

# 1430 County Road C

Roseville, MN 55113

Up to 2,000 SF Available

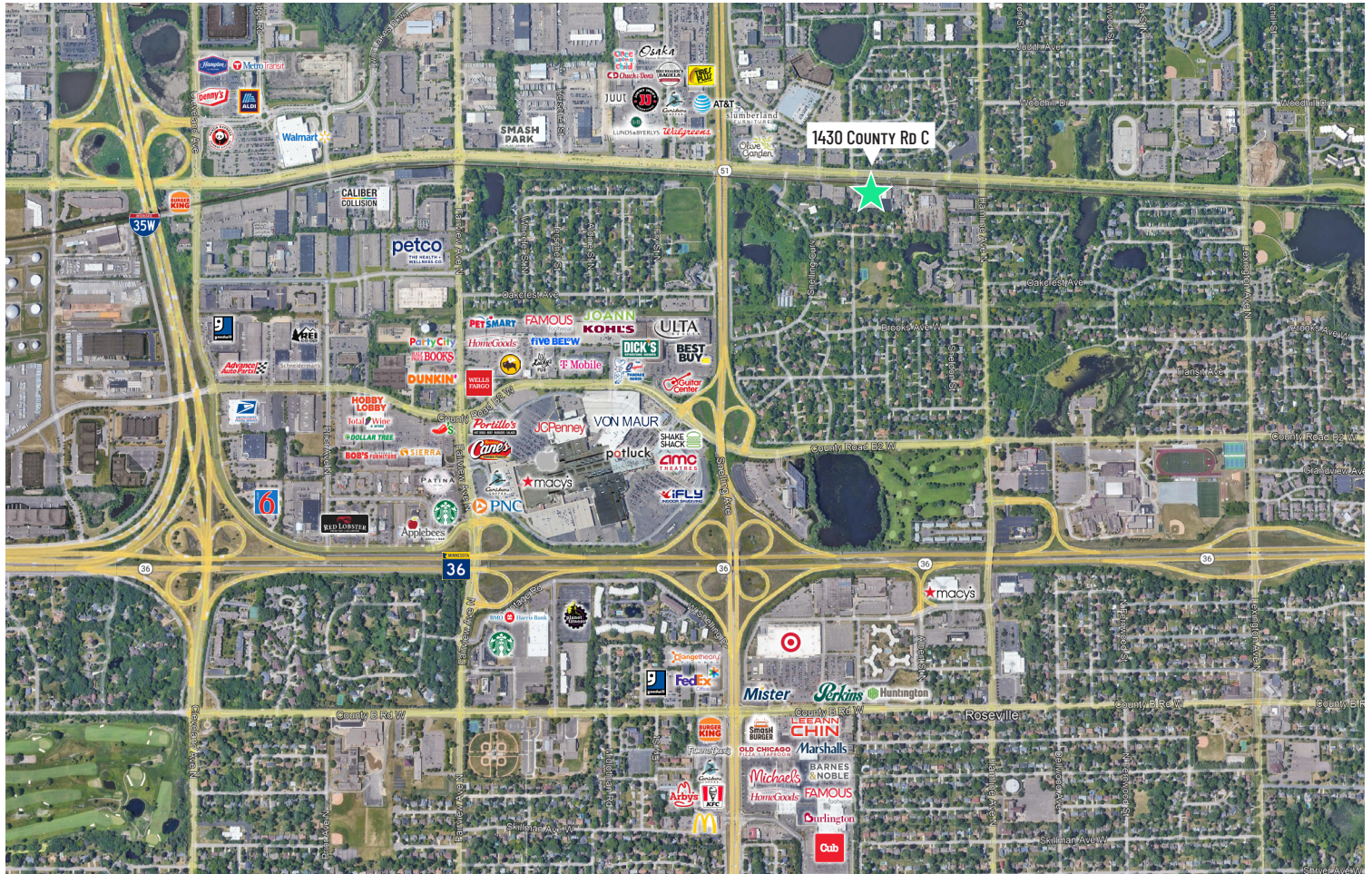




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For Lease



## Property Overview

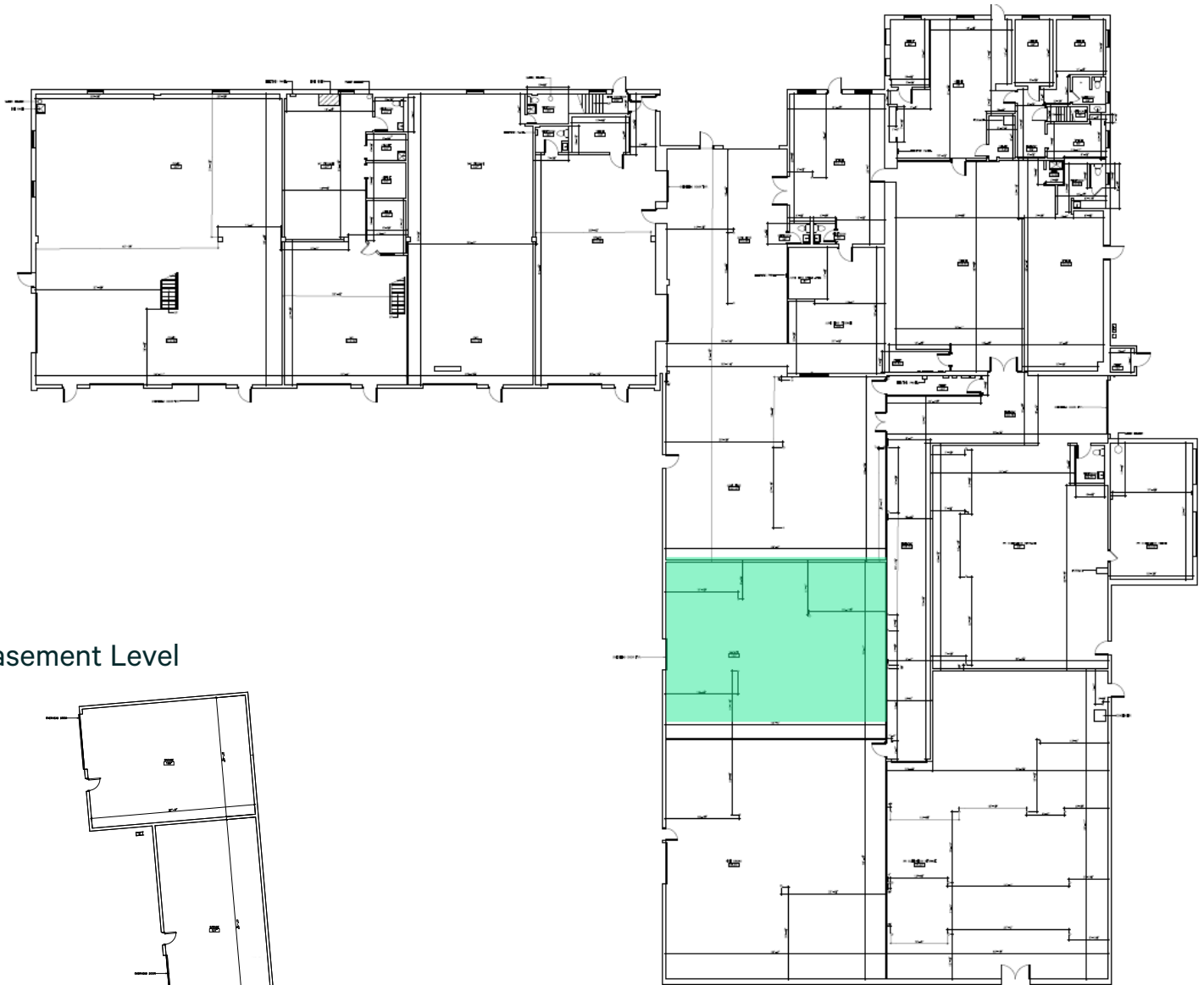
- + Total Building Area: 36,000 SF
- + Available Space: 2,000 SF
- + Land Area: 2.07 acres
- + Year Built: 1927 & 1976
- + Clear Height: 9.5'
- + Loading: Overhead door
- + Lease Rate: \$8.00/SF NNN
- + 2024 Real Estate Tax/CAM: \$3.00/SF (estimated)

