



RETAIL SPACE FOR LEASE

# ROSEDALE MARKETPLACE

SWC Fairview Ave & Cty Rd B2 | Roseville, MN



 TRANSWESTERN®

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# OVERVIEW



## LOCATION

- Address: 2401 Fairview Avenue N | Roseville, MN 55113
- GLA: 147,398 SF
- Year Opened: 1990



## AVAILABILITY

- Suite 133: 3,663 SF
- Suite 145: 6,208 SF
- Suite 160: 2,090 SF

## EST. CAM & TAX (2020)

- \$9.05 PSF Total  
(\$3.33 PSF CAM/Ins | \$5.72 PSF Taxes)



## TRAFFIC COUNTS

- 11,500 vpd - Cty Rd B2
- 23,200 vpd - Fairview Ave



\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	5,729	77,970	312,797
Median HH Income	\$64,091	\$66,036	\$52,990
Average HH Income	\$88,616	\$91,538	\$77,352

### CO-TENANTS



### AREA TENANTS





## SITE PLAN

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SWC FAIRVIEW AVE & CTY RD B2 | ROSEVILLE, MN 55113



SUITE	TENANT	AREA SF
100	Hobby Lobby	43,960 SF
105	Total Wine	21,166 SF
110	Men's Wearhouse	8,488 SF
120	David's Bridal	10,000 SF
130	Sola Salon	5,288 SF
<b>133</b>	<b>AVAILABLE</b>	<b>3,663 SF</b>
135	Dollar Tree	9,600 SF
140	Nail & Wax Haven	1,500 SF
<b>145</b>	<b>AVAILABLE</b>	<b>6,208 SF</b>
150	Great Clips	1,000 SF
155	Honey Baked Ham	4,339 SF
<b>160</b>	<b>AVAILABLE</b>	<b>2,090 SF</b>
163	Sierra	18,056 SF
	Chili's	6,000 SF



Member of:



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