

INDUSTRIAL/RETAIL FOR LEASE

# 2500 CLEVELAND AVENUE

2500 CLEVELAND AVENUE NORTH, ROSEVILLE, MN 55113



County Road B2 W

115,247 Traffic Counts Per Day



FOR LEASE

**KW COMMERCIAL - LAKE MINNETONKA**

13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota

**BRIAN ERTEL**  
Commercial Real Estate Agent  
O: 763-228-2800  
bertel@cre-mn.com  
20622742, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

2500 CLEVELAND AVENUE NORTH



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	3,200 SF
<b>LEASE RATE:</b>	\$12.00/sf/yr. NNN
<b>CAM &amp; TAXES:</b>	\$0.84/sf/yr. Insurance \$3.48/sf/yr. CAM \$4.68/sf/yr. Taxes \$9.00/sf/yr Total CAM & Taxes
<b>MONTHLY GROSS RENT:</b>	\$5,600/month
<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'
<b>LOADING:</b>	(2) 12'Wx14' Drive-ins

## PROPERTY OVERVIEW

Multi-tenant industrial/retail building with 3,200 sq. ft. available for lease.

Join co-tenants: Goodwill, Safelite Auto, Fairbanks Scales, Bath Fitters, Goodwill, and more!

## PROPERTY HIGHLIGHTS

- (2) Drive-in Doors (14'H x 12' W doors)
- 200 amp service
- Water & dr
- 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
- Great demographics

**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota

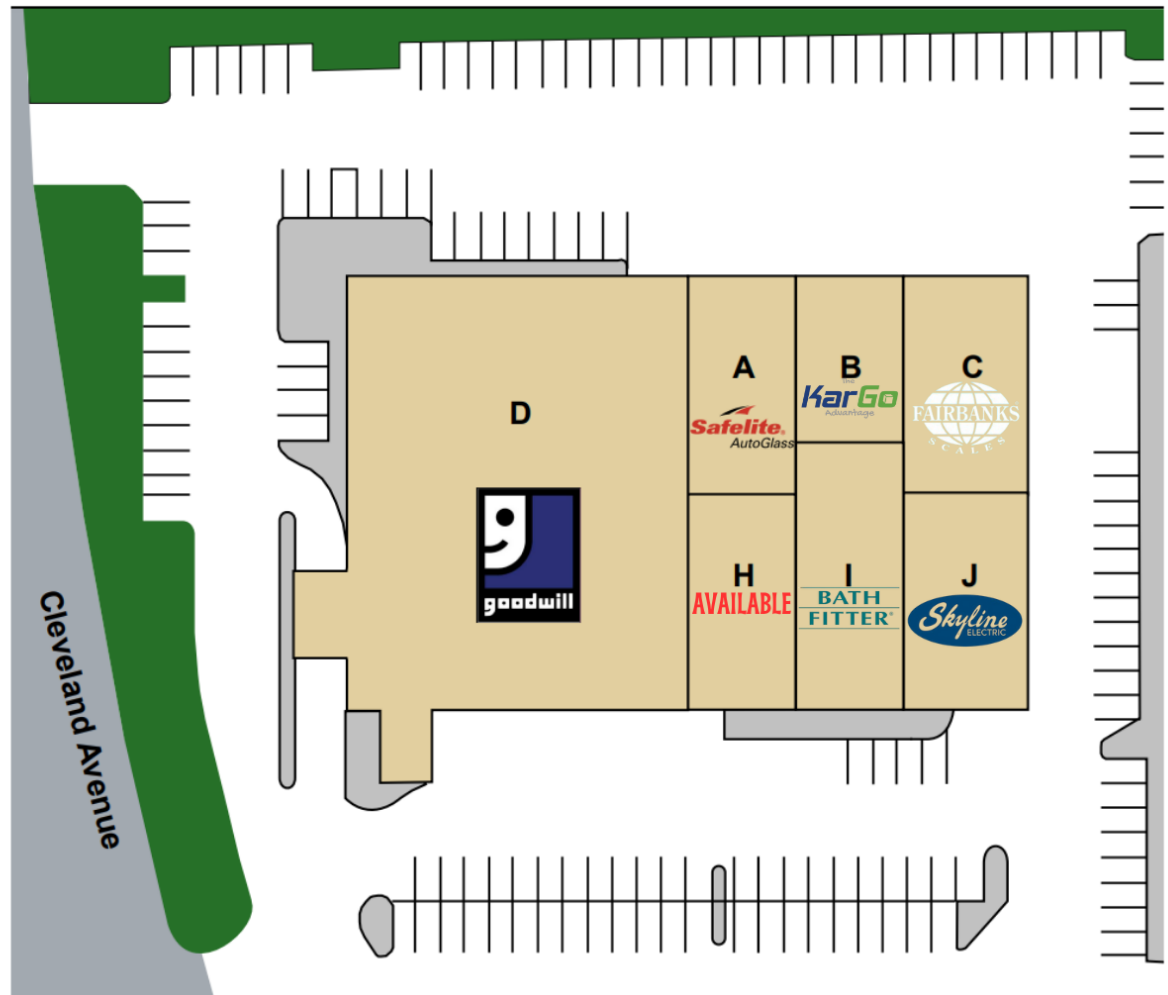
**BRIAN ERTEL**  
Commercial Real Estate Agent  
O: 763-228-2800  
bertel@cre-mn.com  
20622742, Minnesota

