

FOR LEASE &gt; RETAIL

# Fairdale Shoppes

2375-2397 NORTH FAIRVIEW AVENUE, ROSEVILLE, MN



EXISTING



PROPOSED

## FOR LEASE



Tenant	SF
Pier 1	13,805
Computer Revolution	2,990
Turn Style	16,270
Blick Art	8,100
Available	1,025
Available	1,268

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 Minnetonka, MN 55343

[www.colliers.com](http://www.colliers.com)

## Site Information

- **Location** 2375-2397 North Fairview Avenue, Roseville, MN
- **Description** Retail Shopping Center
- **Year Opened** 1972

### AVAILABLE:

- 1,268 SF
- 1,025 SF
- Contiguous: 2,293 SF

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:

- MN Hwy 36: 87,000 cpd
- Fairview Ave: 17,500 cpd

*\* Source: Minnesota Department of Transportation 2012 Study Averages are per day total cars*

### 2017 (EST) EXPENSES:

<b>CAM</b>	\$3.35 psf
<b>Ins</b>	\$0.16 psf
<b>Taxes</b>	\$7.00 psf
<b>Total Estimates</b>	\$10.51 psf

### TENANTS:

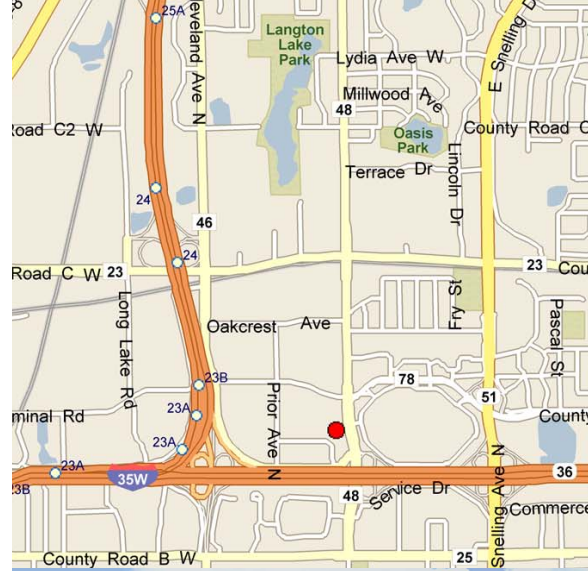
- Verizon
- TurnStyle
- Computer Revolution
- Blick Art & Craft
- UPS Store
- The Hearing Store
- Pier 1 Imports
- Quizno's
- Starbuck's

### AREA TENANTS:

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

### COMMENTS:

Fairdale Shoppes is located on Fairview Ave directly across from the regional shopping center, Rosedale Center and is engulfed by dominant retail tenants in a very mature and dense retail trade area.



## Contact Us

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