

RETAIL SPACE FOR LEASE >

Rosedale Commons

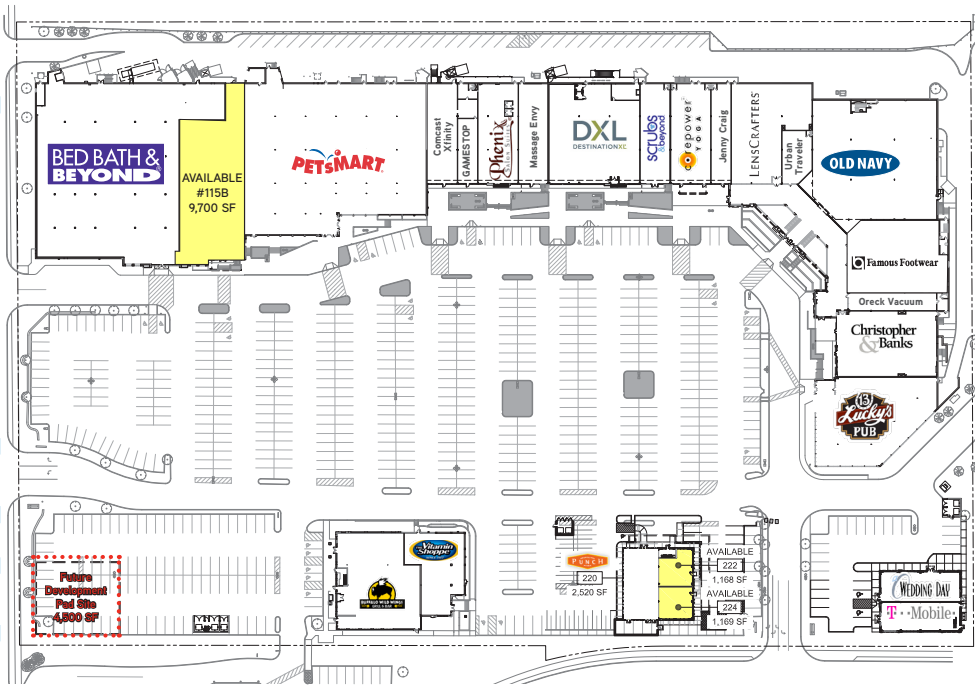
2480 Fairview Ave N | Roseville, MN

WELSH
PARTNER **XTEAM**
RETAIL ADVISORS

Colliers
INTERNATIONAL



SITE PLAN



CONTACT US >

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SITE INFORMATION

- > Location: NWC Fairview Ave & Cty Rd B2 | Roseville, MN
- > Description: Shopping Center
- > Center GLA: 177,404 sf
- > Year Opened: 1990



AVAILABLE FOR LEASE

- > Suite 115B: 9,700 sf
- > Suite 11: 9,452 sf (lower Level)
- > Suite 222: 1,168 sf
- > Suite 224: 1,169 sf

2018 EST. EXPENSES

- > \$3.59 psf CAM
- > \$5.41 psf Taxes
- > \$9.00 psf Total



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	5,786	82,510	333,163
Median HH Income	\$60,396	\$62,987	\$50,872
Average HH Income	\$86,118	\$88,510	\$73,586

Source: Costar 2017, Estimates



TRAFFIC COUNTS

- > County Rd B2: 14,200 vpd
- > Fairview Ave: 13,600 vpd

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

COMMENTS

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

ANCHOR TENANTS



AREA TENANTS



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