

FOR LEASE > RETAIL

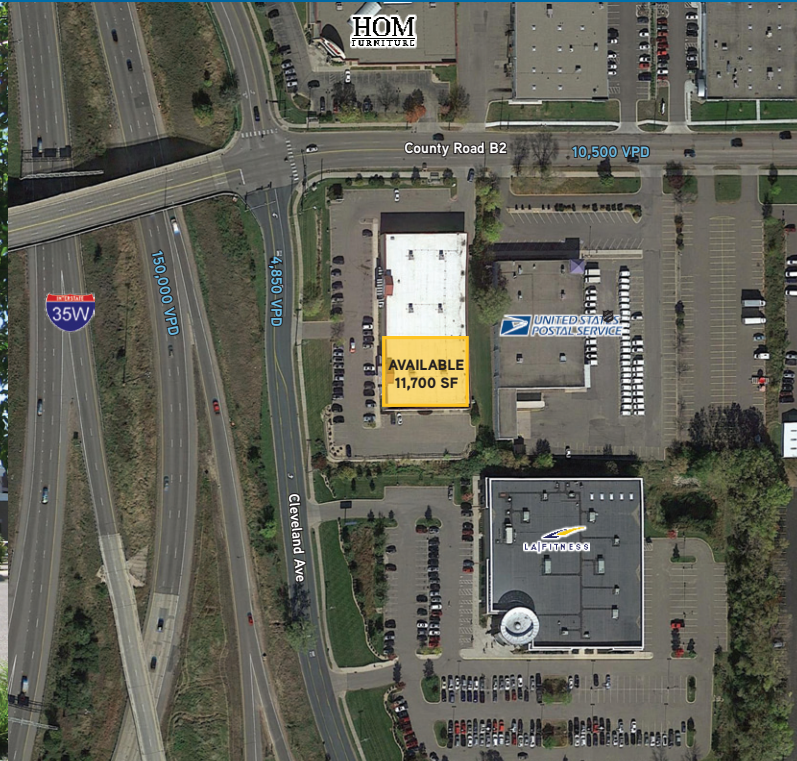
# 2436 Cleveland Ave

ROSEVILLE, MN 55311

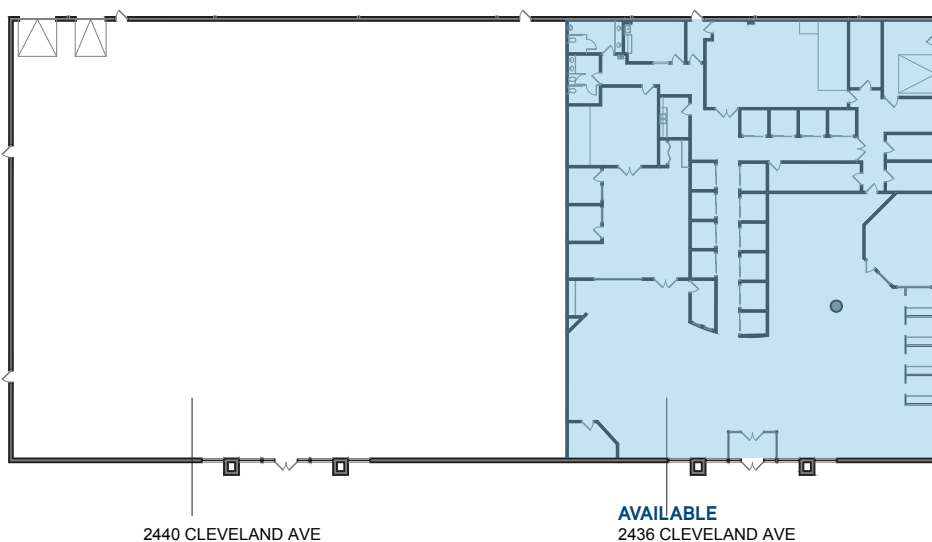
MINNEAPOLIS-ST. PAUL

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FOR LEASE



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## Site Information

- > **Location** 2436 Cleveland Ave, Roseville, MN 55311
- > **Description** Multi-Tenant Retail Strip Center
- > **Center GLA** 29,350 SF
- > New roof 2013
- > Ceiling 20' 4" to deck

### AVAILABLE:

11,700 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	2,625	87,659	299,251
Median HH Income	\$69,115	\$55,400	\$45,908
Average HH Income	\$84,299	\$64,998	\$53,208

*\* Source: ERSI 2010 Census with 2015 projections*

### TRAFFIC COUNTS:

- > Cleveland Ave: 4,850 cpd
- > I-35W: 150,000 cpd

*\* Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

### 2015 (EST.) EXPENSES:

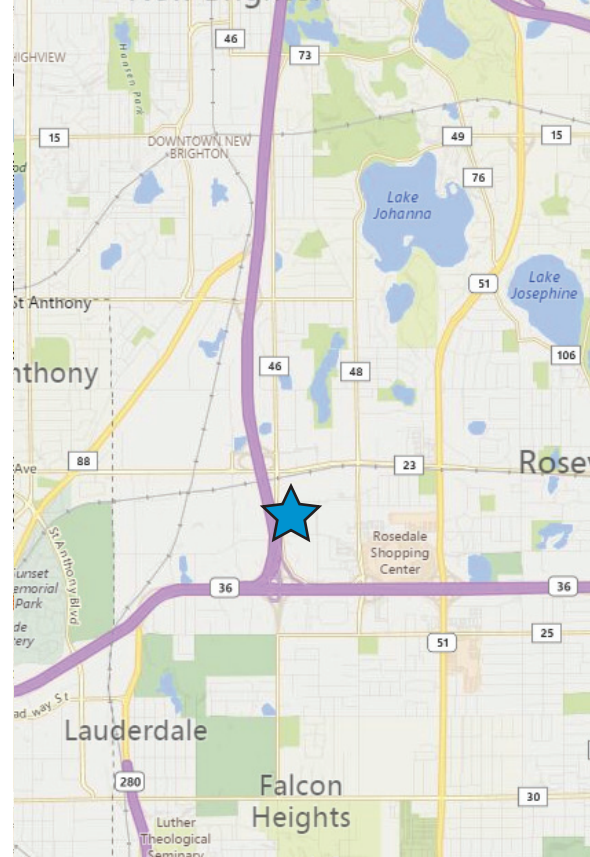
<b>CAM</b>	\$1.98 psf
<b>Taxes</b>	\$5.50 psf
<b>Total</b>	\$7.48 psf

### AREA TENANTS:

- |                    |                 |                  |              |
|--------------------|-----------------|------------------|--------------|
| > Babie's R Us     | > Office Max    | > Cost Plus      | > Total Wine |
| > AMC Theater      | > Grumpy's      | > Barnes & Noble | > Best Buy   |
| > Big Bowl         | > BWW           | > Byerly's       | > Chili's    |
| > Dick's           | > Don Pablos    | > DSW            | > Flame      |
| > GolfSmith        | > Granite City  | > Herbergers     | > ULTA       |
| > JC Penney        | > JoAnn Fabrics | > Kohl's         | > Macy's     |
| > Marshalls        | > Michaels      | > Office Max     | > Petco      |
| > Olive Garden     | > Panera Bread  | > Perkins        | > Staples    |
| > SuperTarget      | > Talbot's      | > Office Depot   | > Gordman's  |
| > Sports Authority | > Lane Bryant   | > Perkins        | > Petco      |

### COMMENTS:

Prime location in one of the strongest retail trade areas of the metro. Prominent pylon signage is available on I-35W. Co-tenant with Golf Galaxy. Strong regional pull with Rosedale Center Mall in close proximity.



## Contact Us

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