



Capital Markets & Asset Strategies

**FOR
SALE**

FOR SALE

Cleveland Avenue North
Roseville, MN 55113

PROPERTY DETAILS

Transwestern is pleased to offer two prime parcels of land for sale in Roseville, MN. This property offers a unique opportunity in a thriving community known for its excellent amenities. The property is ideally situated in a well-connected area, making it a prime spot for investment. Roseville's strategic location between Minneapolis and St. Paul offers excellent access to major highways, public transportation, and a range of amenities.

Summary	
Location	Cleveland Ave N Roseville, MN
Parcel Size	1.47 AC / 64,033 SF
PID	092923320006 092923320009
Zoning	MU-4: Core Mixed Use District
Permitted Uses:	Permitted uses include, but are not limited to: Office Medical Commercial - Retail Multi-Family (5+ units)
2024 RE Taxes	\$24,518

DEMOGRAPHICS



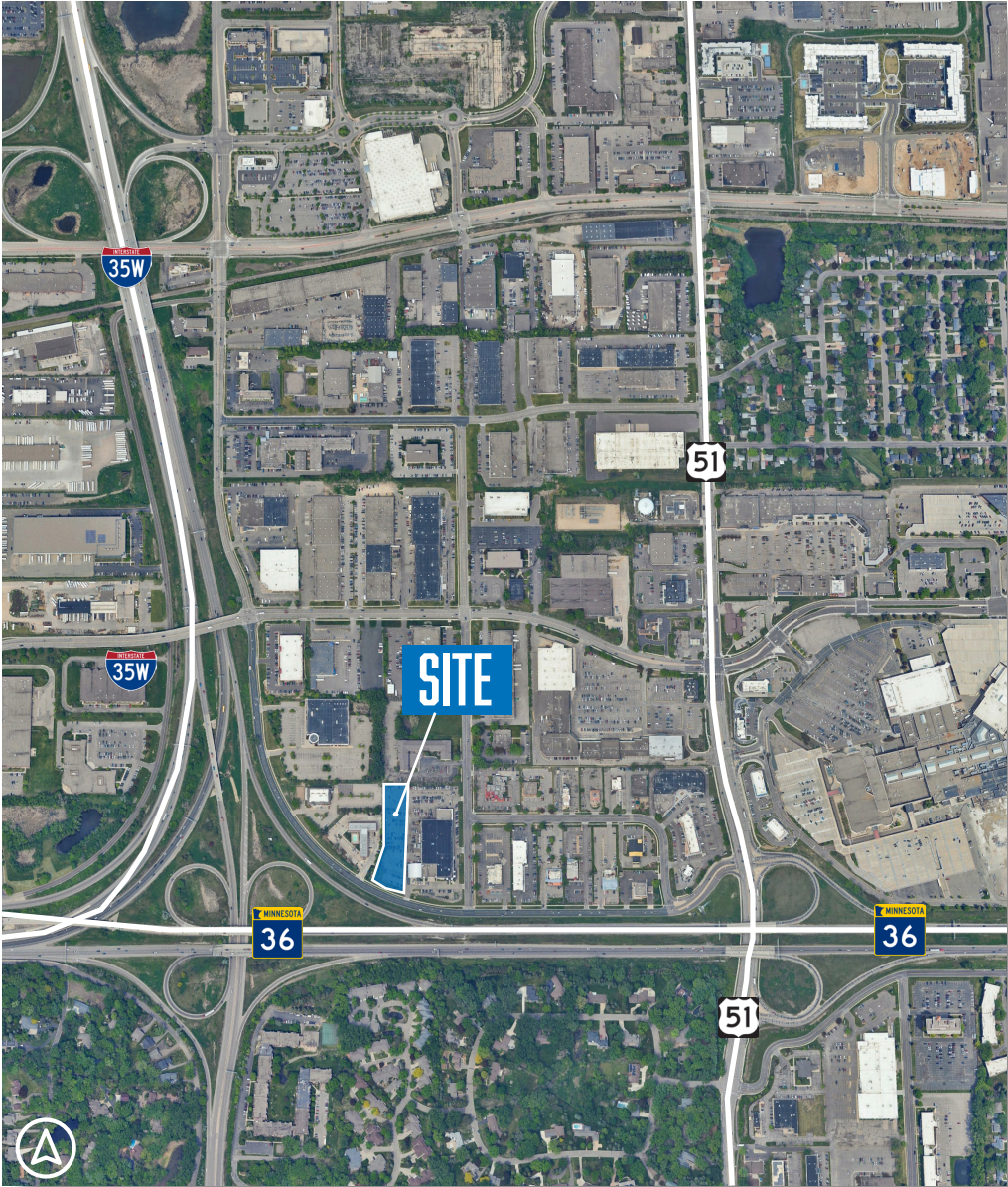
2024 Population
1 Mile: 4,395
3 Mile: 89,105
5 Mile: 367,751



2024 Average Household Income
1 Mile: \$129,724
3 Mile: \$119,218
5 Mile: \$104,859



Traffic Counts
Highway 36: 83,812 VPD
I-35W: 127,110 VPD



AMENITY MAP





MIKE SALMEN
Managing Principal
(612) 359-1660
mike.salmen@transwestern.com

TOM PALMQUIST
Senior Vice President
(612) 359-1605
tom.palmquist@transwestern.com