# SITE PLAN

2500 CLEVELAND AVENUE NORTH



Suite	Tenant	GLA sq. ft.
A	Satelite Auto Glass	3,200
B	KarGo	2,400
C	Fairbanks Scales	3,600
D	Goodwill Industries	21,040
H	<b>AVAILABLE</b>	<b>3,200</b>
I	Bath Fitters of Minnesota	5,291
J	Skyline Electric	2,309



**KW COMMERCIAL - LAKE MINNETONKA**  
 13100 Wayzata Boulevard, Suite 400  
 Minnetonka, MN 55305



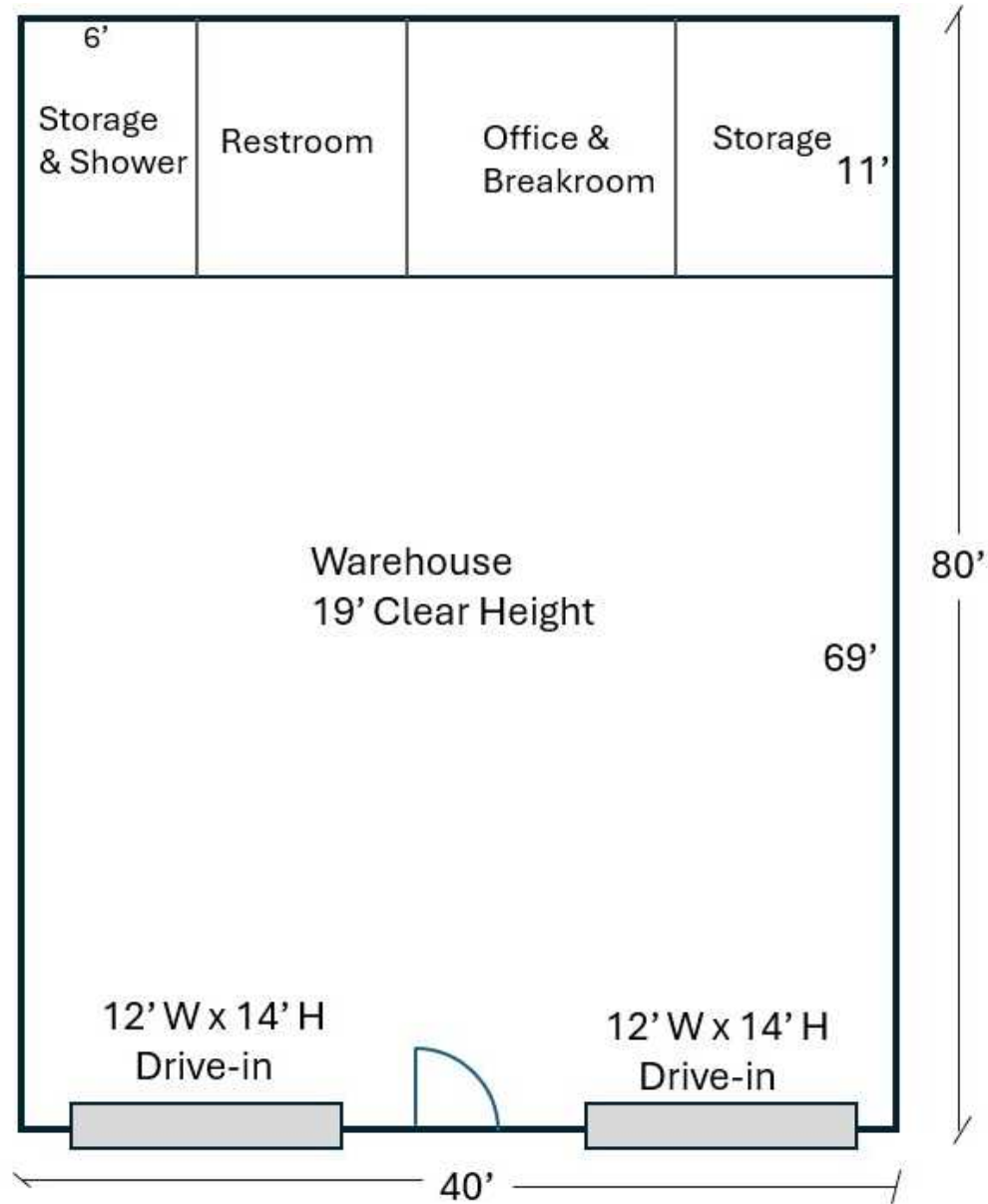
Each Office Independently Owned and Operated

