



*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



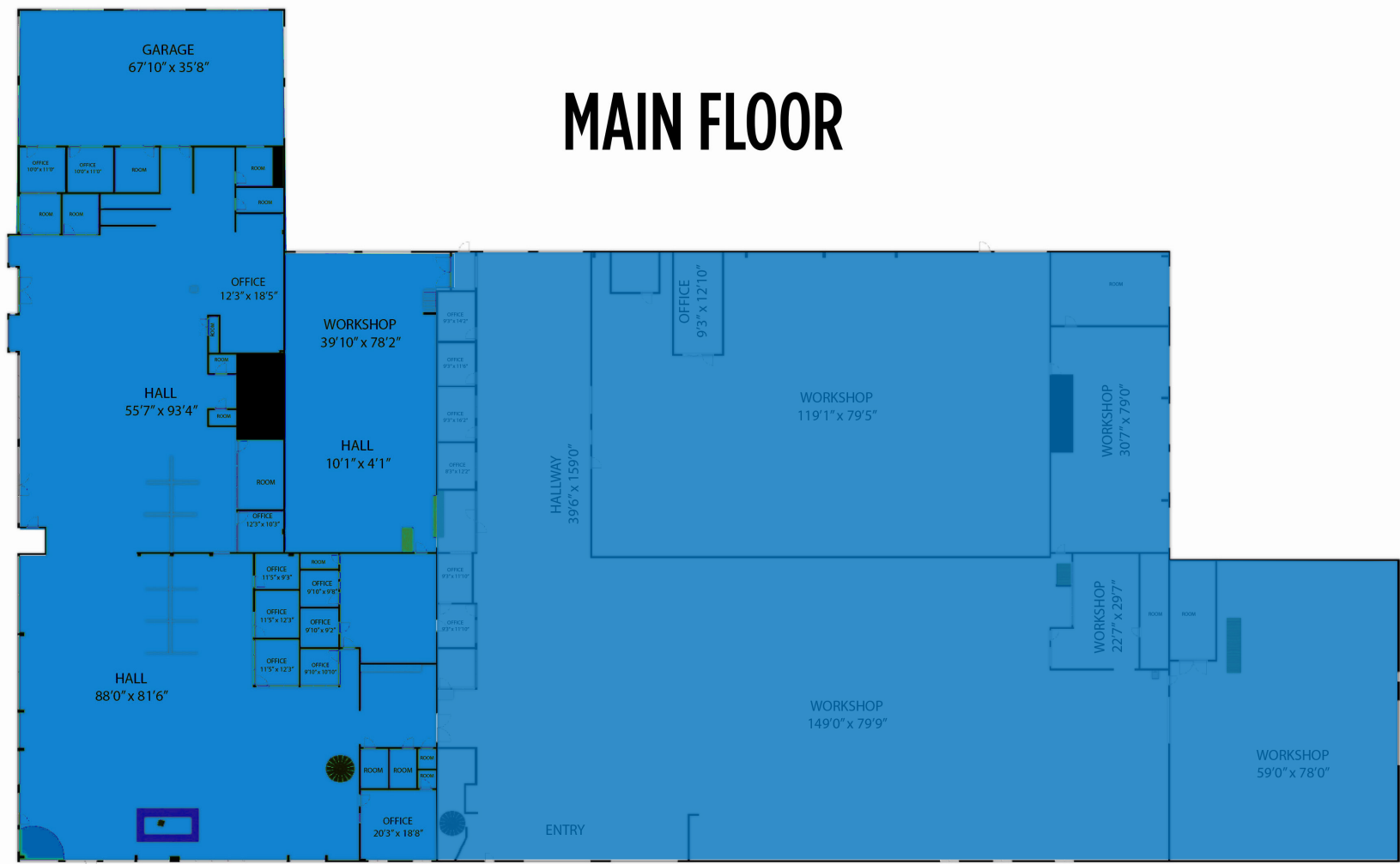


AMENITY MAP



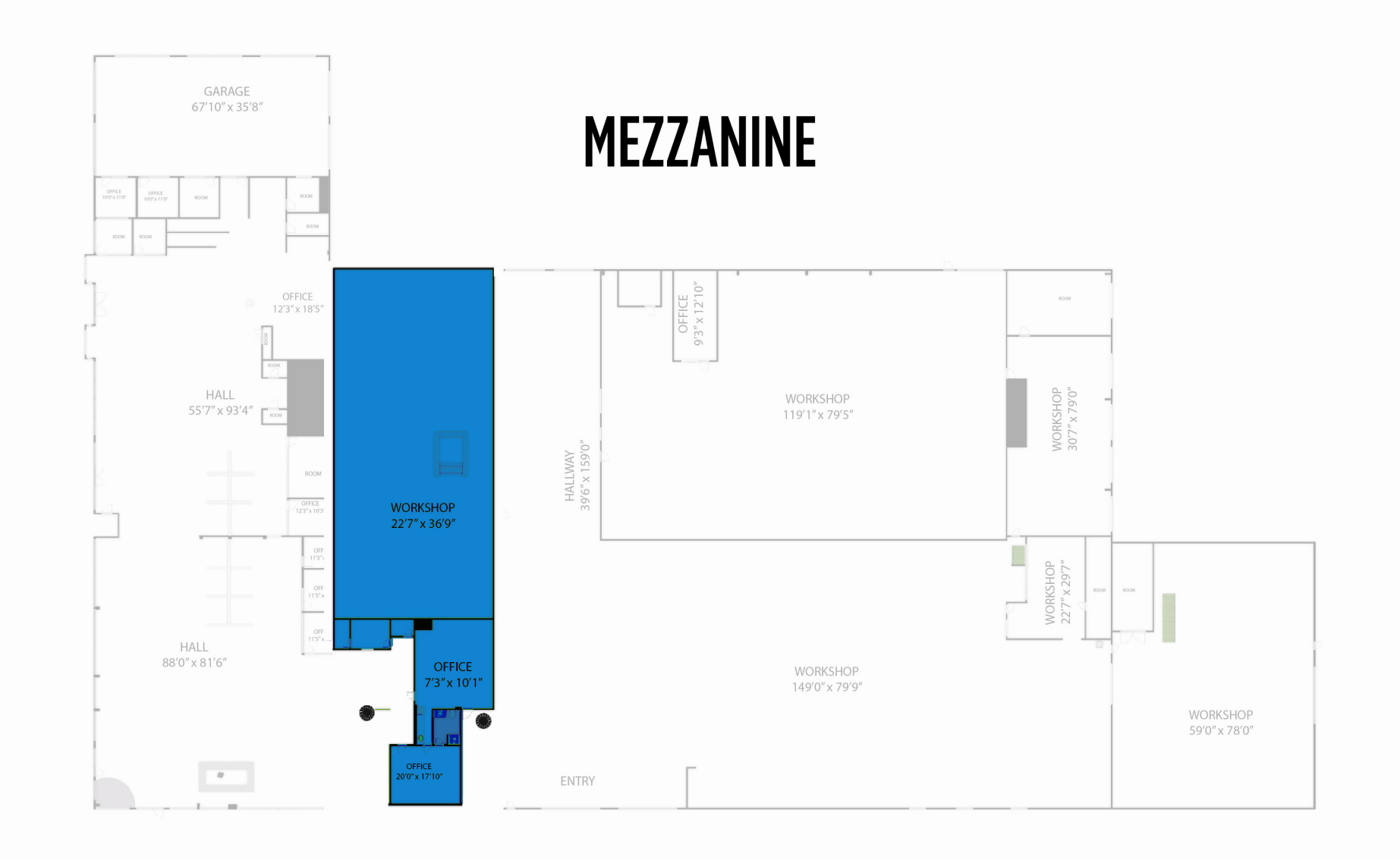


