

RETAIL SPACE FOR LEASE >

# Roseville Plaza

SEQ Hwy 36 & Fairview Ave N | Roseville, MN 55113

WELSH



PARTNER



X TEAM  
INTERNATIONAL



## BUILDING PHOTO



## CONTACT US >>

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## RETAIL > FOR LEASE



### SITE INFORMATION

- > Location: Hwy 36 & Fairview Ave N | Roseville, MN
- > Description: Community Shopping Center
- > Building GLA: 108,213 sf
- > Parking: 490 spaces



### AVAILABLE FOR LEASE

- > Suite 1: 18,480 sf



### DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	5,014	84,065	346,299
Median HH Income	\$70,328	\$61,917	\$51,058
Average HH Income	\$95,170	\$86,966	\$74,123



### TRAFFIC COUNTS

- > Hwy 36: 86,000 vpd
- > Fairview Ave: 11,900 vpd
- > County Rd B: 9,100 vpd

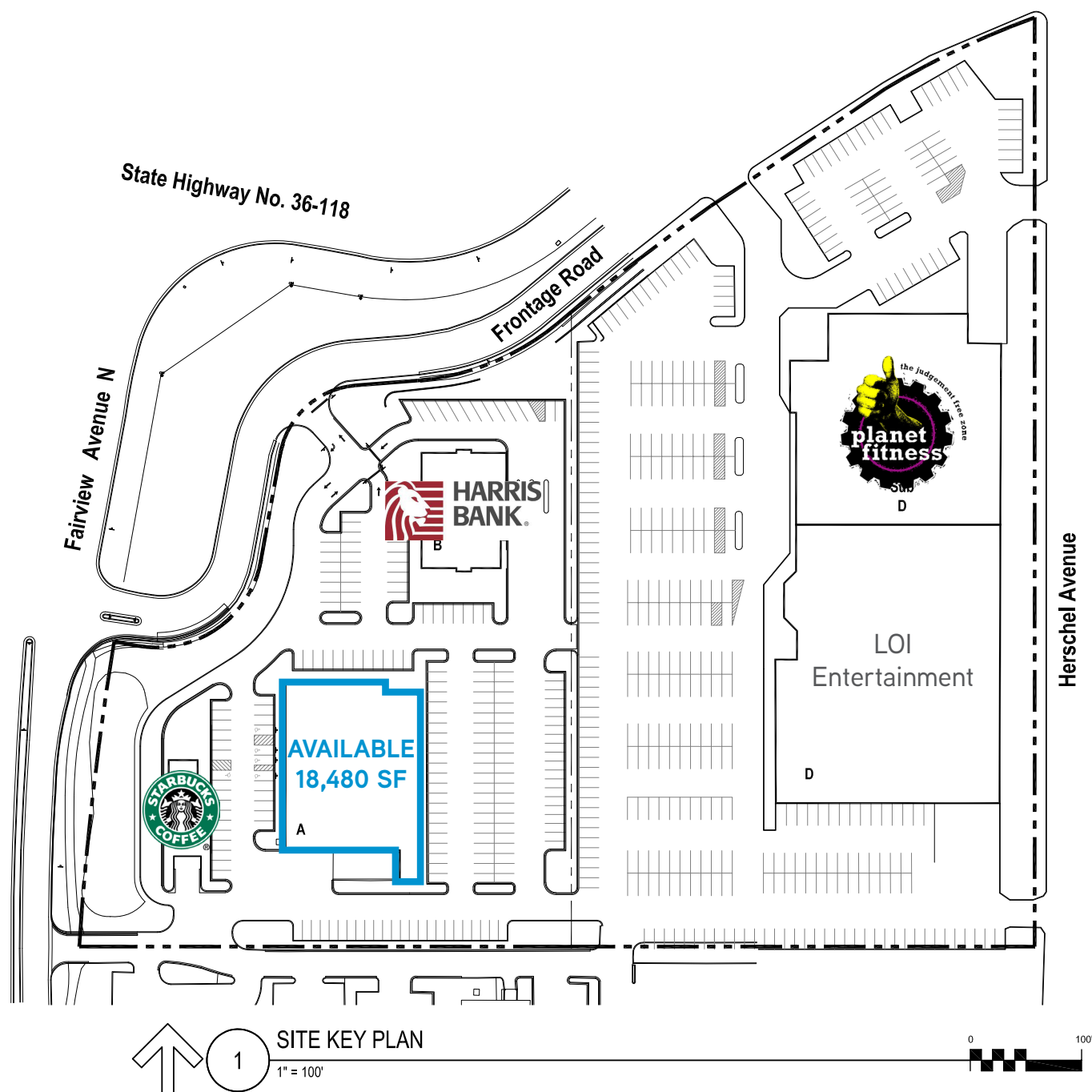
### COMMENTS

Roseville Plaza is a 108,213 sf shopping center located in the heart of the Rosedale Regional Mall trade area. Many area retailers boast its highest volume store is located in this trade area. Solid demographics, and great visibility to Hwy 36, with easy access off of Fairview Avenue. Existing 18,480 sf space can be expanded by 8,000 sf. Space available for immediate occupancy.

### AREA TENANTS



# SITE PLAN







## ROSEVILLE PLAZA > BIRDS EYE AERIAL

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