

# ROSEMOUNT PLAZA

14555 S Robert Trail, Rosemount, MN 55068



<b>AVAILABLE SF:</b>	250 - 6,750 SF
<b>LEASE RATE:</b>	\$7.00 - 14.00 SF/Yr (Gross)
<b>LOT SIZE:</b>	2.65 Acres
<b>BUILDING SIZE:</b>	55,000 SF
<b>YEAR BUILT:</b>	1962
<b>ZONING:</b>	DT - Downtown District
<b>CROSS STREETS:</b>	Hwy. 3 (S. Robert Trail) & 145th St

## PROPERTY OVERVIEW

The Rosemount Plaza is the ideal place for your next office or retail location. We have a variety of spaces that are sure to meet your needs.

Options available to meet any budget.

Spaces from 250-6,750 square feet available.

Installed security cameras located both inside and out will help keep your business safe (tenants have 24 hour access). Call listing agent today for a full list of available spaces and pricing.

## PROPERTY FEATURES

- Street signage available
- Options from 250 sf to 6,750 sf
- Office, retail and storage spaces
- TI package for long term lease to qualified tenants
- Located at 145th Street and South Robert in the heart of Rosemount
- 200+ parking spots on site

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## COMMERCIAL PROPERTY FOR LEASE

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
250 sf	Neighborhood Center	\$7.00 - 14.00 SF/YR	Gross	250 SF	VACANT
850 sf	Neighborhood Center	\$7.00 - 14.00 SF/YR	Gross	850 SF	VACANT
1700 sf	Neighborhood Center	\$7.00 - 14.00 SF/YR	Gross	1,700 SF	VACANT
6750 sf	Neighborhood Center	\$7.00 - 14.00 SF/YR	Gross	6,750 SF	VACANT
3000 sf	Neighborhood Center	\$7.00 - 14.00 SF/YR	Gross	3,000 SF	VACANT
5450 sf	Neighborhood Center	\$7.00 - 14.00 SF/YR	Gross	5,450 SF	VACANT

