



Capital Markets & Asset Strategies



**FOR LEASE**

2325 Prior Avenue North  
Roseville, MN 55113

# PROPERTY DETAILS

## 2325 Prior Avenue North

**Address**

2325 Prior Avenue North  
Roseville, MN 55113

**Total Building SF**

67,730 SF

**Total Land Area**

4.21 AC

**Available SF**

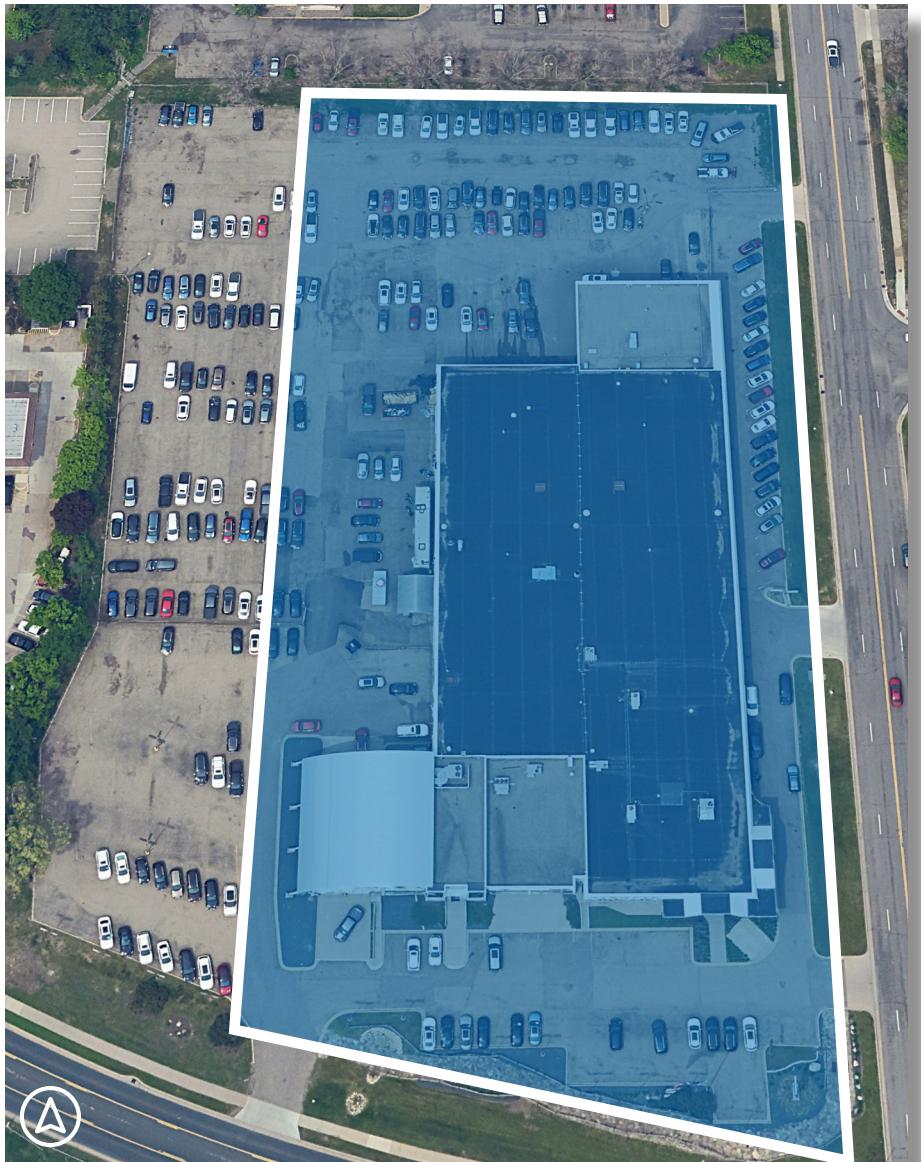
15,000 SF (Min.)  
to  
67,730 SF (Max.)

