



FIRST TO MARKET
1 OF 3

127,000+ VPD

CANNABIS LICENSE FOR SALE + LEASE IN ROSEVILLE, MN **MINNESOTA MICROBUSINESS DISPENSARY**

1899 PERIMETER RD. ROSEVILLE, MN (FORMER WENDY'S)

***Price includes state and municipal cannabis retail approvals + assignment of long term lease of \$6,912/Month NNN**

Located at 1899 Perimeter Rd in Roseville, MN, this premier retail asset presents a highly exclusive opportunity—recently approved for one of only three cannabis dispensary licenses in the city. Further enhancing its appeal, the property qualifies under Minnesota’s new microbusiness license, allowing a single operator to cultivate, manufacture, retail, and even permit on-site consumption from one location.

Formerly a Wendy’s, the ~2,962-square-foot standalone building features a drive-thru, ample parking (50+ spaces), and prominent pylon signage on a high-visibility parcel. Under the microbusiness structure, operators may grow up to 5,000 square feet of canopy indoors or a half-acre outdoors, create cannabis products (10,000 lbs of cannabis for processing), and directly sell cannabis, hemp-derived products, and seedlings to customers—all with the option of a designated on-site consumption area.

Positioned just steps from Rosedale Center—one of Minnesota’s top-performing regional malls—the property enjoys adjacency to national brands including Target, Macy’s, Nordstrom Rack, Starbucks, CVS, and full-service restaurants like P.F. Chang’s and Cheesecake Factory. With scarce licensing, built-in retail synergies, and flexible infrastructure, this site is ideally suited for a flagship dispensary and vertically integrated cannabis business with exceptional long-term growth potential.

- **Exclusive Cannabis License:** One of only three dispensary licenses issued in Roseville, offering built-in market protection and limited competition.
- **Prime Retail Corridor:** Located near Rosedale Center with national anchors like Target, Macy’s, Nordstrom Rack, Starbucks, and P.F. Chang’s.
- **Microbusiness License Advantage:** in addition to the dispensary location, this license allows full vertical integration, including 5,000 SF canopy for cultivation, 10,000 lbs of cannabis product processing annually.

LICENSE PRICE Previously: \$695,000 \$495,000*	BUILDING SIZE 2,962 sq. ft
3-MILE POP. 83,000+	PARKING 50+

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 ✉ SALES@GREENZONEDREALTY.COM
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 📍 100 W BIG BEAVER RD. SUITE 200, TROY, MI 48084



ADDITIONAL PHOTOS



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AERIAL VIEW



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RETAIL + TRAFFIC COUNTS

HIGHWAY 36
83,812 VPD

INTERSTATE 35W
127,110 VPD

CLEVELAND AVE N
9,900 VPD



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