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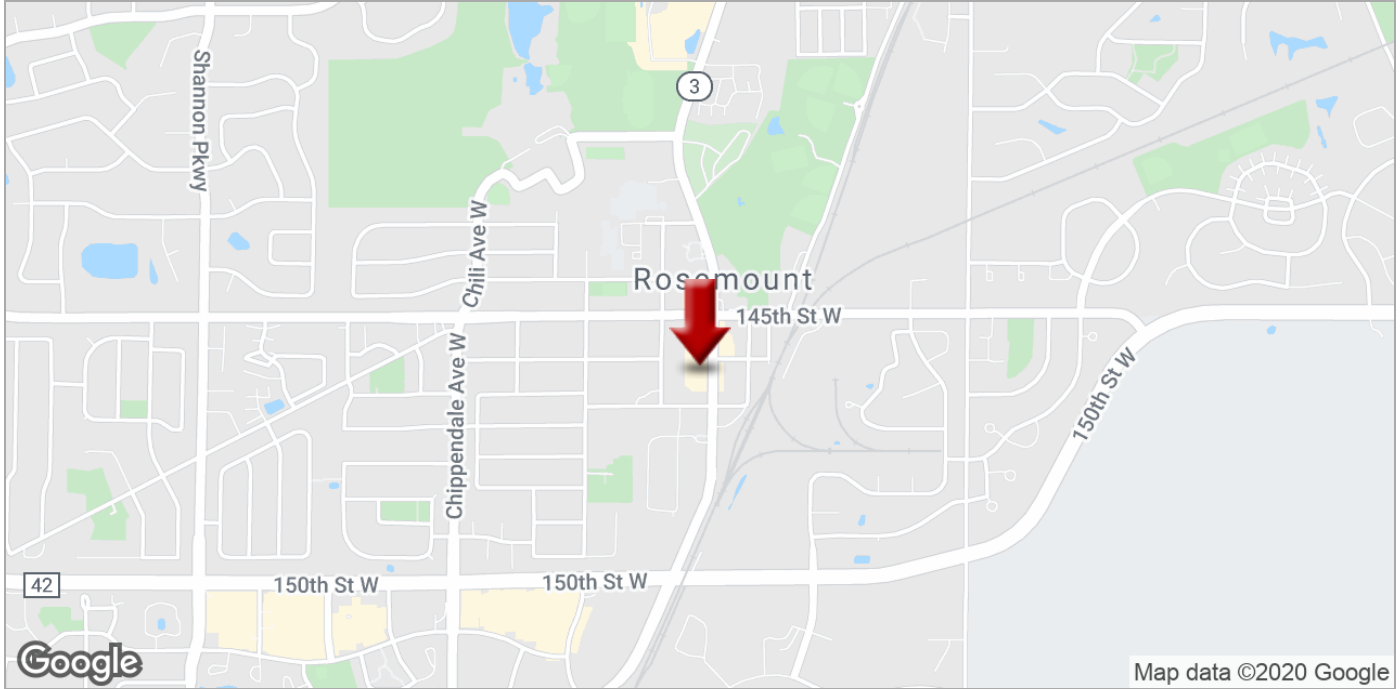
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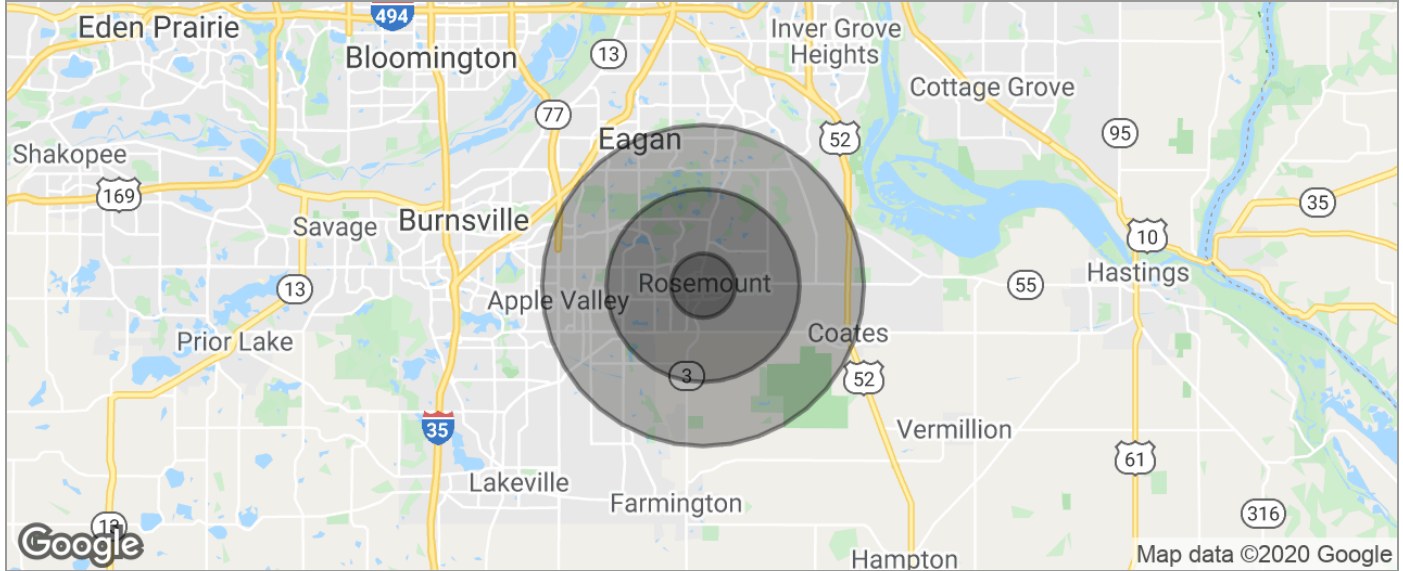
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,627	37,568	92,017
MEDIAN AGE	34.4	35.1	35.6
MEDIAN AGE (MALE)	32.5	34.2	35.0
MEDIAN AGE (FEMALE)	35.5	35.7	36.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,789	13,451	32,287
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$82,150	\$93,810	\$101,877
AVERAGE HOUSE VALUE	\$276,006	\$269,766	\$293,639

\* Demographic data derived from 2010 US Census

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LOCAL EXPERTISE...INTERNATIONAL REACH

## With a KW Commercial Midwest associate, you receive:

- CoStar Power Broker Award Winners
- Top Producing Market Center in the KW Commercial System
- Current Information about Regional and National Retailers
- Intimate Knowledge of the Local Retail Market
- Experience with National and Local Market Conditions and Trends
- Keen Set of Negotiating Skills
- Access to Local and National Databases of Property Information

When you work with a KW Commercial broker, you aren't just working with a broker, you're hiring a vast network of dedicated real estate professionals.

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