

FOR LEASE > RETAIL

MINNEAPOLIS-ST. PAUL



Rosedale Commons

2480 FAIRVIEW AVENUE N, ROSEVILLE, MN

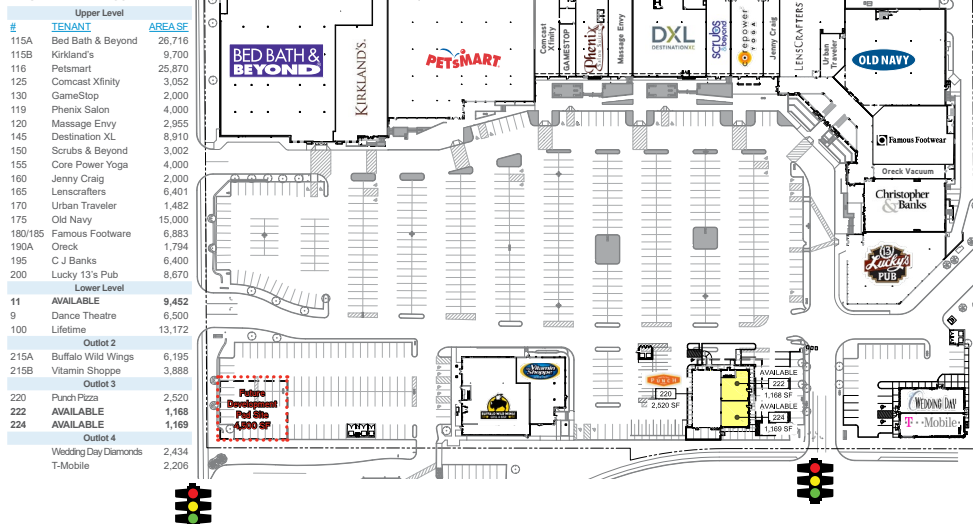


FOR LEASE

Contact Us

ROSEDALE COMMONS

UPPER LEVEL FLOOR PLAN



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Site Information

- > **Location** NWC Fairview Avenue & County Road B2, Roseville, MN
- > **Description** Newly Renovated, Retail Shopping Center
- > **Center GLA** 177,404 SF
- > **Year Opened** 1990

AVAILABLE:

- > 2,337 SF Pad Building
- > 9,452 SF Lower Level Space

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	4,563	79,048	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: 14,000 cpd
- > Fairview Ave: 13,600 cpd

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

2018 (EST) EXPENSES:

CAM	\$3.59 psf
Taxes	\$5.41 psf
Total Estimates	\$9.00 psf

TENANTS INCLUDE:

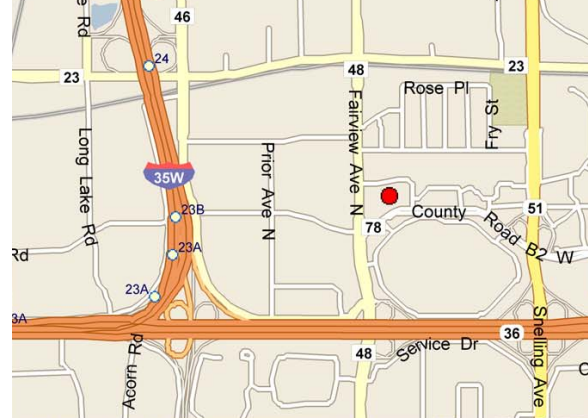
- > Bed Bath & Beyond
- > Old Navy
- > CJ Banks
- > CorePower Yoga
- > Vitamin Shoppe
- > PetSmart
- > Kirkland's
- > Lucky's 13 Pub
- > Punch Pizza
- > Famous Footwear
- > DXL Casual Male
- > Buffalo Wild Wings
- > Scrubs & Beyond
- > Massage Envy
- > Wedding Day

AREA TENANTS:

- > AMC Theater
- > Byerly's
- > Granite City
- > JoAnn Fabrics
- > Michaels
- > SuperTarget
- > Hobby Lobby
- > World Market
- > Barnes & Noble
- > Dick's Sports
- > Herbergers
- > Kohl's
- > Planet Fitness
- > Office Depot
- > Walmart
- > Best Buy
- > DSW
- > JC Penney
- > Macy's
- > Petco
- > Von Maur
- > David's Bridal
- > Cub Foods
- > Big Bowl
- > Golf Galaxy
- > ULTA
- > Marshalls
- > Staples
- > Total Wine
- > Aldi

COMMENTS:

Rosedale Commons is located on County Road B2 directly across from the regional shopping center, Rosedale Center on Fairview Avenue and is surrounded by dominant retail tenants in a very mature and dense retail trade area.



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