

INDUSTRIAL/RETAIL FOR LEASE

## 2500 CLEVELAND AVENUE

2500 CLEVELAND AVENUE NORTH, ROSEVILLE, MN 55113



### KW COMMERCIAL - LAKE MINNETONKA

13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

### PRESENTED BY:

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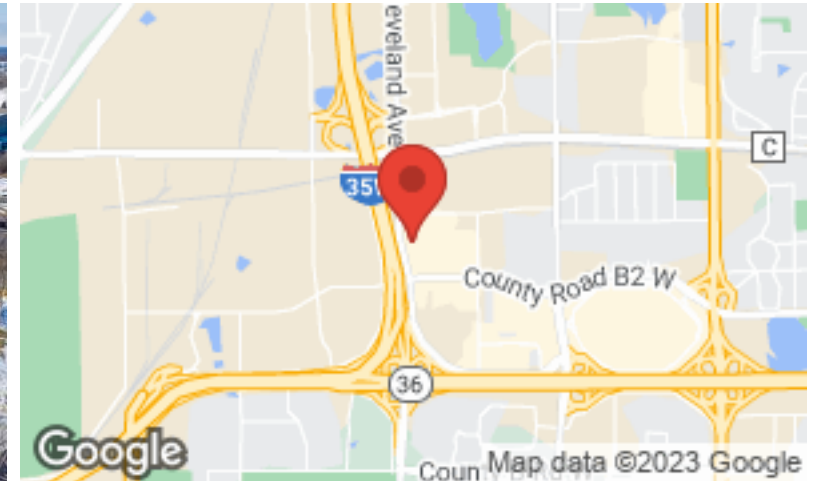
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# EXECUTIVE SUMMARY

2500 CLEVELAND AVENUE NORTH



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,400 SF Total 1865 SF Showroom/Office 535 SF Warehouse
<b>LEASE RATE:</b>	Showroom/Office: \$10/sf/yr. NNN Warehouse: \$6.00/sf/yr. NNN
<b>CAM &amp; TAXES:</b>	\$7.53/sf/yr Total CAM & Taxes \$3.70/sf/yr. CAM \$3.83/sf/yr. Taxes
<b>BUILDING SIZE:</b>	41,040 SF
<b>ZONING:</b>	RB-Regional Business
<b>TRAFFIC COUNTS:</b>	115,247 per day off I-35W 9,600 per day off Cleveland Ave.
<b>PARKING:</b>	88 free surface stalls; 2.14/1,000 sf
<b>CLEAR HT.</b>	19'

## PROPERTY OVERVIEW

Multi-tenant industrial/retail building with 2,400 sq. ft. available for lease. The space available is an in-line showroom & warehouse space with drive-in loading. Join co-tenants: Goodwill, Safelite Auto, Fairbanks Scales, Bath Fitters, the Wood Shop, and more!

## PROPERTY HIGHLIGHTS

- Drive-in loading (14'H x 12' W door)
- 200 amp service
- Water & drain in warehouse bay
- Heated warehouse
- Pylon signage visible to I-35W
- Industrial or retail use allowed
- Great local amenities seconds away at the Rosedale Shopping Center
- Easy access to 35W, Hwy. 280, and Hwy 36
- Ability to add mezzanine storage or office
- Great demographics

