

FOR SALE OR LEASE

ROSEVILLE | MN 55113

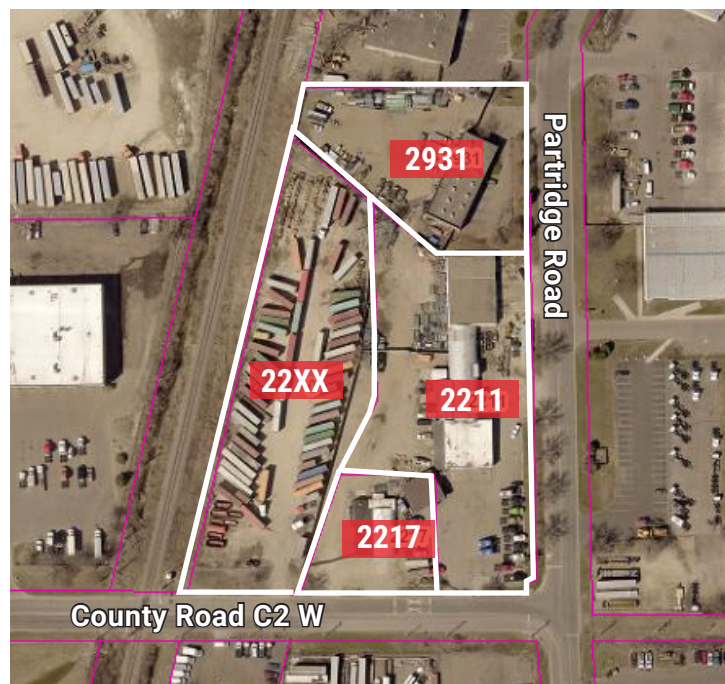


2931 Partridge Road
Roseville, MN 55113
05-29-23-13-0005

22XX County Road C2 W
Roseville, MN 55113
05-29-23-13-0006

2211 County Road C2 W
Roseville, MN 55113
05-29-23-12-0007

2217 County Road C2 W
Roseville, MN 55113
05-29-23-13-0008



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PROPERTY INFORMATION:

Address	SF	Loading	Acres	Est. RE Taxes	Lease Rates	*Asking Price
2931 Partridge Road	5,901	Six (6) Drive-Ins	1.15	\$23,688	Leased	Package Deal
22XX County Road C2 W	N/A	N/A	1.89	\$10,600	Leased	Package Deal
2211 County Road C2 W	14,697	Seven (7) Drive-Ins	1.83	\$22,938	\$5.75 PSF N	Package Deal
2217 County Road C2 W	3,000	Two (2) Drive-Ins	0.48	\$6,260	Leased	Package Deal
TOTALS	23,598	Fifteen (15) Drive-Ins	5.35	\$63,486	-	\$4,200,000

***Please Note:** Sale is a package deal, which includes all four parcels for the \$4,200,000 asking price.

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90,005
Total Population
within 3 Miles



116,050
Total Daytime Population
within 3 Miles



37,430
Total Households
within 3 Miles



103,000 VPD
Located on
Interstate 35W

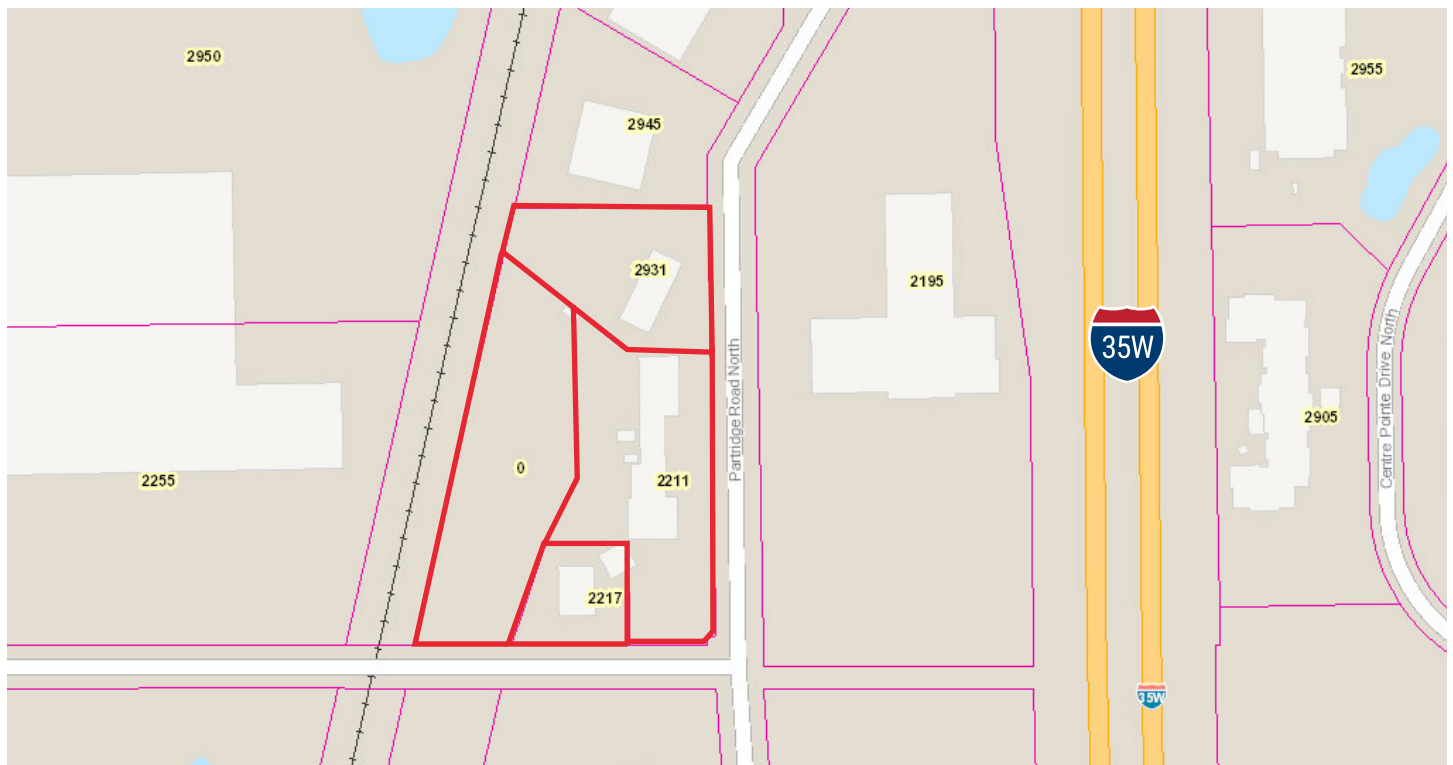
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PROPERTY HIGHLIGHTS & FEATURES

- Prime redevelopment opportunity
- Zoned Industrial
- Income in-place for an owner/user or investor
- Centrally located in the Twin Cities
- Minnesota rail serve opportunity



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