



RETAIL FOR LEASE

FAIRDALE SHOPPES

2375-2397 N Fairview Ave | Roseville, MN



CONTACT

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OVERVIEW



PROPERTY INFORMATION

- Location: 2375-2397 N Fairview Ave | Roseville, MN
- Description: Retail Shopping Center
- Year Opened: 1972



AVAILABLE

- 14,728 sf - former Pier 1
(7,297 sf ground level + 7,431 sf lower level)

2021 EST. CAM & TAX

- \$11.49 psf Total



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	4,563	79,048	282,649
Median HH Income	\$52,451	\$61,776	\$50,442
Average HH Income	\$66,844	\$72,738	\$62,478

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



TRAFFIC COUNTS

- 96,000 vpd - MN Hwy 36
- 24,500 vpd - Fairview Ave



COMMENTS

A rare 2-level lease opportunity available with an unmatched position in the Roseville Trade Area. Outstanding exposure to both Highway 36 & Fairview Ave, building signage on two prominent sides of the building and top billing on the monument sign. Fairdale Shoppes is located on Fairview Ave directly across from the regional shopping center, Rosedale Center and is engulfed by dominant retail tenants in a very mature and dense retail trade area.

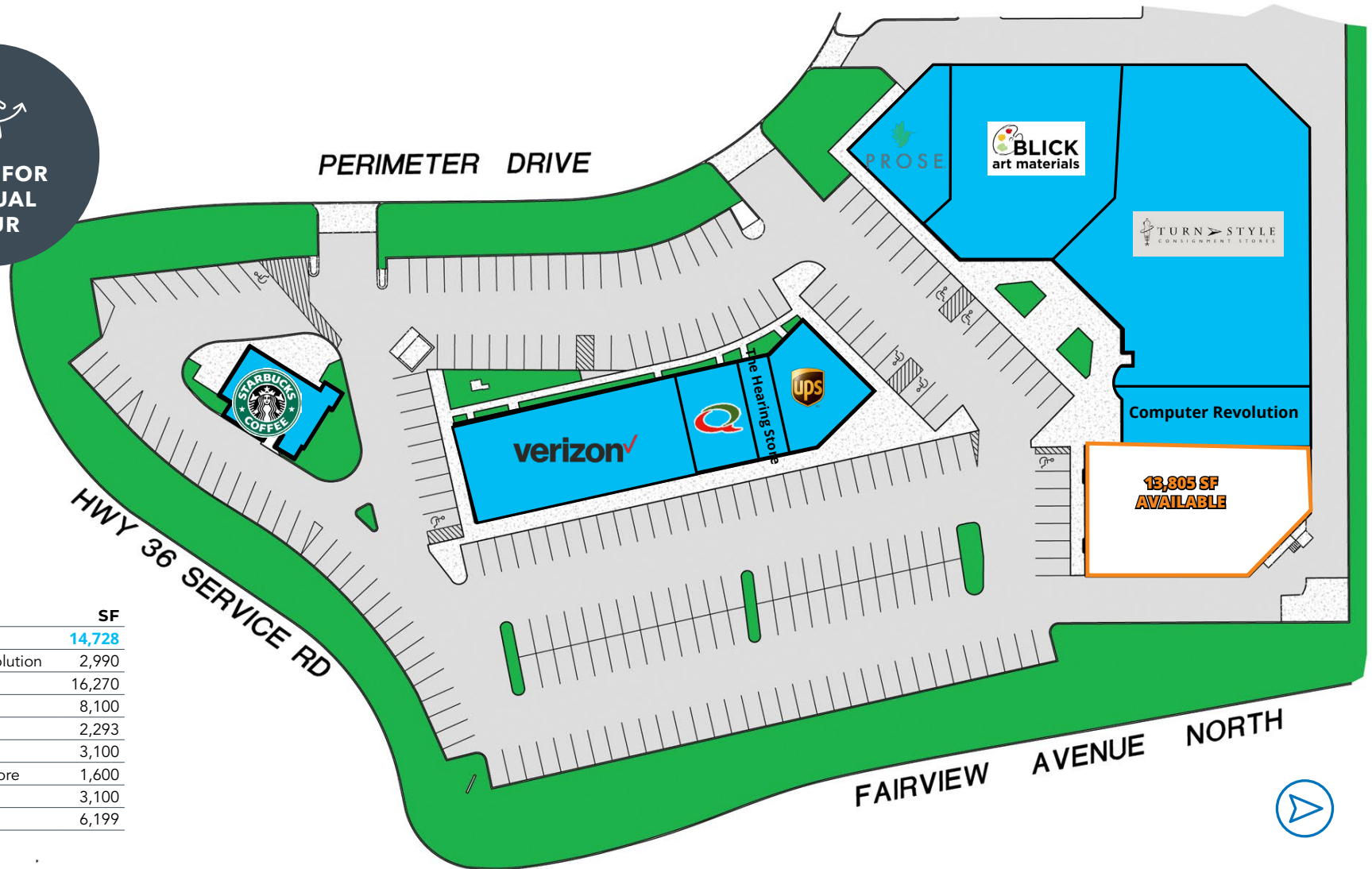
AREA TENANTS





OVERALL SITE PLAN

FAIRDALE SHOPPES



TENANT	SF
AVAILABLE	14,728
Computer Revolution	2,990
Turn Style	16,270
Blick Art	8,100
Prose	2,293
UPS	3,100
The Hearing Store	1,600
Quiznos	3,100
Verizon	6,199