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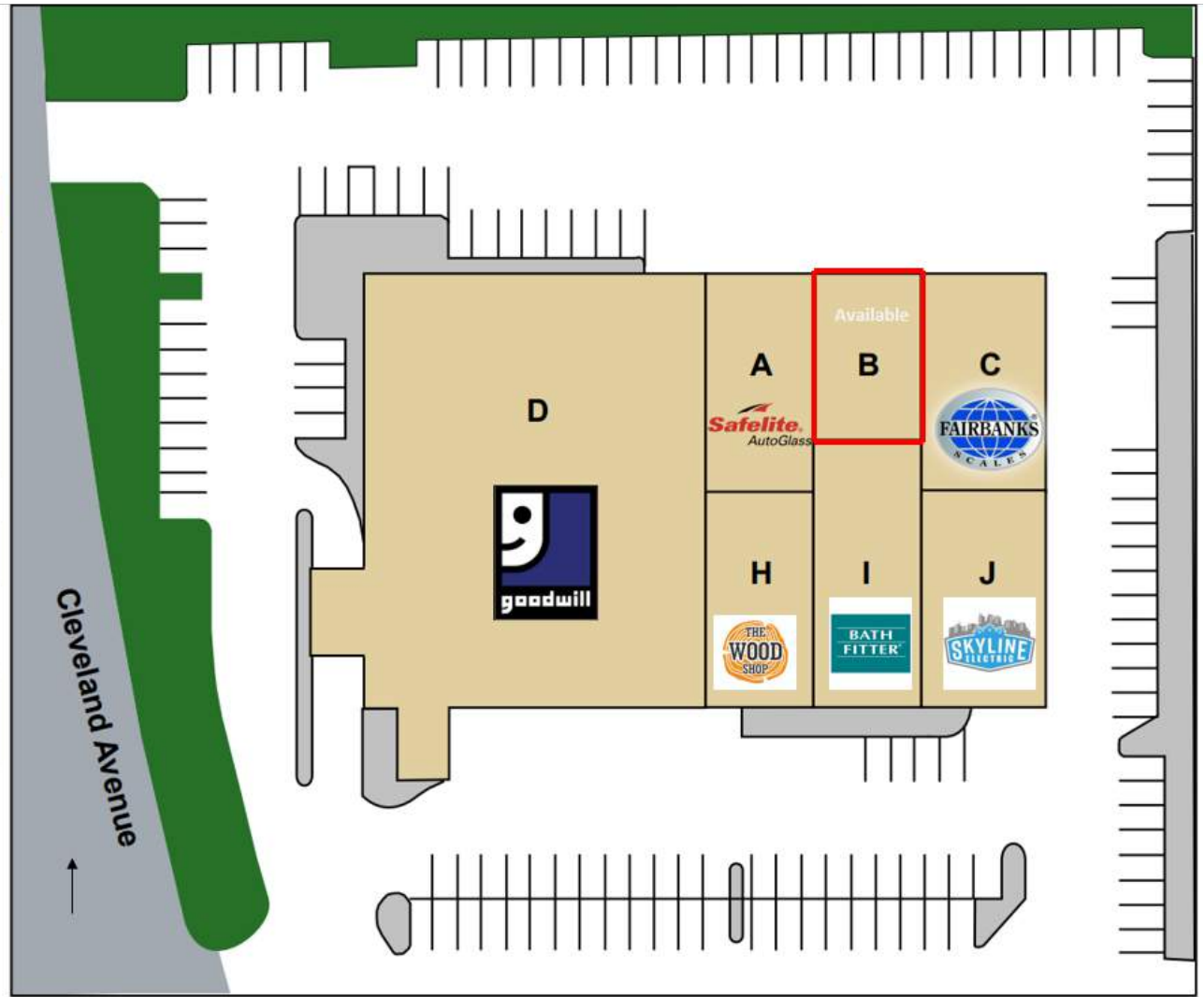
# SITE PLAN

2500 CLEVELAND AVENUE NORTH



**2500 Cleveland Center Site Plan**

Suite	Tenant	GLA sq. ft.
A	Safelite Auto Glass	3,200
<b>B</b>	<b>Available</b>	<b>2,400</b>
C	Fairbanks Scales	3,600
D	Goodwill	21,041
H	Wood Shop	3,200
I	Bath Fitter of MN	5,291
J	Skyline Electric	2,309