## Property Highlights

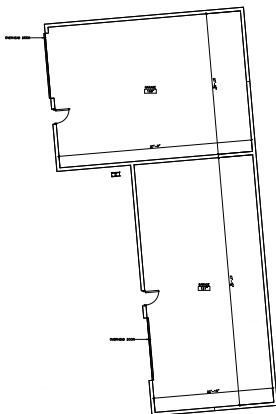
- + Free surface parking
- + Easy access to Snelling Ave & Hwy 36
- + Close to Rosedale regional retail area
- + Local owner & local property management
- + Outside storage available
- + Inexpensive rents
- + Short term leases available
- + Multi tenant property
- + Building signage available

## Floor Plan

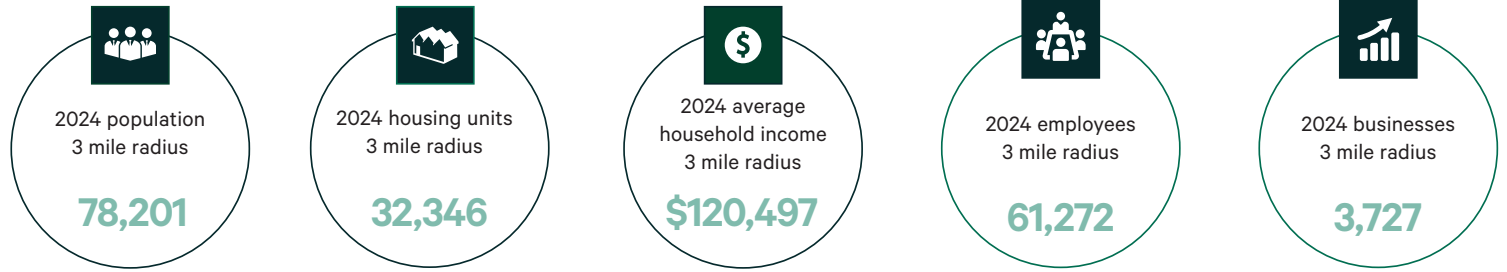
First Floor - 2,000 SF Available



Basement Level



## Demographics



### POPULATION

	1 MILE	3 MILES	4 MILES
2024 Population - Current Year Estimate	10,136	78,201	158,651
2029 Population - Five Year Projection	10,293	79,174	160,556
2020 Population - Census	9,859	77,975	158,421
2010 Population - Census	8,982	73,341	147,961
2020-2024 Annual Population Growth Rate	0.65%	0.07%	0.03%
2024-2029 Annual Population Growth Rate	0.31%	0.25%	0.24%



### HOUSEHOLDS

2024 Households - Current Year Estimate	4,560	32,346	65,114
2029 Households - Five Year Projection	4,575	32,323	65,307
2020 Households - Census	4,571	32,564	65,762
2010 Households - Census	4,252	30,700	62,135
2020-2024 Compound Annual Household Growth Rate	-0.06%	-0.16%	-0.23%
2024-2029 Annual Household Growth Rate	0.07%	-0.01%	0.06%
2024 Average Household Size	2.08	2.30	2.36



### HOUSEHOLD INCOME

2024 Average Household Income	\$112,149	\$120,497	\$113,561
2029 Average Household Income	\$128,353	\$138,706	\$131,058
2024 Median Household Income	\$79,226	\$87,591	\$82,952
2029 Median Household Income	\$90,544	\$100,980	\$94,745
2024 Per Capita Income	\$46,528	\$50,057	\$46,678
2029 Per Capita Income	\$52,441	\$56,853	\$53,379



### HOUSING UNITS

<b>2024 Housing Units</b>	<b>4,769</b>	<b>33,770</b>	<b>68,133</b>
2024 Vacant Housing Units	209 4.4%	1,424 4.2%	3,019 4.4%
2024 Occupied Housing Units	4,560 95.6%	32,346 95.8%	65,114 95.6%
2024 Owner Occupied Housing Units	2,597 54.5%	20,140 59.6%	38,219 56.1%
2024 Renter Occupied Housing Units	1,963 41.2%	12,206 36.1%	26,895 39.5%



### EDUCATION

<b>2024 Population 25 and Over</b>	<b>7,047</b>	<b>55,649</b>	<b>110,606</b>
HS and Associates Degrees	2,567 36.4%	20,736 37.3%	45,357 41.0%
Bachelor's Degree or Higher	4,112 58.4%	32,845 59.0%	59,552 53.8%



### PLACE OF WORK

2024 Businesses	795	3,727	6,514
2024 Employees	12,679	61,272	111,643



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## Contact Us

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