



ROSEDALE MARKETPLACE

Retail Space Available | SWC Fairview Ave + Cty Rd B2 - Roseville, MN

PROPERTY SUMMARY

LOCATION: 2401 Fairview Ave N | Roseville, MN
GLA: 147,398 SF
OPENED: 1990

AVAILABILITY

100% LEASED

CAM + TAXES (2026 EST)

CAM/INS: \$5.20 PSF
TAXES: \$5.42 PSF
TOTAL: \$10.62 PSF

TRAFFIC COUNTS

11,500 vpd | County Road B2
23,200 vpd | Fairview Ave

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	8,524	83,377	356,595
DAYTIME POPULATION	18,069	103,950	391,989
MEDIAN HH INCOME	\$78,900	\$84,067	\$69,850
HOUSEHOLDS	3,586	35,137	143,955

** Sources: ESRI 2022 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



CO-TENANTS



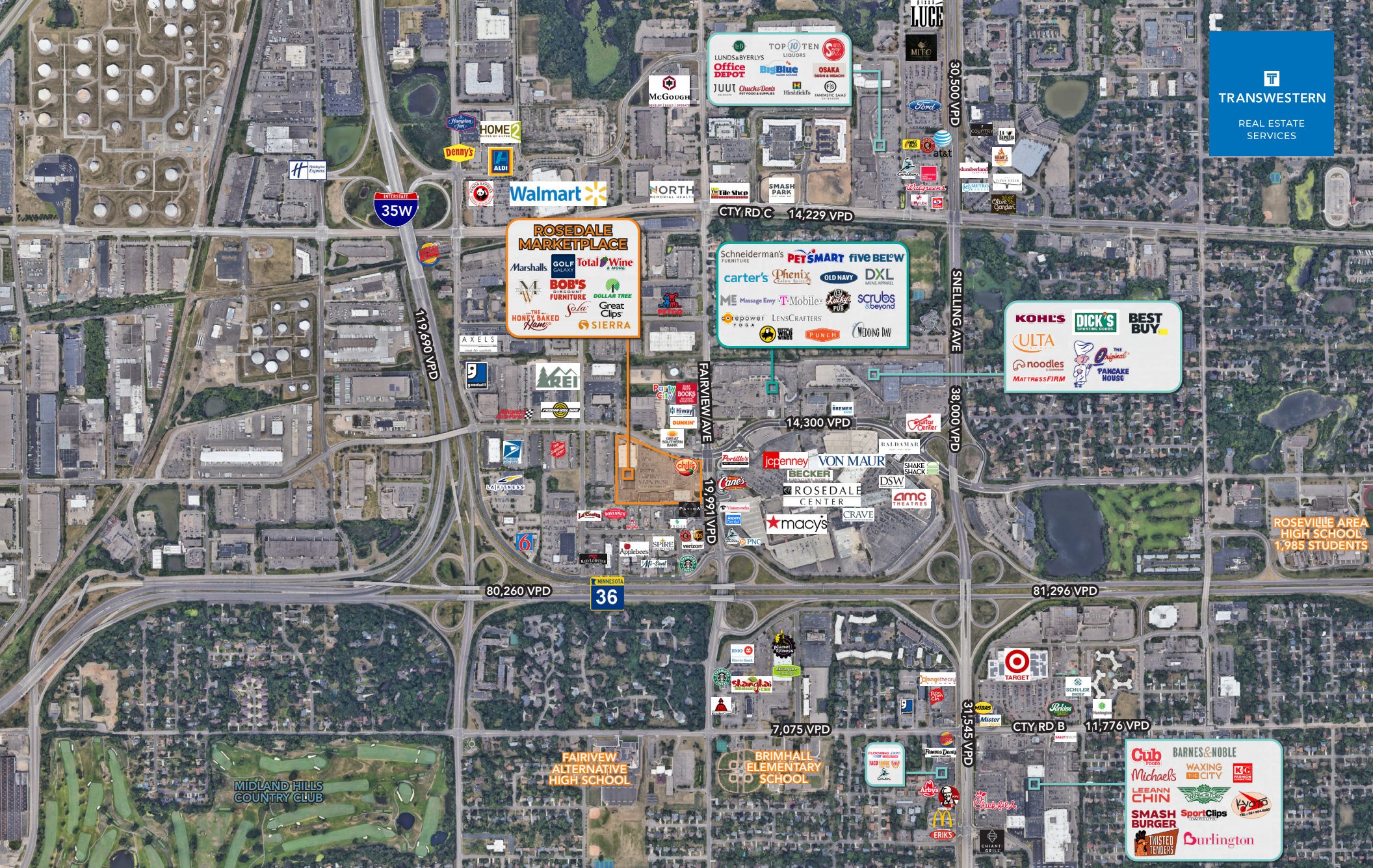
AREA TENANTS



SITE PLAN ROSEDALE MARKETPLACE



SUITE	TENANT	AREA SF
100A	Marshalls	24,547 SF
100B	Golf Galaxy	20,420 SF
105	Total Wine	21,166 SF
110	Men's Wearhouse	8,488 SF
120	Bob's Furniture	21,953 SF
130	Sola Salon	5,288 SF
133	Pagoda Restaurant	3,663 SF
135	Skechers	9,600 SF
140	Glowing Nails	1,500 SF
145	HerSelf Health	6,208 SF
150	Great Clips	1,000 SF
155	Honey Baked Ham	4,339 SF
160	Ding Tea	2,090 SF
163	Sierra	18,056 SF
PAD BLDG	Chili's	6,000 SF



TRANSWESTERN
REAL ESTATE
SERVICES

TRADE AREA AERIAL ROSEDALE MARKETPLACE

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REALTY RESOURCES
MEMBER