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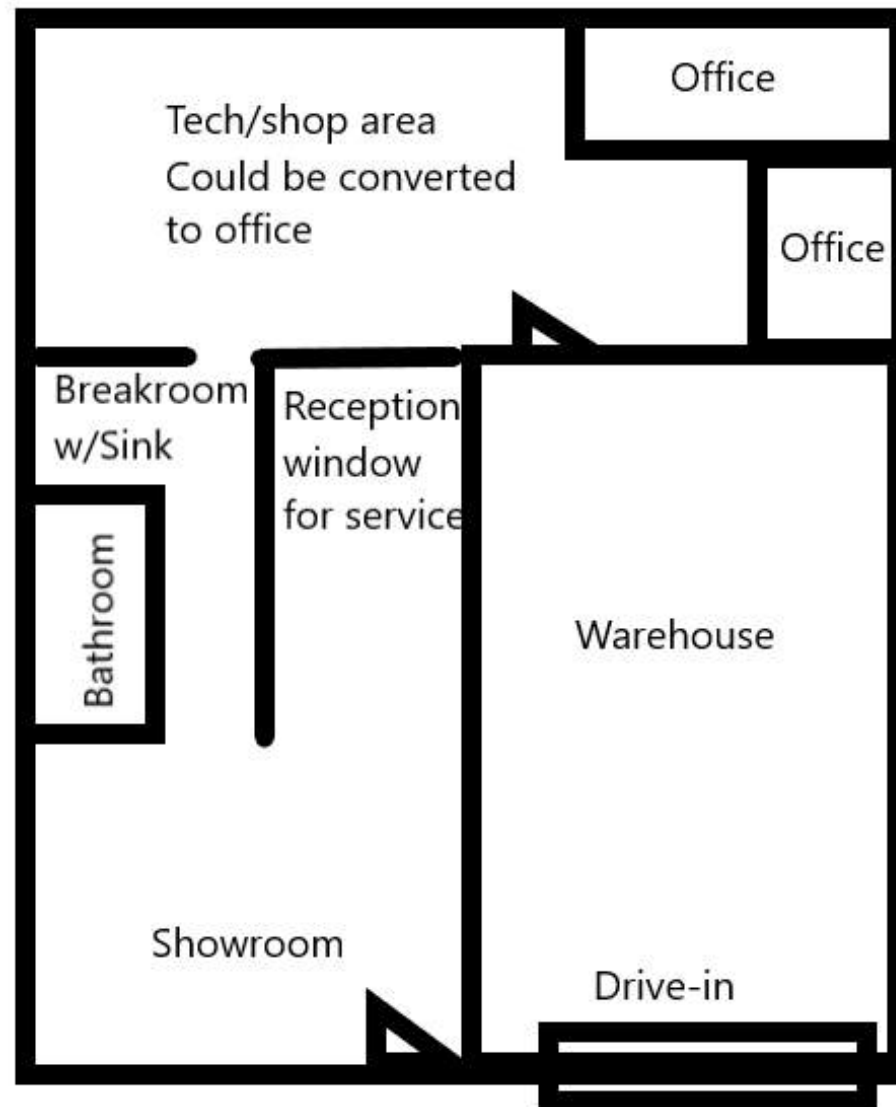
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# FLOOR PLAN SKETCH

