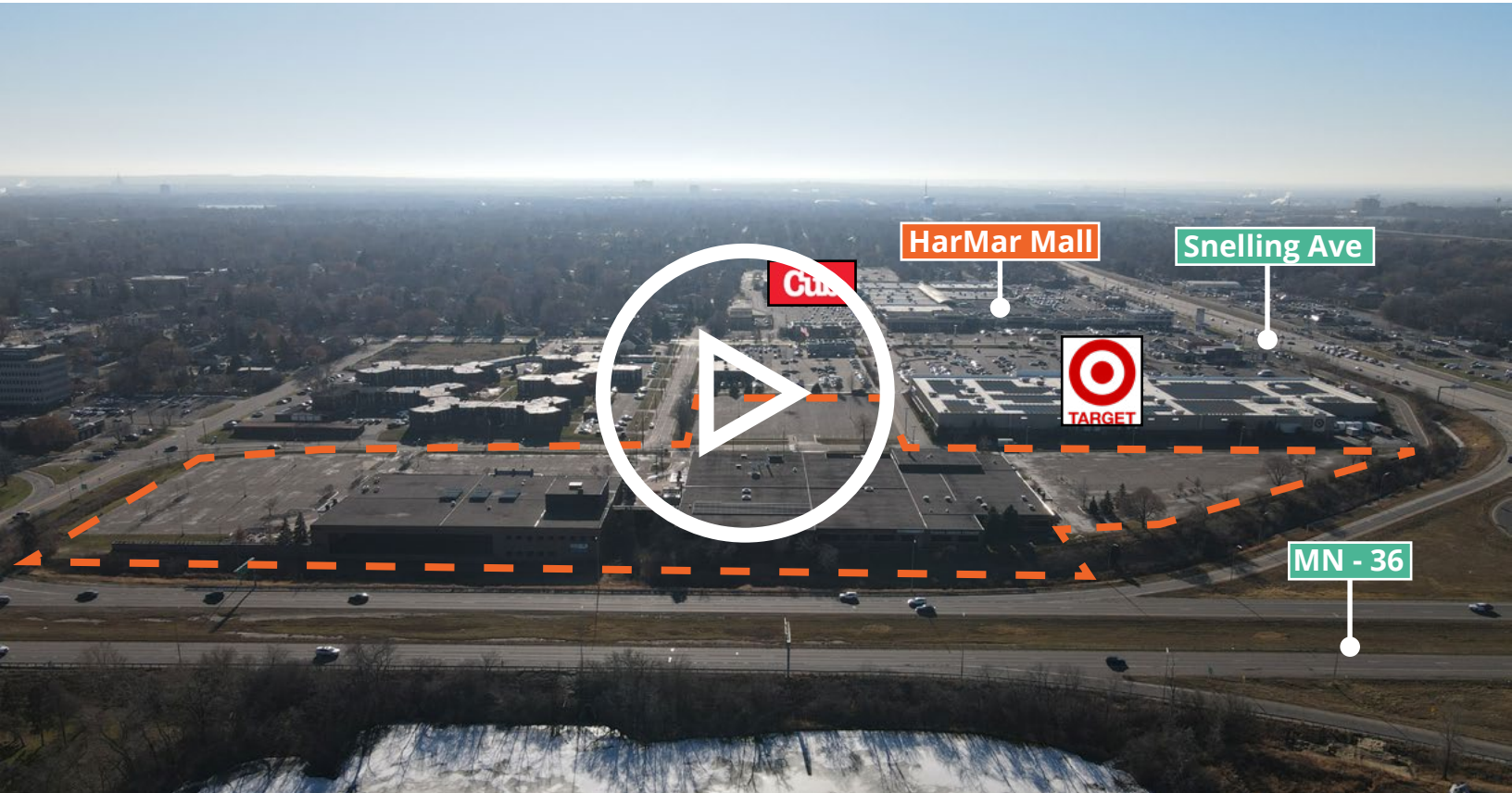


**AVISON
YOUNG**

Rosedale Hub
1500 - 1550 W MN-36,
Roseville, MN 55113

Showroom, Retail and Office/Tech, for Sale





Please click on the image above to watch the property overview video or [click here](#).

