

Retail for Lease

Rosewood Shopping Center | 2181 - 2195 N Snelling Ave, Roseville, MN 55113



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Property highlights

Rosewood Shopping Center is located in one of the top tier regional trade areas in the metro, with robust daytime and evening populations. This multi-tenant shopping center is situated in a prime location just off Snelling Avenue and Highway 36 near a signalized intersection. The site offers clear visibility to 40,000 vehicles per day on Snelling Avenue. With up to 5,000 square feet available, there is an opportunity to join strong national and local tenants both in and around the shopping center.



Demographics

Radius		1-mile	3-mile	5-mile
	Population	8,241	84,691	363,073
	Median HH Income	\$82,529	\$80,703	\$67,863
	Average HH Income	\$117,672	\$113,502	\$101,274
	Daytime Population	16,135	108,987	410,053

Confidential Retail Space For Lease

Description

Convenience/Strip Center

Building Size

29,928 SF

Available

Suite 2191A: 2,504 SF*
2nd Generation Nail Salon

Suite 2191B: 2,496 SF*
*can combine for 5,000 SF

Expenses

\$3.08 PSF - CAM

\$5.13 PSF - Taxes

\$8.21 PSF

Traffic Count

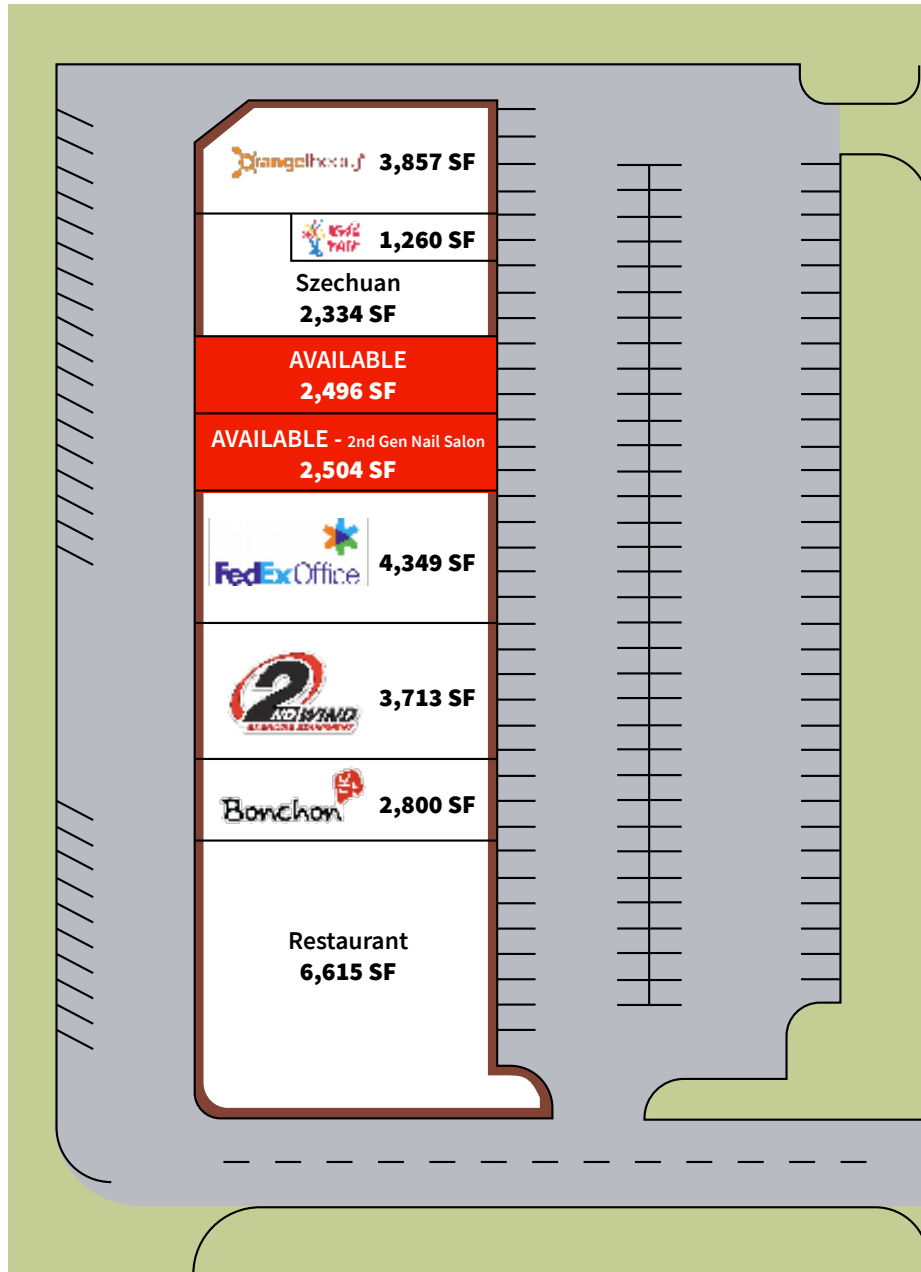
Snelling Ave: 31,500 VPD
County Rd B W: 9,100 VPD

Highway 36: 91,000 VPD
Cheshire Ln N: 4,900 VPD

Area Tenants



Site plan





Contact

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