**ROYCE DURHMAN, CCIM**  
 Commercial Real Estate Agent  
 O: (651) 492-2201  
 C: (651) 492-2201  
 royce.durhman@kw.com  
 40409468, Minnesota

**BRIAN ERTEL**  
 Commercial Real Estate Agent  
 O: 763-228-2800  
 bertel@cre-mn.com  
 20622742, Minnesota

# FLOOR PLAN SKETCH

2500 CLEVELAND AVENUE NORTH



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota

**BRIAN ERTEL**  
Commercial Real Estate Agent  
O: 763-228-2800  
bertel@cre-mn.com  
20622742, Minnesota

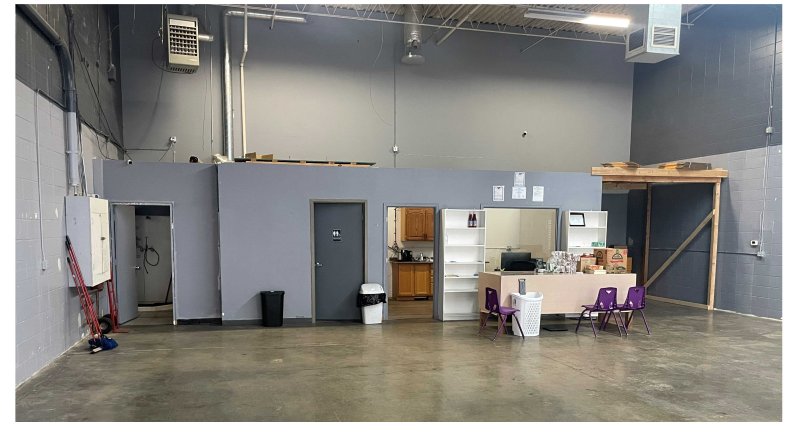
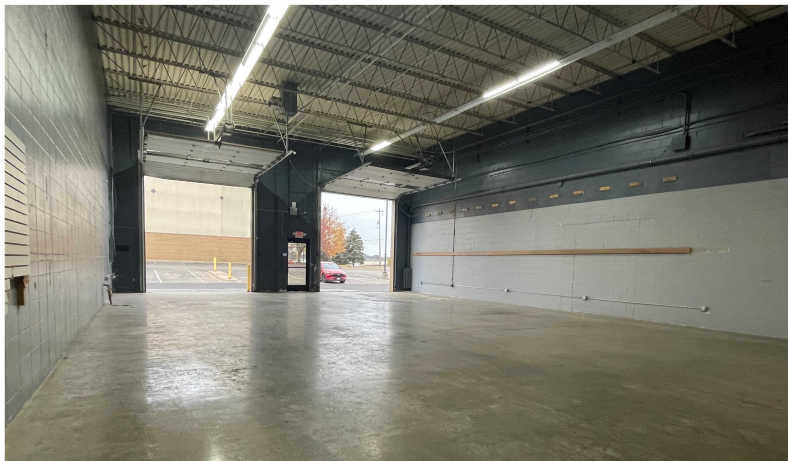
# PROPERTY PHOTOS

