

# Crossroads of Roseville | For Lease

1655 West County Road B2 | Roseville, MN



## Contact

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**MID-AMERICA®**  
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## Trade Area Demographics

Demo Data Source: Synergis Technologies, Inc. 2017

	1 Mile	3 Mile	5 Mile
Est. Avg. Income	\$83,381	\$87,922	\$74,399
Est. Daytime Pop.	24,393	97,326	345,624
Est. Population	8,543	81,680	316,563
Est. Households	3,822	34,916	128,368

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## Available Space

### GLA

### 2018 Rates

(Budgeted PSF)

11,613 SF (interior)

346,743 SF

CAM \$2.34

Ins. \$0.12

RE Tax \$3.70

Total \$6.00

## Area Retailers

★ macy's Herberger's JCPenney

AMC  
THEATRES

BED BATH &  
BEYOND

LIFETIME  
FITNESS

WORLD MARKET

PETSMART

BUFFALO  
WILD  
WINGS

## Current Tenants

BEST  
BUY

XPERIENCE  
FITNESS

DICK'S  
SPORTING GOODS

JO-ANN  
fabric and craft stores

ULTA  
BEAUTY

noodles  
company

KOHL'S

THE ORIGINAL  
PANCAKE  
HOUSE

## Features

- Excellent line-up of Retail Tenants
- Located on the north side of Rosedale Regional Center
- Ample parking and signage
- Easy access and visibility

## Traffic Counts

45,100 on Hwy 51 & 17,400 CR-C



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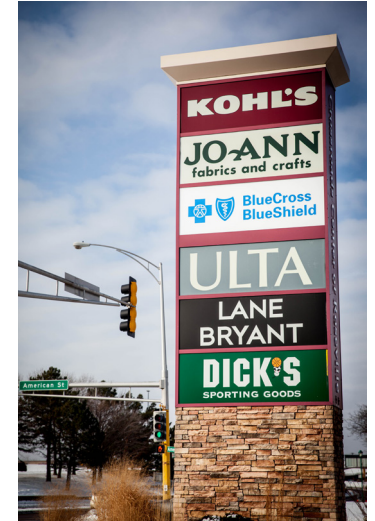
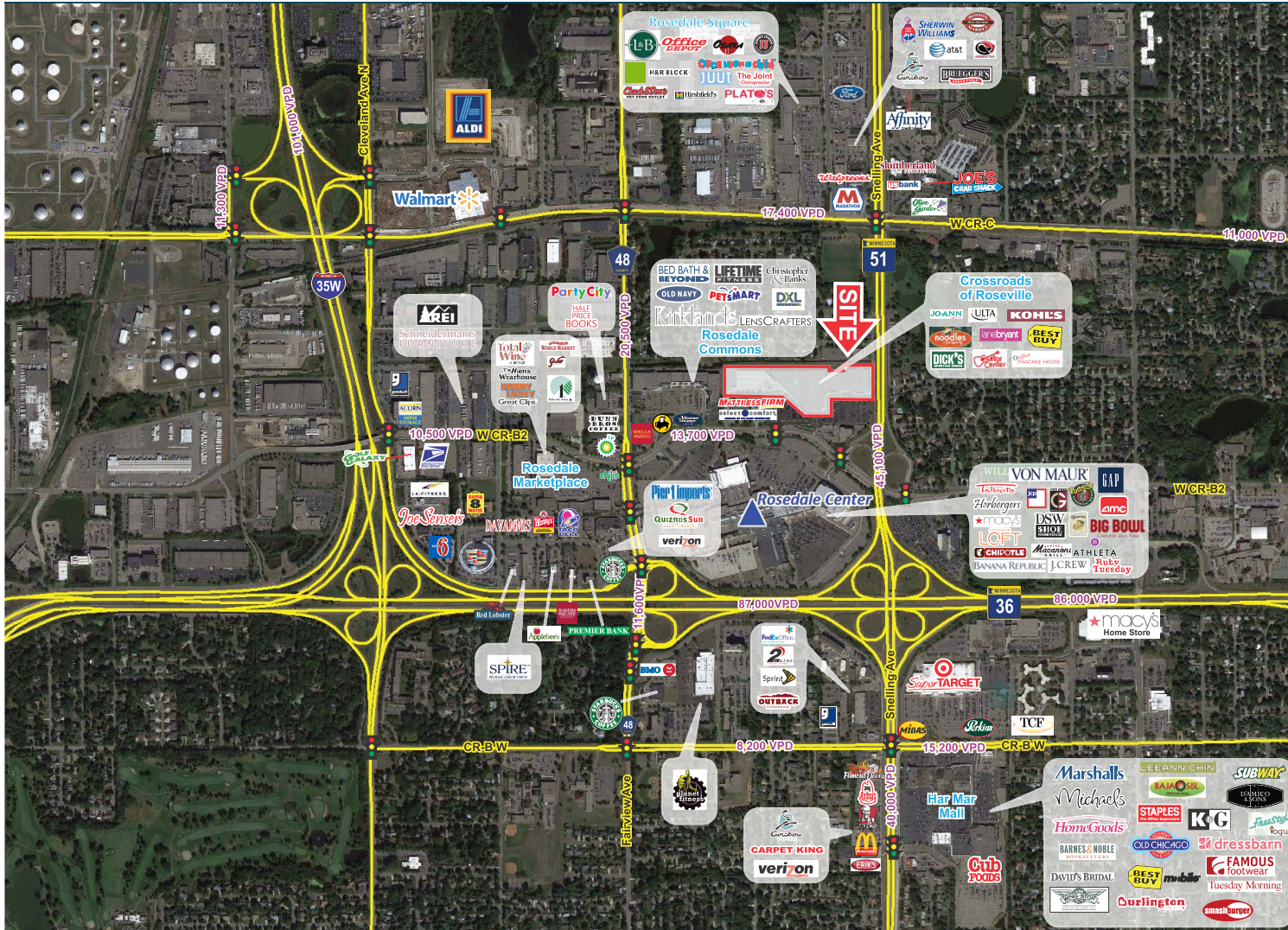
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A MEMBER OF CHAINLINKS RETAIL ADVISORS