Highlights

- Great Location:
 - Highly visible
 - Highway 36 (77,000 VDP)
 - Snelling Ave. (46,000 VDP)
 - Across from Rosedale Center
 - Adjacent to Target
 - Direct access from Highway 36 ramp
- Well maintained space with 13' ceiling heights, garage space with 3 drive-in doors, abundant parking
- Up to 100,000 square feet of showroom
- Up to 50,000 square feet of retail

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,769	81,185	338,178
Household	3,393	34,663	135,019
Avg. Income	\$74,748	\$77,587	\$66,893

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**AVISON
YOUNG**

Amenities Map



13.9 Acres with 200,000 SF Office/Tech, Retail, Showroom For Sale on Highway 36

Parcels:

West:	102923330001	6.26 acres	E-1 zoning
East:	102923340002	5.73 acres	E-1 zoning
South:	102923330002	1.91 acres	MU-4 zoning

Parking:

West:	264
East:	309
South:	227
Total:	800

Buildings:

West:	Single story 103,903 SF building
East:	Two-story 93,198 SF building



ROSEDALE
CENTER

Snelling Ave

MN - 36

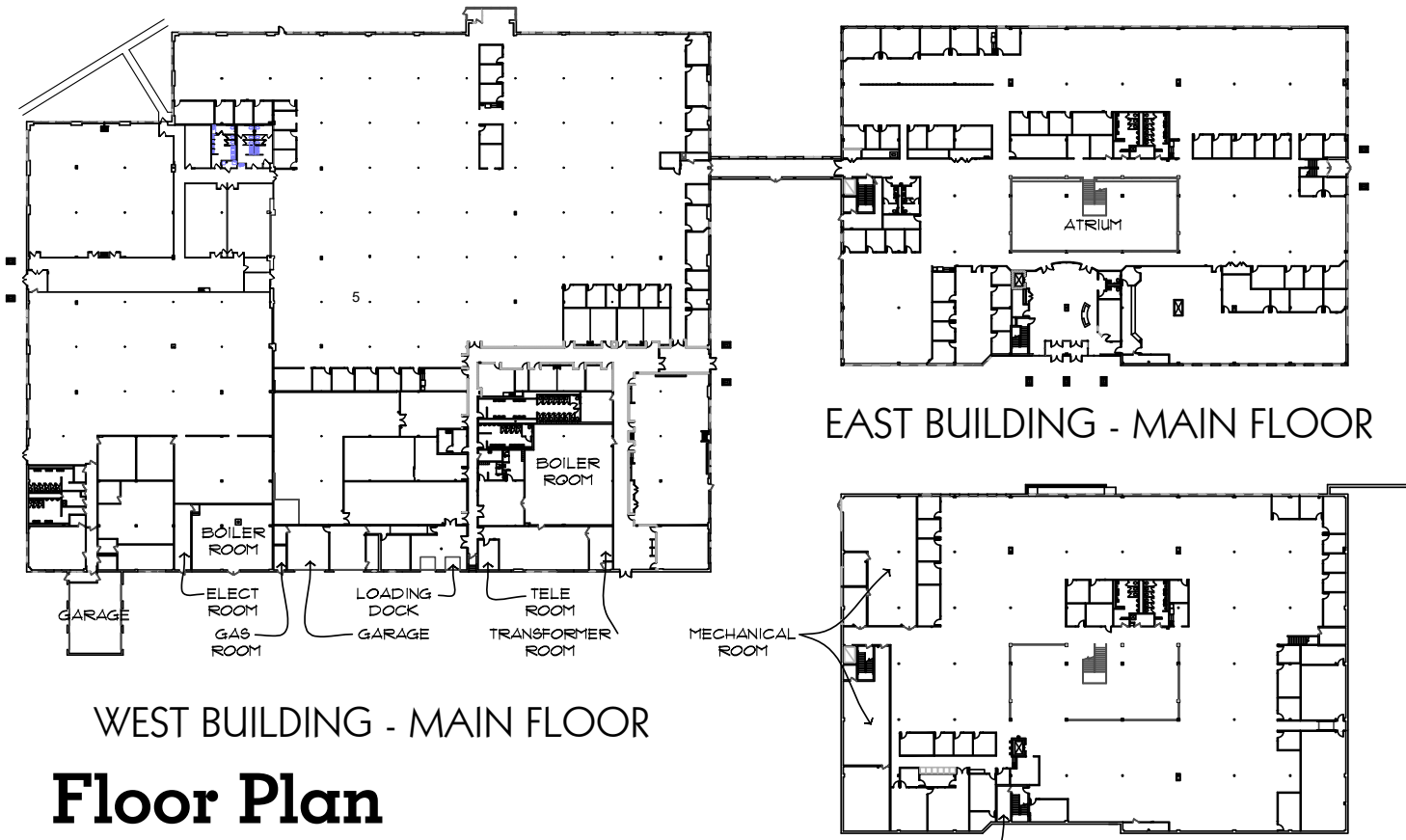
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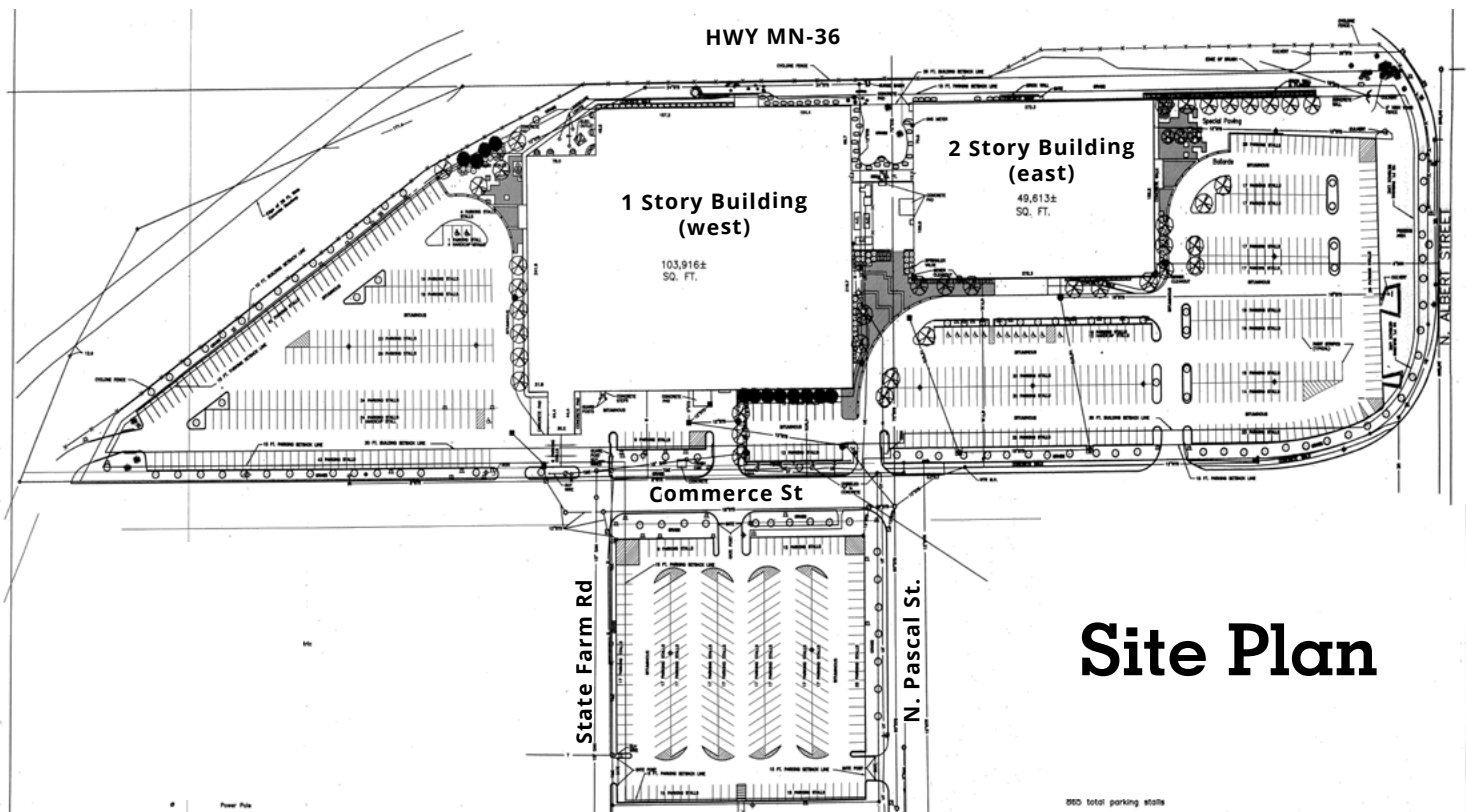