2500 CLEVELAND AVENUE NORTH



# PROPERTY PHOTOS

2500 CLEVELAND AVENUE NORTH



# RETAIL MAP

2500 CLEVELAND AVENUE NORTH



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



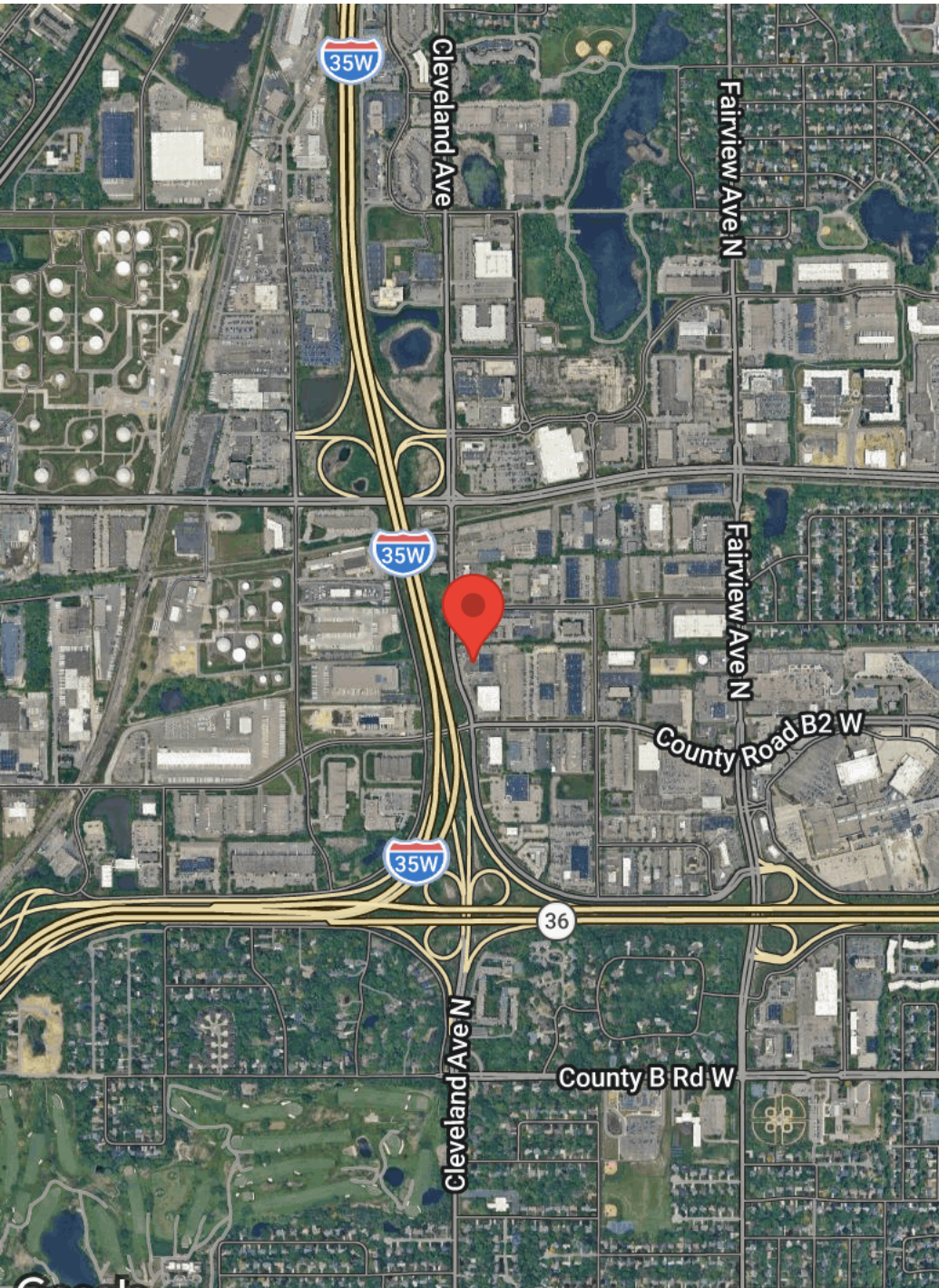
Each Office Independently Owned and Operated