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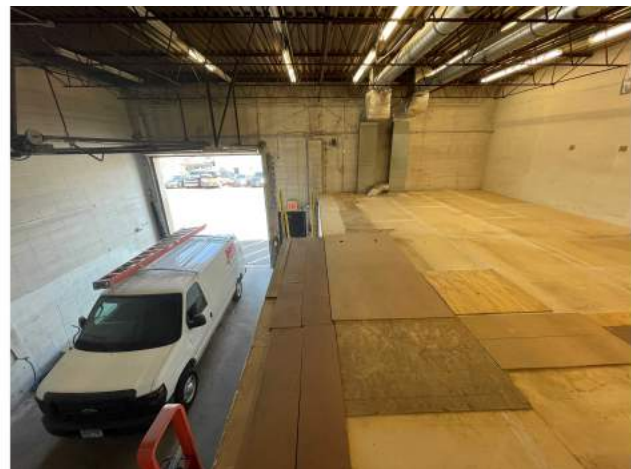
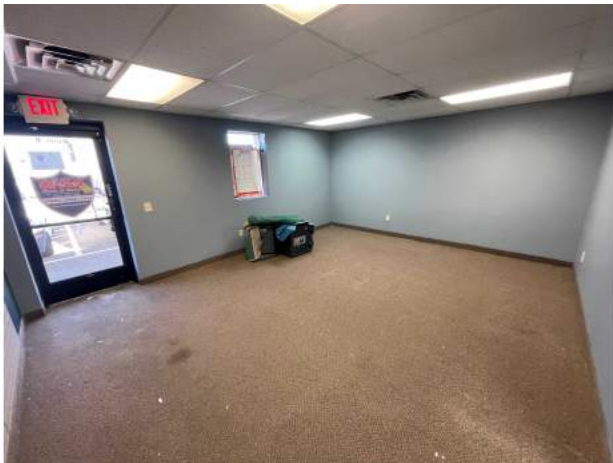
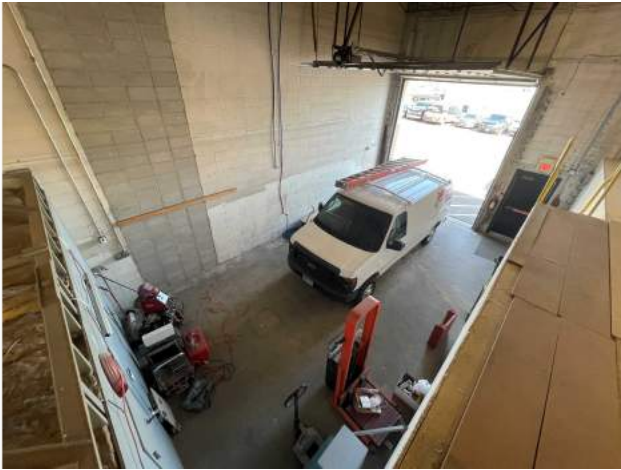
# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# RETAIL MAP

