 psf
<b>Taxes</b>	\$4.78 psf
<b>Total Estimates</b>	\$8.02 psf

### TENANTS:

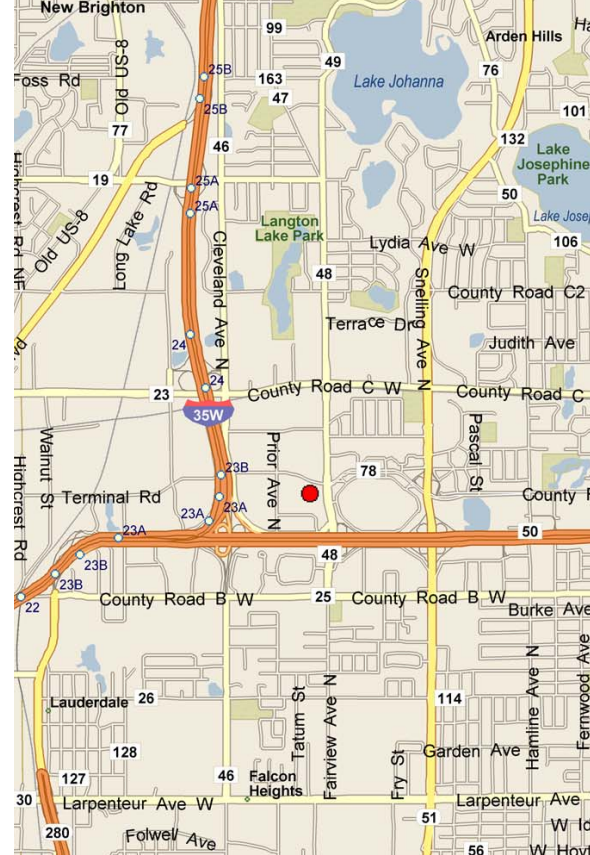
- > **Hobby Lobby**
- > **Office Max**
- > **Dollar Tree**
- > **Men's Warehouse**
- > **Nail & Wax Haven**
- > **Total Wine**
- > **Sola Salon**
- > **Great Clips**
- > **National Camera**
- > **Cost Plus**
- > **Clothes Mentor**
- > **Honey Baked Ham**
- > **Chili's**

### AREA TENANTS:

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

### 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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