

40,300 SQ. FT. RETAIL FOR LEASE

1955 COUNTY RD B2 W

ROSEVILLE | MN 55113



TRANSWESTERN

REAL ESTATE
SERVICES



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Owned & Managed by:



OVERVIEW

PROPERTY INFORMATION

- Location: 1955 W Cty Rd B2 | Roseville, MN
- Building GLA: 80,172 sq. ft.
- Parking: 118 spaces

AVAILABLE

- 40,300 sq. ft.

2022 EST CAM/TAX

- \$4.25 psf (\$1.46 psf CAM + \$2.79 psf Taxes)

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

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

TRAFFIC COUNTS

- 12,364 vpd - Co Rd B2 W
- 3,632 vpd - Prior Ave

AREA TENANTS

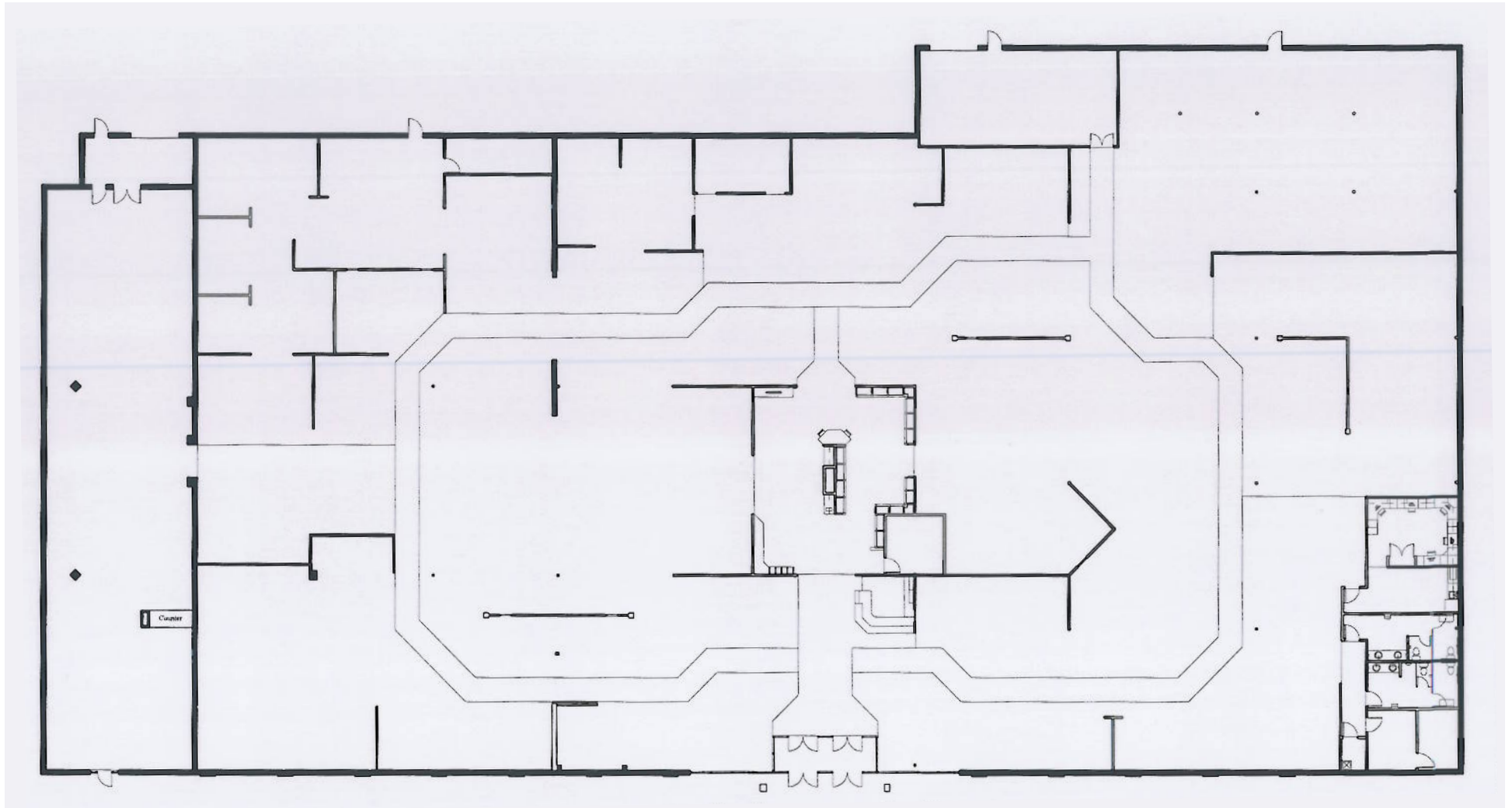


FLOOR PLAN

40,300 sq. ft.



REALTY
RESOURCES
MEMBER



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