MAIN FLOOR



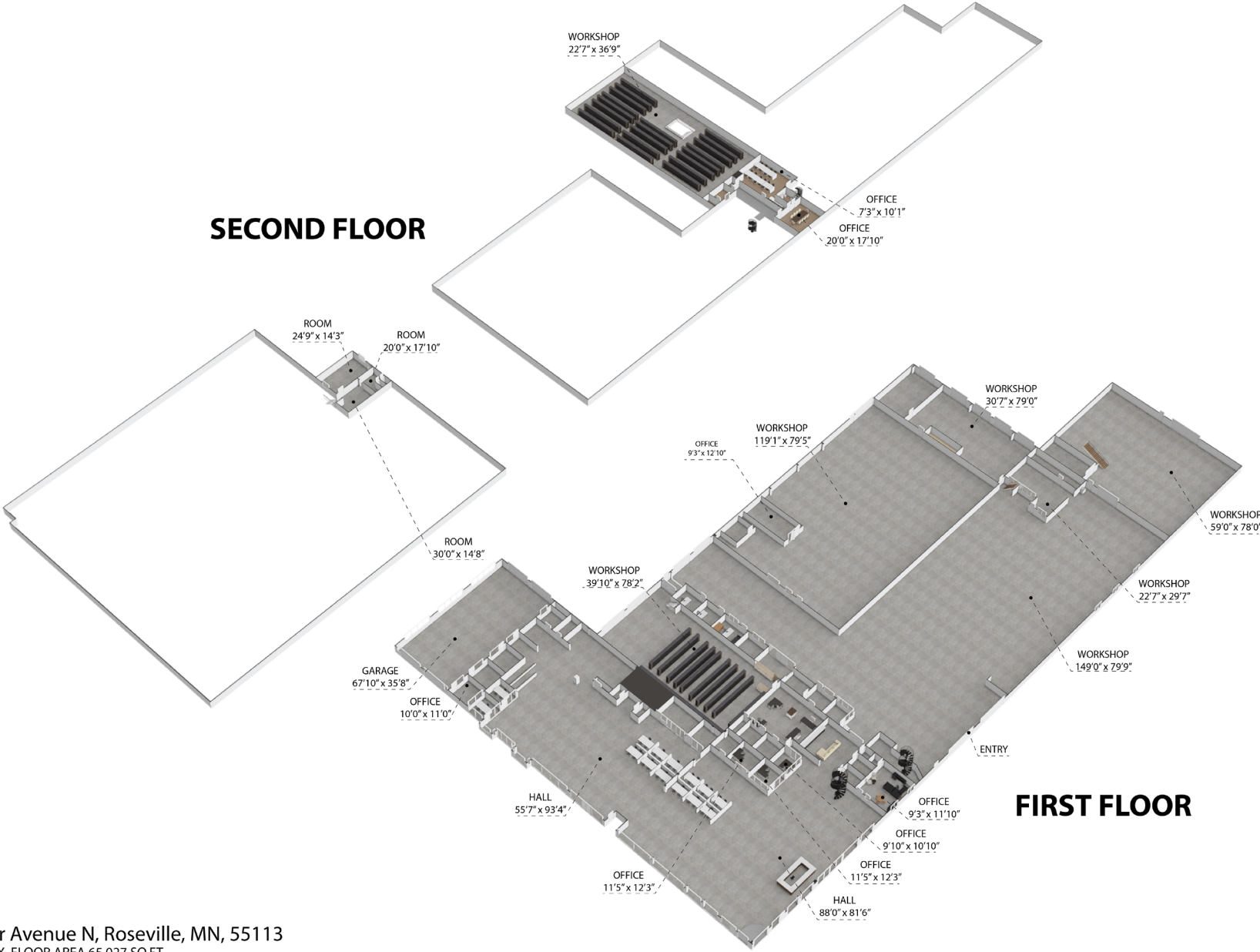
= AVAILABLE TO RENT





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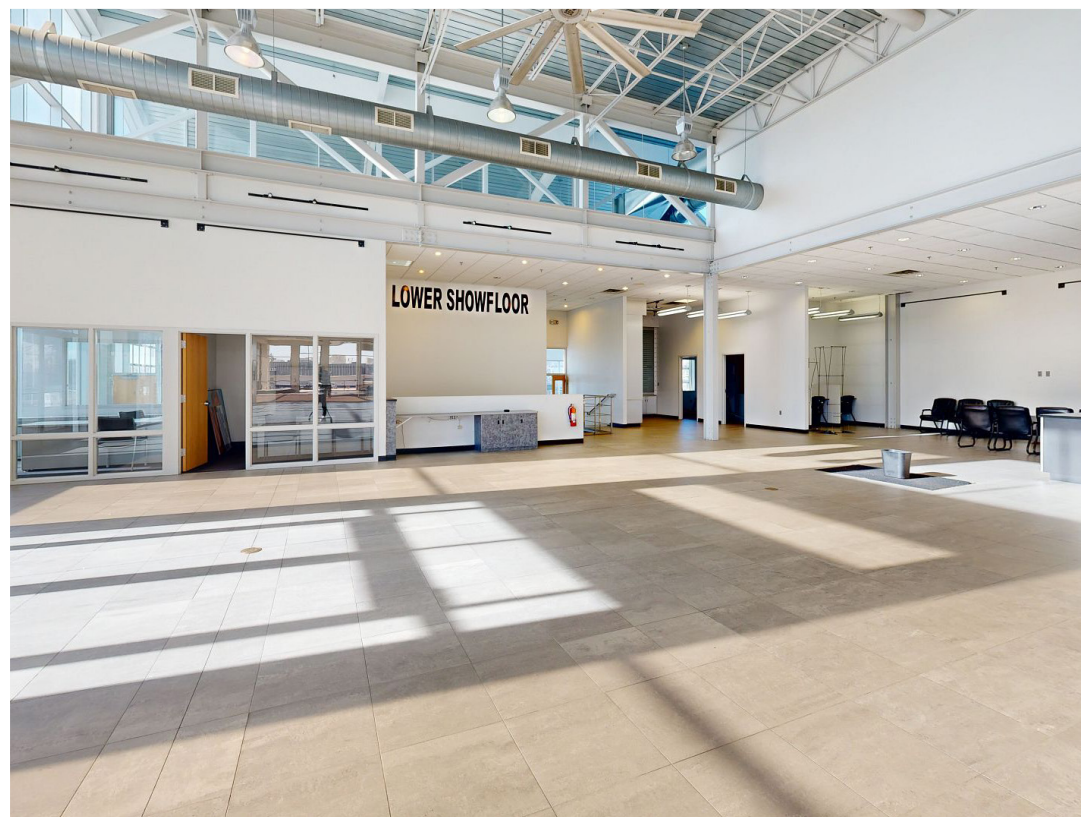


2325 Prior Avenue N, Roseville, MN, 55113

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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