**Parking**

60 Surface Spaces

**Zoning**

MU-4: Core Mixed Use District



# DEMOGRAPHICS

**2024 Population**

**1 Mile:** 4,395  
**3 Mile:** 89,105  
**5 Mile:** 367,751

**2024 Average Household Income**

**1 Mile:** \$129,724  
**3 Mile:** \$119,218  
**5 Mile:** \$104,859

**Traffic Counts**

**Highway 36:** 83,812 VPD  
**I-35W:** 127,110 VPD

# AMENITY MAP

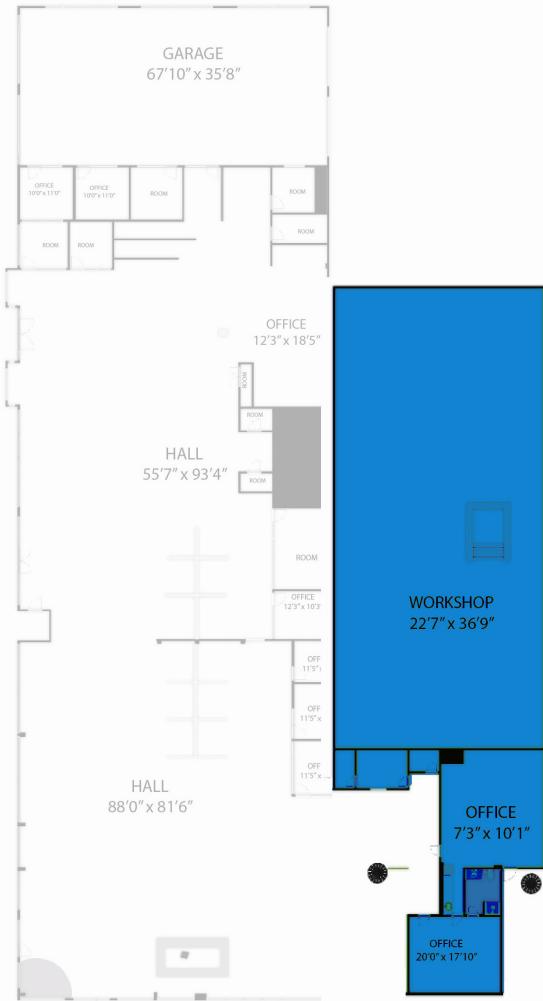


# FLOOR PLANS



■ = AVAILABLE TO RENT

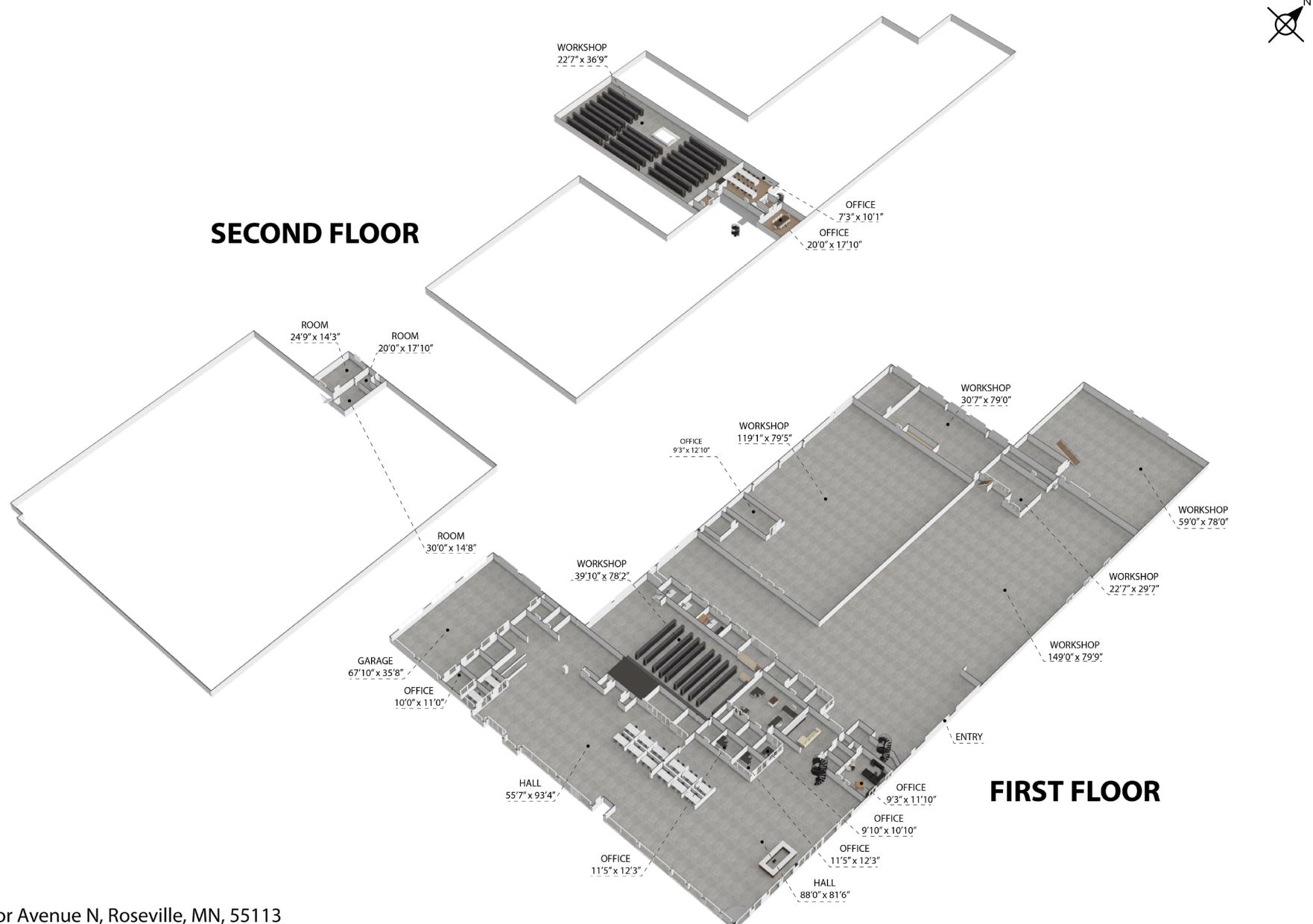
# FLOOR PLANS



# MEZZANINE



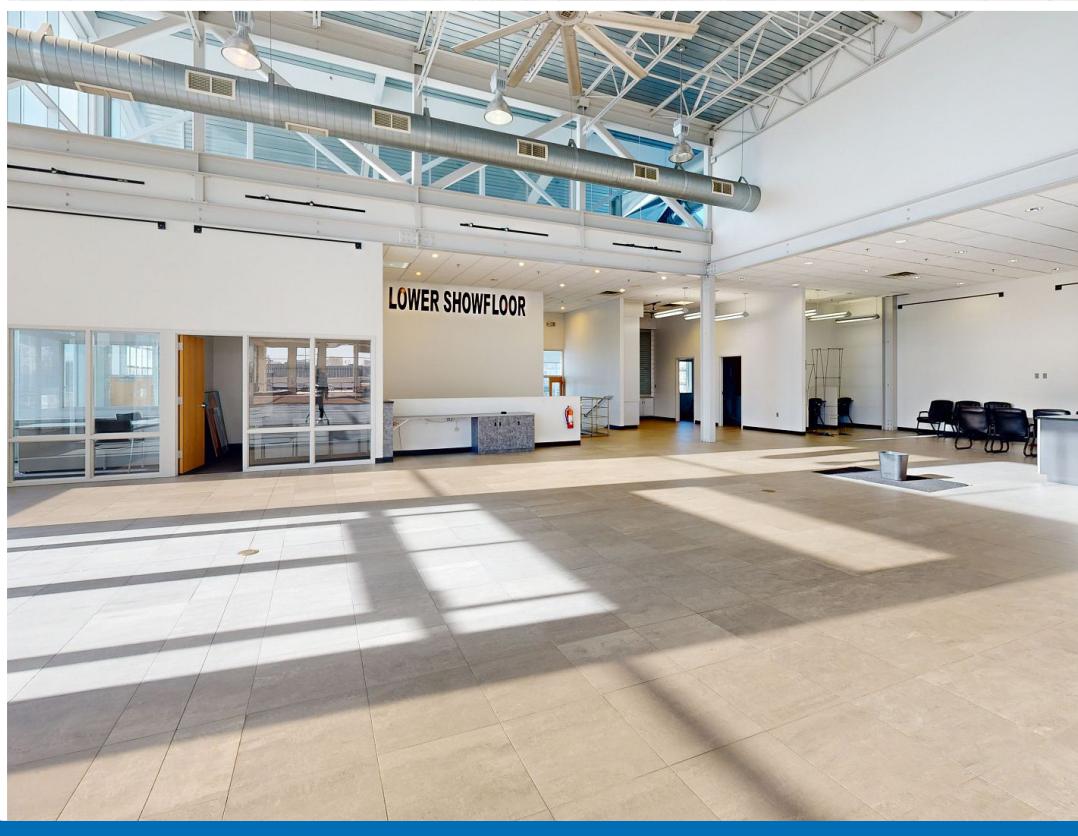
