# 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
<b>202</b>	Population	8,241	84,691	363,073
<b>(\$)</b>	Median HH Income	\$82,529	\$80,703	\$67,863
\$	Average HH Income	\$117,672	\$113,502	\$101,274
2	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\*
 Suite 2191B: 2,496 SF\*

 2nd Generation Nail Salon
 \*can combine for 5,000 SF

#### **Expenses**

\$3.08 PSF - CAM \$5.13 PSF - Taxes

\$8.21 PSF

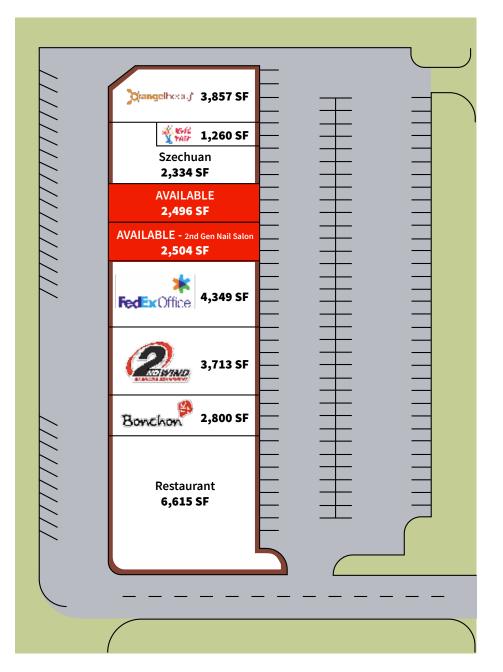
#### **Traffic Count**

Snelling Ave: 31,500 VPD Highway 36: 91,000 VPD County Rd B W: 9,100 VPD Cheshire Ln N: 4,900 VPD

#### **Area Tenants**



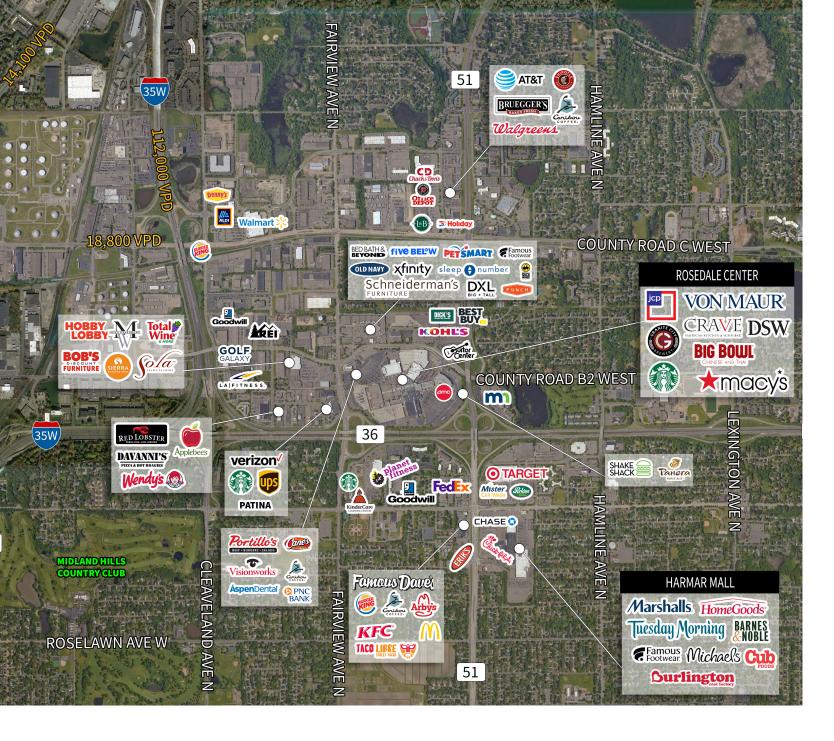
# Site plan













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