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota

**BRIAN ERTEL**  
Commercial Real Estate Agent  
O: 763-228-2800  
bertel@cre-mn.com  
20622742, Minnesota

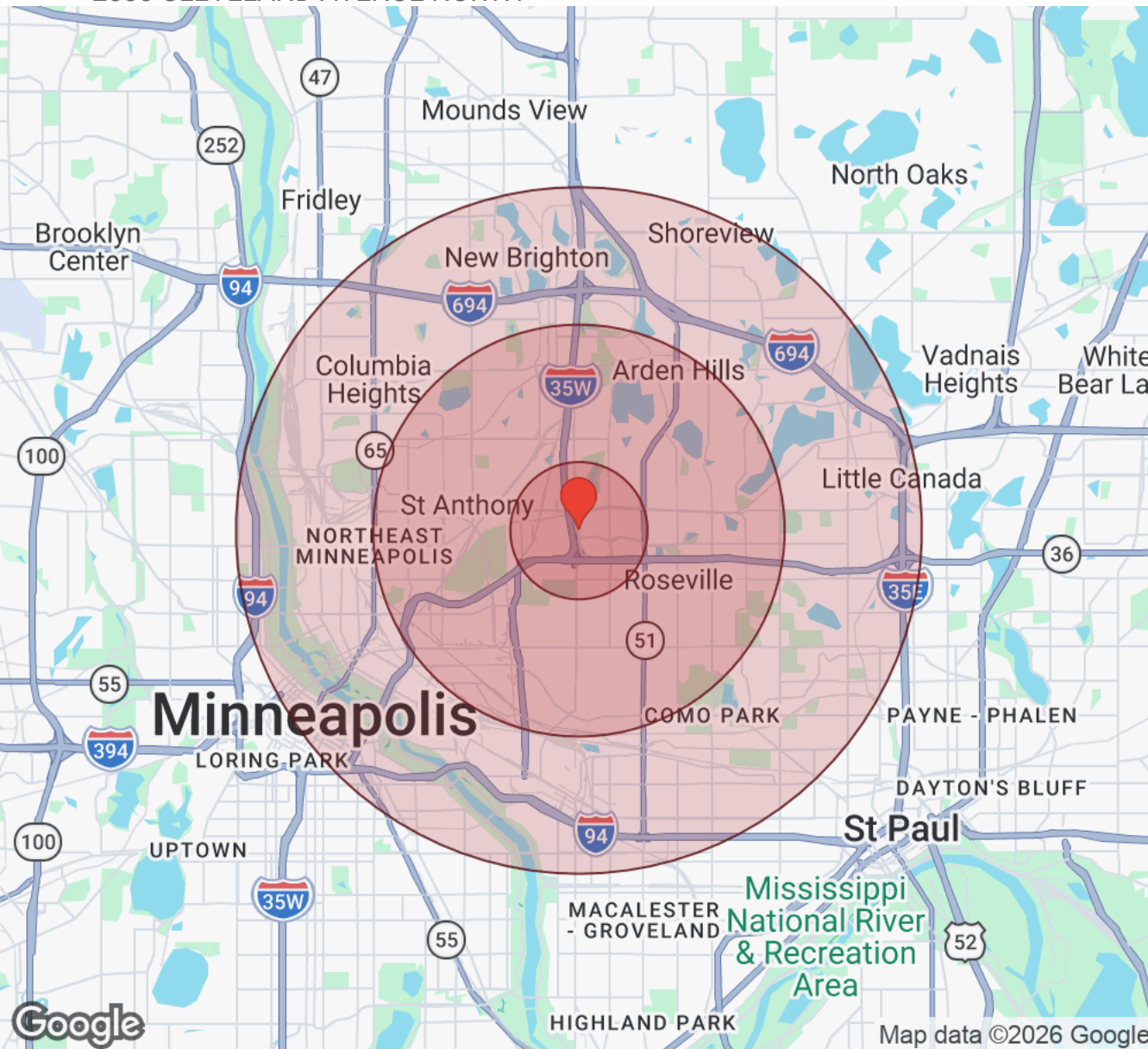
# LOCATION MAPS

2500 CLEVELAND AVENUE NORTH



# DEMOGRAPHICS

2500 CLEVELAND AVENUE NORTH



Population	1 Mile	3 Miles	5 Miles
Male	2,006	45,993	182,688
Female	1,860	44,309	165,748
Total Population	3,866	90,302	348,436

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,621	64,169	213,696
Black	457	8,985	56,133
Am In/AK Nat	12	298	1,568
Hawaiian	1	18	105
Hispanic	220	5,788	26,760
Asian	415	7,658	37,596
Multiracial	129	3,206	11,951
Other	11	181	627

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,015	42,672	166,683
Occupied	1,856	39,120	152,630
Owner Occupied	984	23,244	70,859
Renter Occupied	872	15,876	81,771
Vacant	160	3,552	14,053

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	559	14,189	54,490
Ages 15 - 24	648	12,025	60,742
Ages 25 - 54	1,300	36,242	146,662
Ages 55 - 64	387	9,664	34,070
Ages 65+	972	18,181	52,473

Income	1 Mile	3 Miles	5 Miles
Median	\$84,052	\$95,517	\$82,373
Under \$15k	126	1,635	12,275
\$15k - \$25k	125	1,882	10,248
\$25k - \$35k	93	2,058	10,422
\$35k - \$50k	179	3,834	14,228
\$50k - \$75k	315	5,722	22,798
\$75k - \$100k	246	5,397	21,505
\$100k - \$150k	312	7,618	26,441
\$150k - \$200k	164	4,640	14,838
Over \$200k	294	6,334	19,875

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota

**BRIAN ERTEL**  
Commercial Real Estate Agent  
O: 763-228-2800  
bertel@cre-mn.com  
20622742, Minnesota