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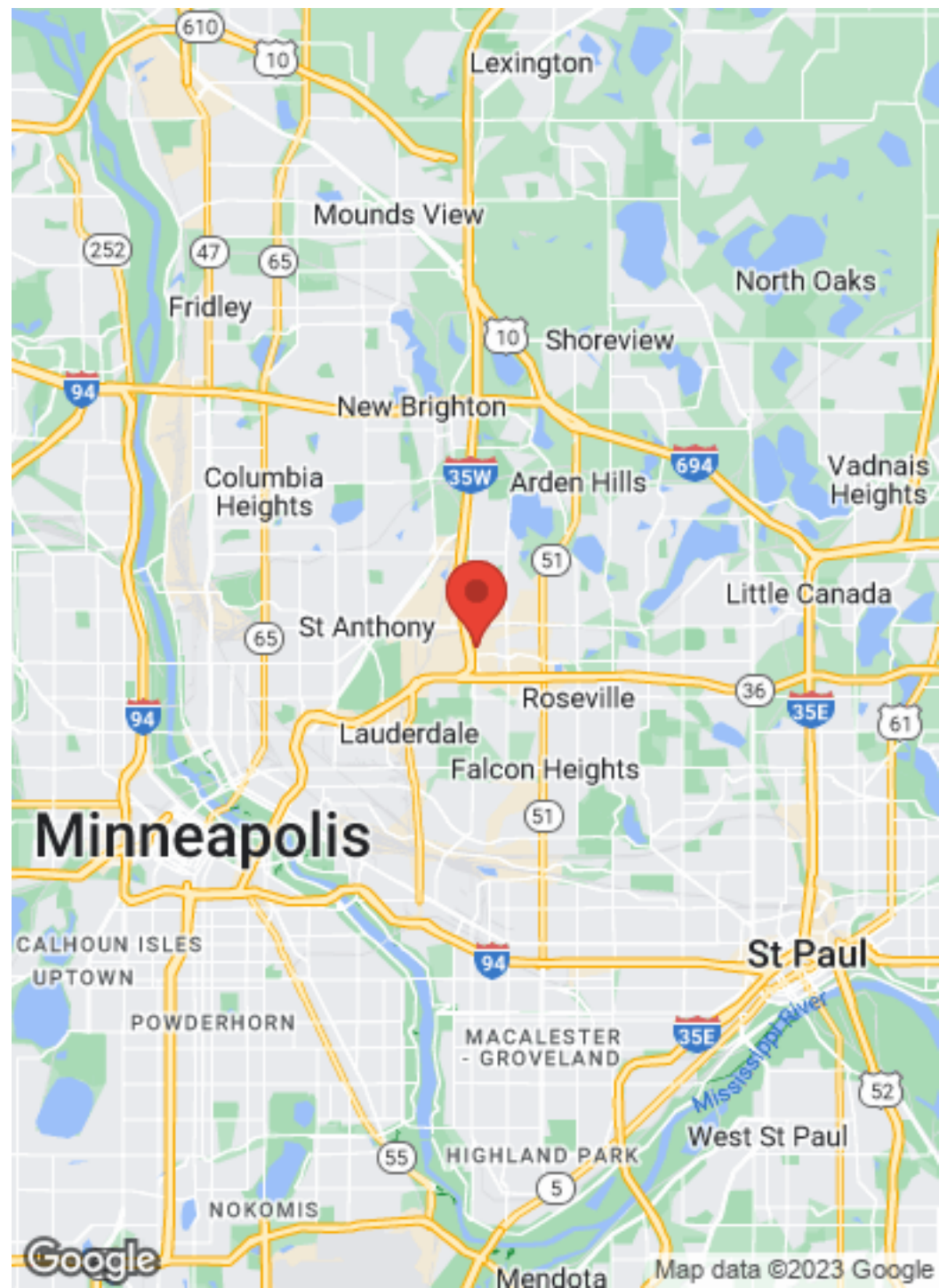
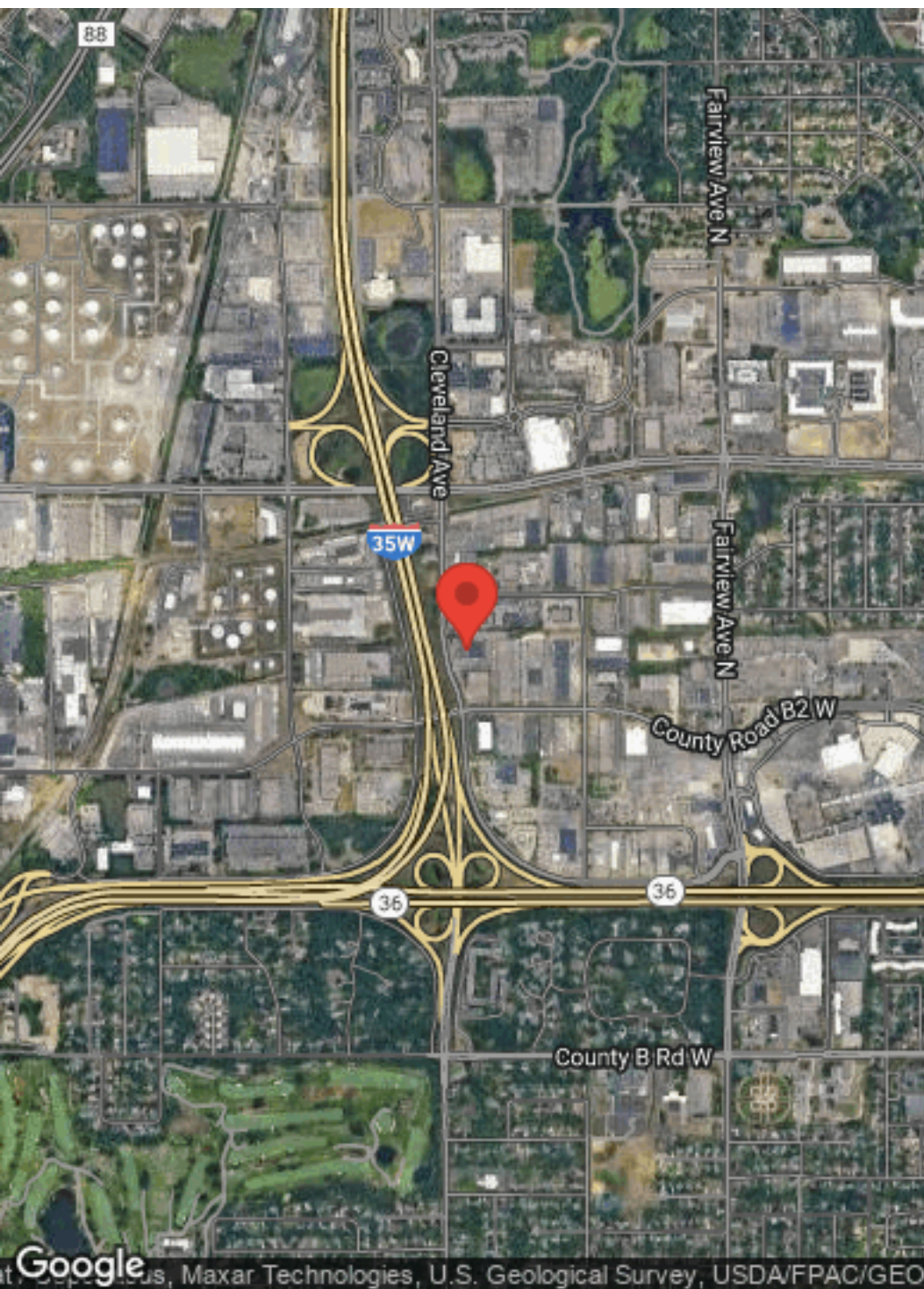
