

ROSEDALE SQUARE

Roseville, Minnesota



MID-AMERICA[®]
Real Estate-Minnesota, LLC

AVAILABLE FOR LEASE



ROSEDALE SQUARE FOR LEASE



address

1601-1677 West County Road C
Roseville, MN 55113


gla

161,042 SF

traffic counts

18,000 VPD on W. County Road C
37,500 VPD on Snelling Ave.
4,950 VPD on Lincoln Dr.

availability

1,556 - Leased but Available
1,600 SF
1,600 SF
1,613 SF  Contiguous
3,213 SF
12,837 SF (Divisible)
Outlot - Call for details

features

- Anchored by leading upscale grocery store, Lunds & Byerlys
- Located at a highly trafficked intersection on the north side of the Rosedale retail corridor
- Situated in a dense trade area with very strong retail sales
- Attractive tenant mix with ample parking and signage
- High daytime population
- 61,200 college students within 5 miles

2021 rates (*budgeted psf)

CAM/INS \$2.74

RE TAX \$7.09

TOTAL \$9.83

demographics

	1 MILE	3 MILE	5 MILE
POPULATION	7,648	80,992	318,136
HOUSEHOLDS	3,700	34,480	127,908
AVG HOUSEHOLD INCOME	\$68,325	\$74,830	\$58,863
DAYTIME POPULATION	21,629	105,146	384,141

area retailers



ROSEDALE SQUARE FOR LEASE



Walmart



The Tile Shop
WWW.TILESHOP.COM

Rosedale Square

Outlot

Rosedale Square North

Lincoln Dr | 4,950 VPD

TIRE PLUS
TOTAL CAR CARE



GRUMPY'S
low & grill

M
MARATHON

Walgreens

Snelling Ave | 37,500 VPD

at&t

CHIPOTLE
MEXICAN GRILL

SHERWIN
WILLIAMS

slumberland
FURNITURE

EUROPEAN
WAX
CENTER

Caribou
COFFEE

darque tan

PEARLE
VISION
EST. 1961



SITE AERIAL

ROSEDALE SQUARE FOR LEASE



WEST CR-C | 18,000 VPD

MONUMENT

PYLON

MONUMENT

LINCOLN DRIVE | 4,950 VPD

SNELLING AVE | 37,500 VPD



ProLogistix
Logistics and More Opportunities

Chuck & Don's
PET FOOD OUTLET

Creative Sewing

LBA 1,556 SF

H&R BLOCK

Osaka
SUSHI & HIBACHI CUISINE
JAPANESE RESTAURANT

SITE PLAN



ROSEDALE SQUARE FOR LEASE

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