



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 145: 6,208 SF w/ pylon signage
- Suite 160: 2,090 SF w/ pylon signage

EST. CAM & TAX (2023)

- \$10.04 PSF Total (\$3.73 PSF CAM/Ins | \$6.31 PSF Taxes)



TRAFFIC COUNTS

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

CO-TENANTS



* 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

AREA TENANTS





SITE PLAN

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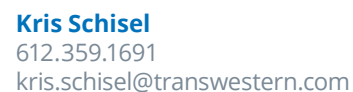
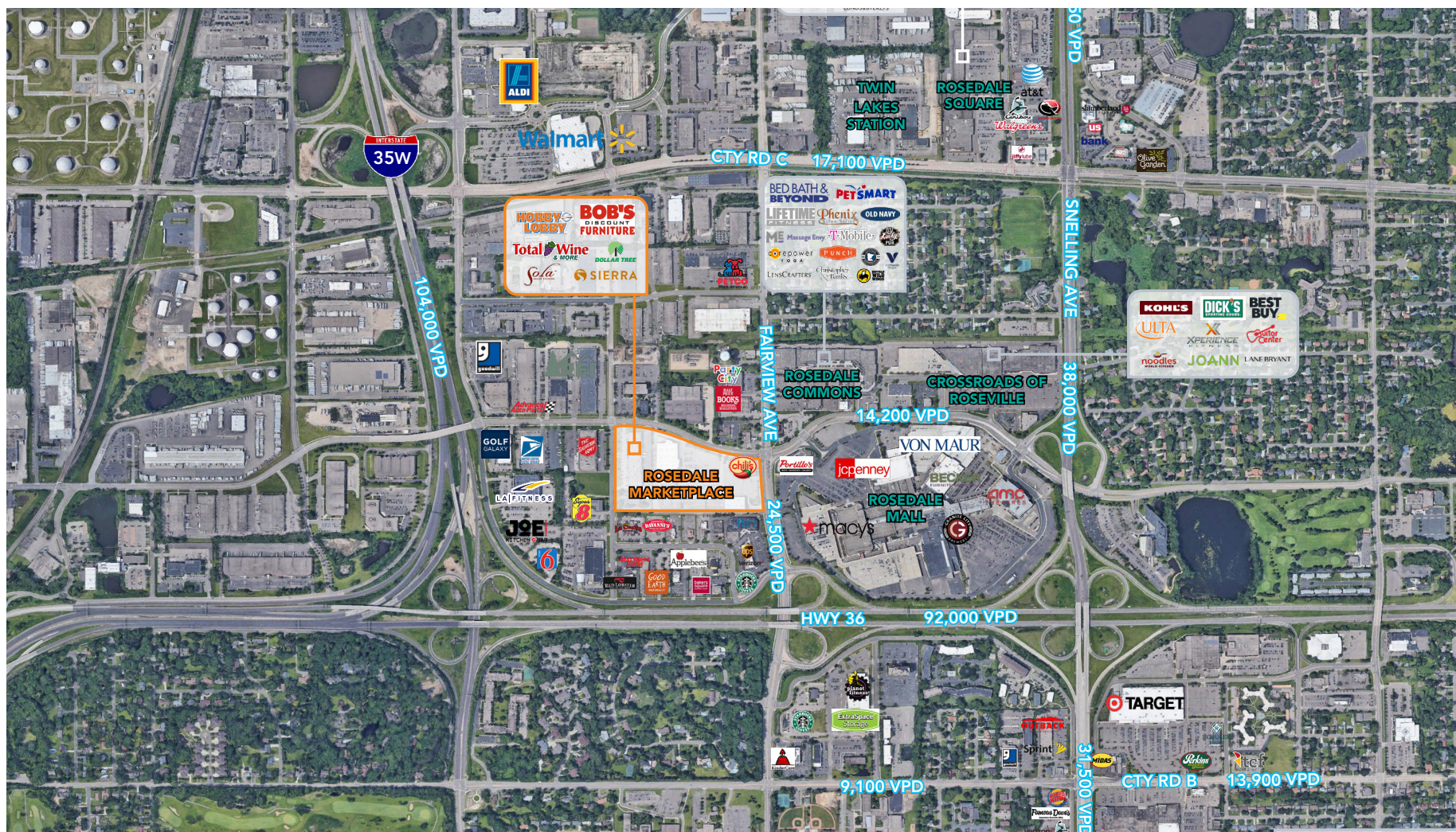


SUITE	TENANT	AREA SF
100	Hobby Lobby	43,960 SF
105	Total Wine	21,166 SF
110	Men's Wearhouse	8,488 SF
120	Bob's Furniture	21,953 SF
130	Sola Salon	5,288 SF
133	Pagoda Restaurant	3,663 SF
135	Dollar Tree	9,600 SF
140	Nail & Wax Haven	1,500 SF
145	AVAILABLE	6,208 SF
150	Great Clips	1,000 SF
155	Honey Baked Ham	4,339 SF
160	AVAILABLE	2,090 SF
163	Sierra	18,056 SF
	Chili's	6,000 SF





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