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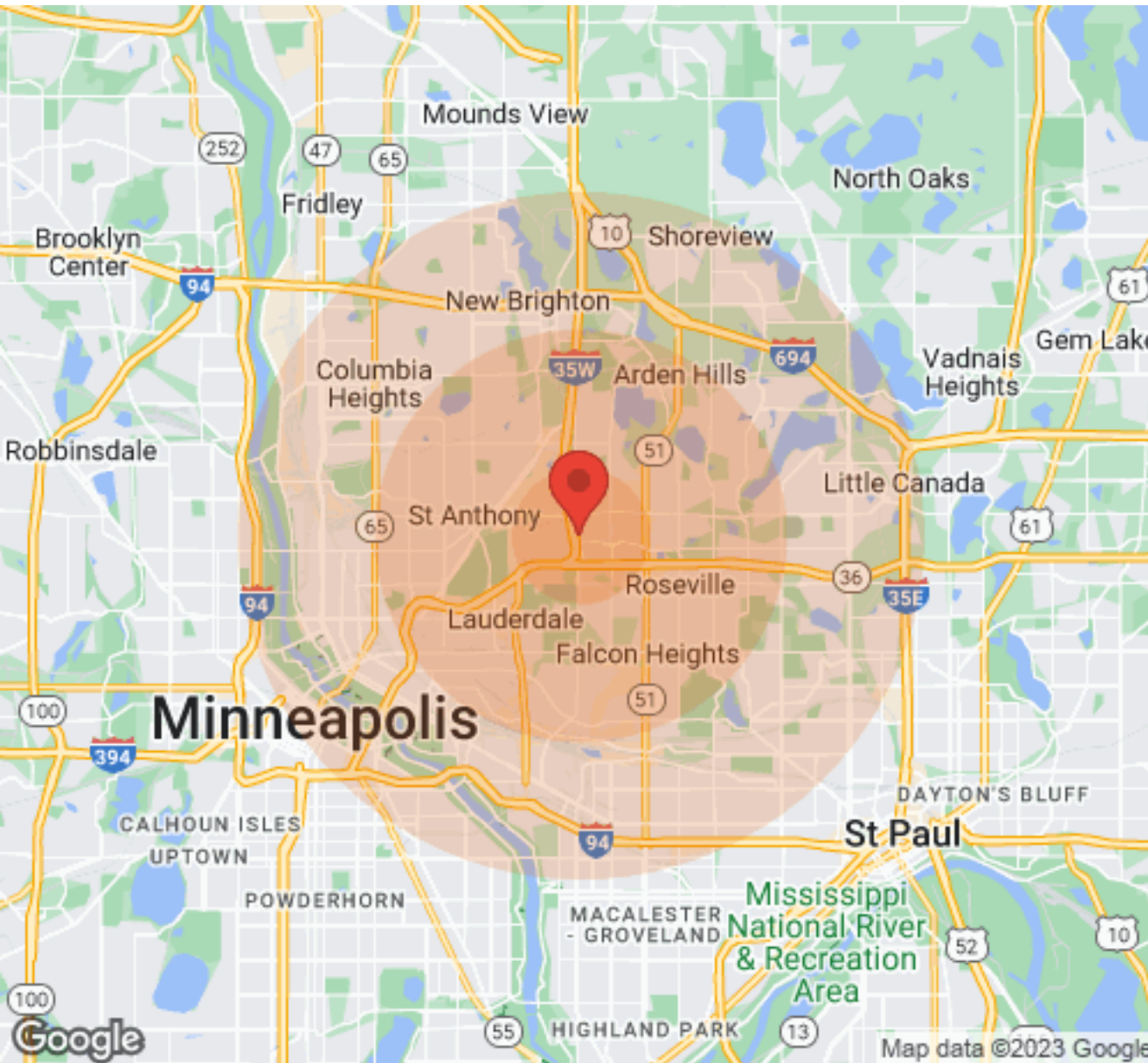
# LOCATION MAPS