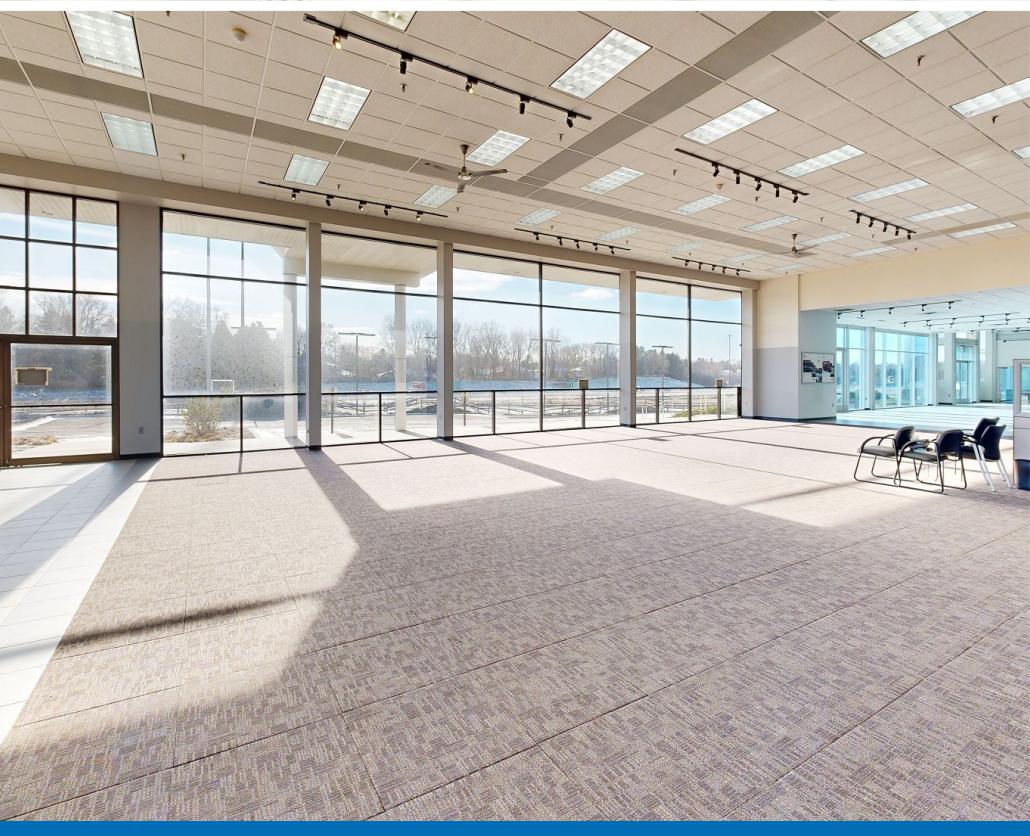
= AVAILABLE TO RENT



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TOTAL APPROX. FLOOR AREA 65,027 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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