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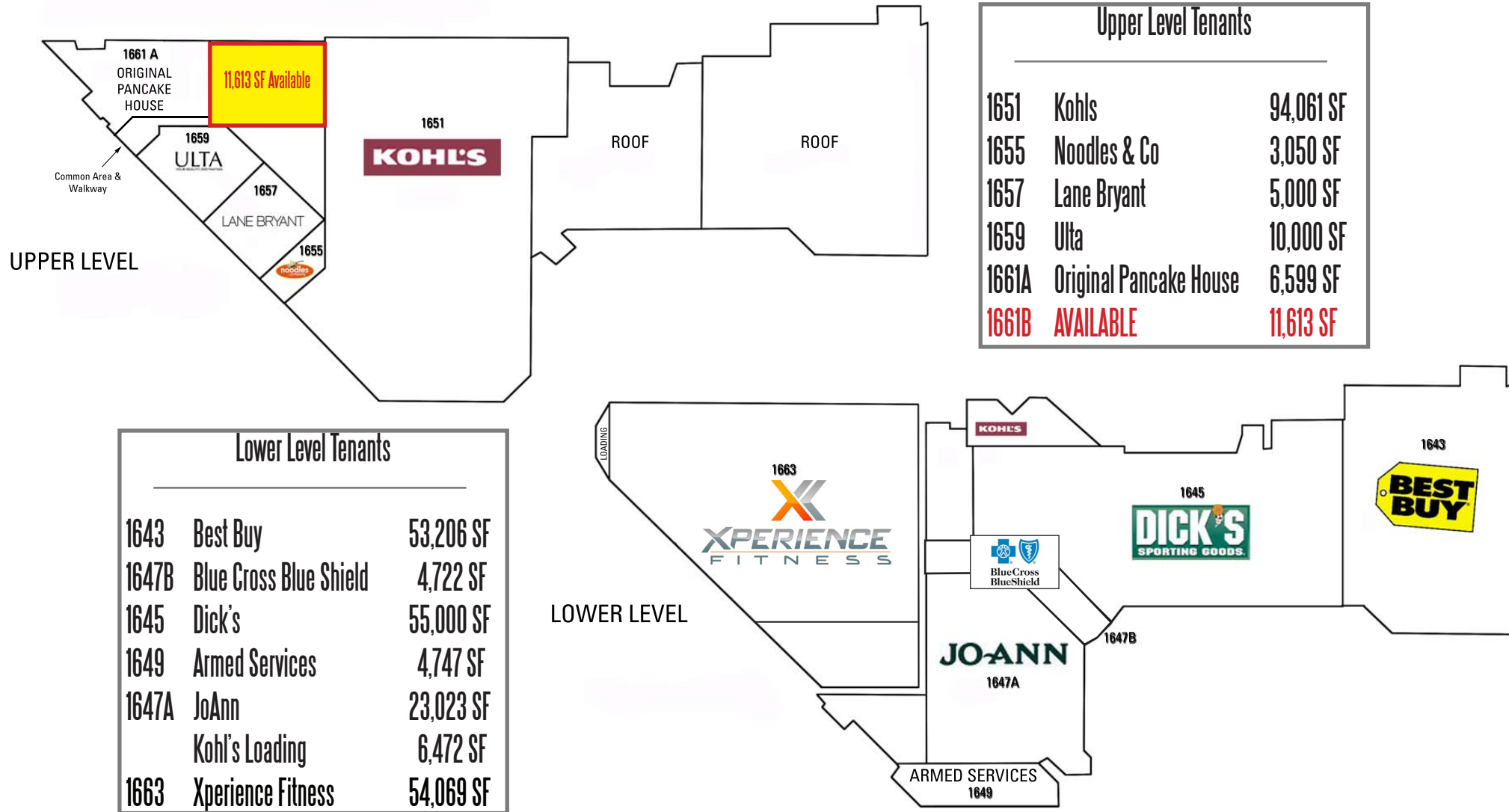
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