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,185	43,207	147,858
Female	2,685	46,516	153,282
Total Population	4,870	89,723	301,140

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	696	14,090	51,822
Ages 15-24	457	8,939	31,279
Ages 25-54	2,096	37,287	136,131
Ages 55-64	547	11,179	34,070
Ages 65+	1,074	18,228	47,838

Race	1 Mile	3 Miles	5 Miles
White	4,495	76,653	222,768
Black	111	4,865	38,556
Am In/AK Nat	1	164	1,200
Hawaiian	N/A	N/A	6
Hispanic	128	3,847	19,696
Multi-Racial	222	7,538	36,604

Income	1 Mile	3 Miles	5 Miles
Median	\$63,728	\$57,286	\$48,268
< \$15,000	152	4,451	20,940
\$15,000-\$24,999	203	3,682	14,369
\$25,000-\$34,999	182	4,220	13,986
\$35,000-\$49,999	253	5,457	17,630
\$50,000-\$74,999	305	7,594	22,378
\$75,000-\$99,999	255	4,841	14,275
\$100,000-\$149,999	317	4,843	12,869
\$150,000-\$199,999	183	2,072	5,006
> \$200,000	83	1,237	3,819

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,060	40,488	134,589
Occupied	1,943	38,106	125,275
Owner Occupied	1,221	23,785	66,323
Renter Occupied	722	14,321	58,952
Vacant	117	2,382	9,314

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