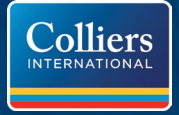


RETAIL SPACE FOR LEASE >

# Rosedale Marketplace

2401 Fairview Avenue N | Roseville, MN



## SITE PLAN



## CONTACT US >

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# RETAIL SPACE > FOR LEASE

## SITE INFORMATION

- > Location: SWC Fairview Ave & Cty Rd B2 | Roseville, MN
- > Description: Retail Shopping Center
- > Center GLA: 147,398 SF
- > Year Opened: 1990



## AVAILABLE FOR LEASE

- > Suite 45: 20,253 SF

## 2019 EST. EXPENSES

- > \$3.33 psf CAM
- > \$5.72 psf Taxes
- > \$9.05 psf Total



## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
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

Source: Costar 2017, Estimates



## TRAFFIC COUNTS

- > County Rd B2: 11,500 vpd
- > Fairview Ave: 23,200 vpd

\* Source: MN Department of Transportation 2016 Study averages are per day total cars

## COMMENTS

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

## ANCHOR TENANTS



## AREA TENANTS



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