WEST BUILDING - MAIN FLOOR

EAST BUILDING - MAIN FLOOR

Floor Plan



Site Plan

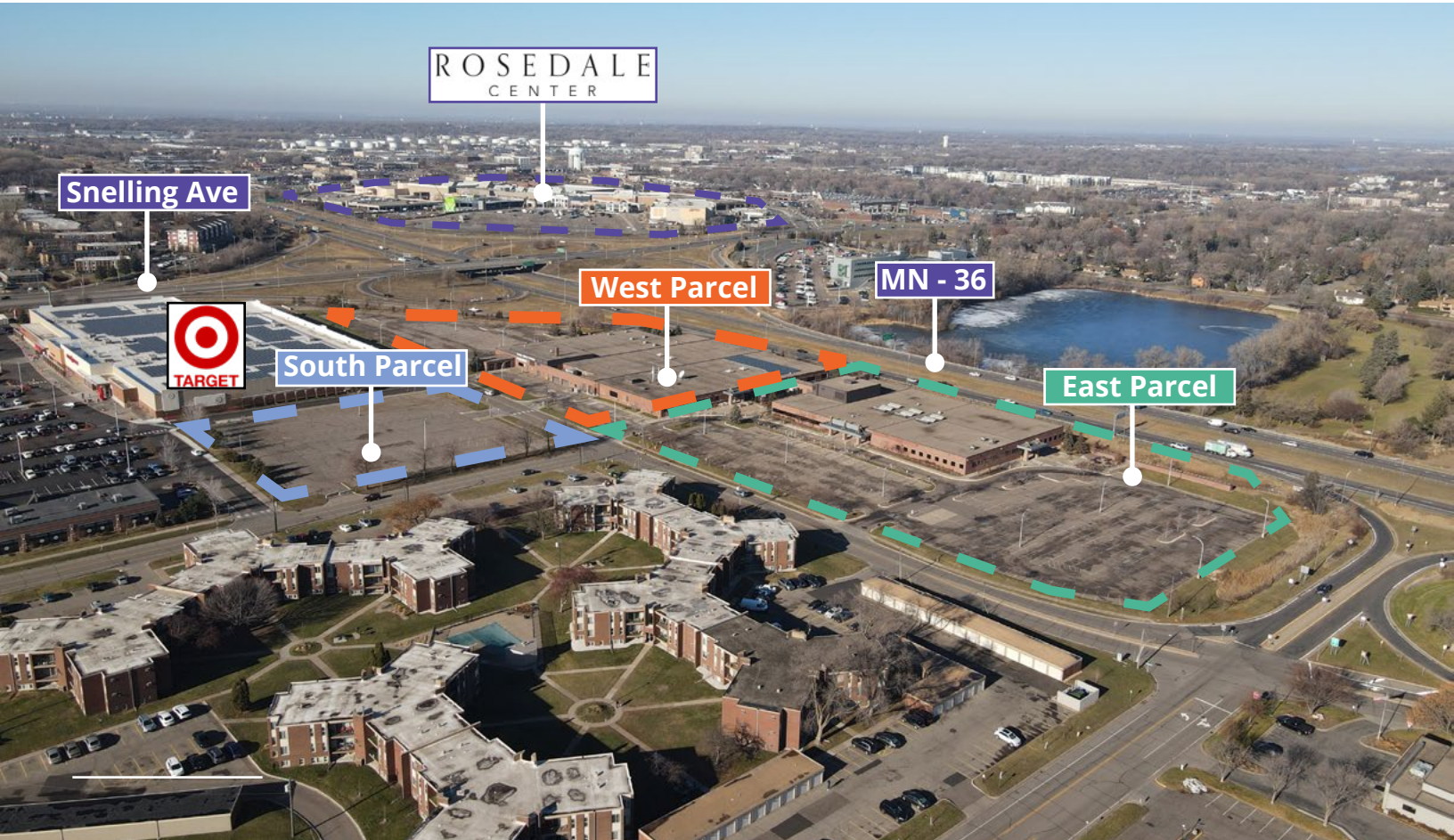
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**To plan a tour or for more information,
get in touch.**

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