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SERVICES

FAIRDALE SHOPPES | ROSEVILLE, MN



FAIRDALE SHOPPES PROPERTY OVERVIEW

LOCATION: 2375-2397 N Fairview Ave | Roseville, MN

DESCRIPTIONS: Retail Shopping Center

YEAR OPENED: 1972

AVAILABILITY

2,990 sq. ft. (includes dry and secure storage below space)

CAM + TAX: \$13.21 sq. ft. total 2024 est.
[\$5.35 psf CAM + \$0.42 psf Ins + \$7.44 psf tax]

TRAFFIC COUNTS

84,081 vpd | MN Highway 36

19,991 vpd | Fairview Ave

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	5,537	85,177	354,812
MEDIAN HH INCOME	\$74,031	\$82,735	\$68,461
AVERAGE HH INCOME	\$113,895	\$115,973	\$101,174

* Sources: ESRI 2022 est & MN Dept of Transportation 2023 Study avgs are per day total cars

CONTACT

KRIS SCHISEL | 612 359 1691 | kris.schisel@transwestern.com



COMMENTS

Fairdale Shoppes is located on Fairview Avenue directly across from the regional shopping area, Rosedale Center. It has outstanding exposure to both Highway 36 and Fairview Avenue, with building signage on the prominent southeast corner of the property. The center is part of a well-established retail area and features popular tenants like Chipotle, Verizon, Patina, and Starbucks.

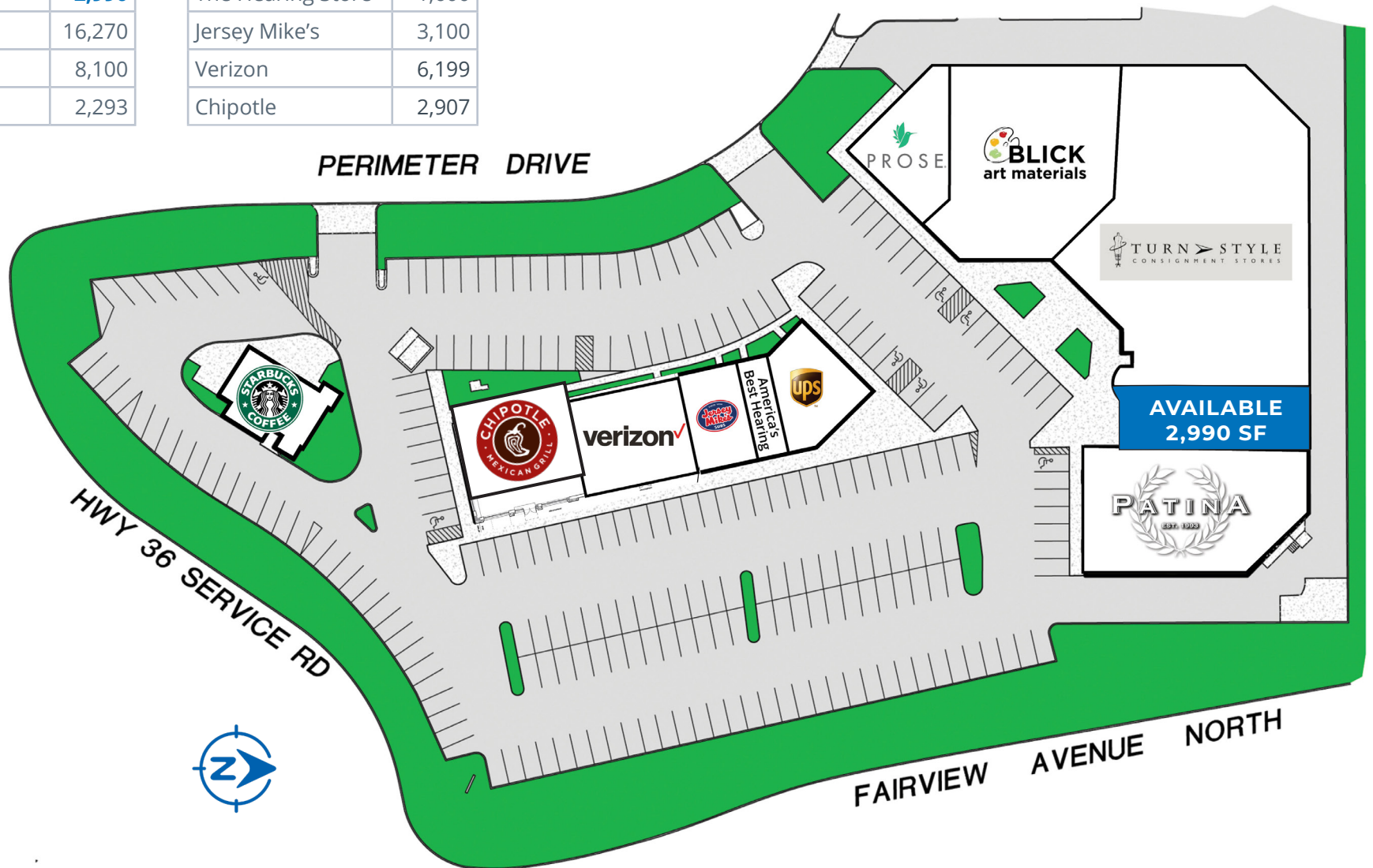
AREA TENANTS



FAIRDALE SHOPPES OVERALL SITE PLAN

TENANT	SF
Patina	7,297
AVAILABLE	2,990
Turn Style	16,270
Blick Art	8,100
Prose	2,293

TENANT	SF
UPS	3,100
The Hearing Store	1,600
Jersey Mike's	3,100
Verizon	6,199
Chipotle	2,907



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HOBBY LOBBY Total Wine & More
BOB'S DISCOUNT FURNITURE
DOLLAR TREE Great Clips
THE HONEY BAKED Ham
Sola
SIERRA

Schneiderman's FURNITURE PET SMART five BELOW
carter's phenix OLD NAVY DXL MENS APPAREL
ME Massage Envy T-Mobile scrubs beyond
repower LENS CRFTERS
WILD WINGS PUNCH WEDDING DAY

KOHL'S DICK'S SPORTING GOODS BEST BUY
ULTA X EXPERIENCE FITNESS
noodles MATTRESS FIRM JOANN
THE ORIGINAL PANCAKE HOUSE

TRADE AREA AERIAL

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