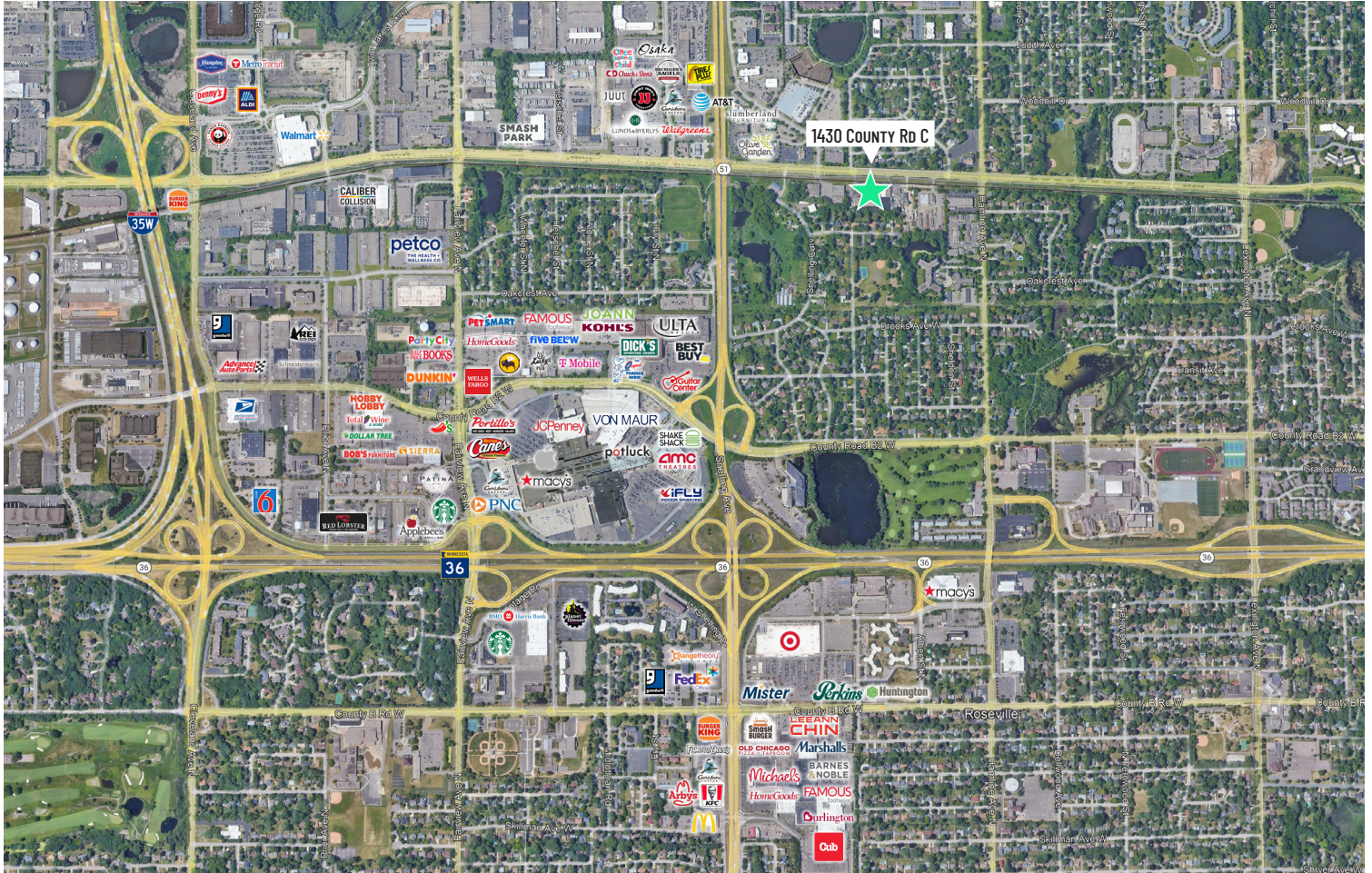


1430 County Road C

Roseville, MN 55113

Up to 9,000 SF Available





Property Overview

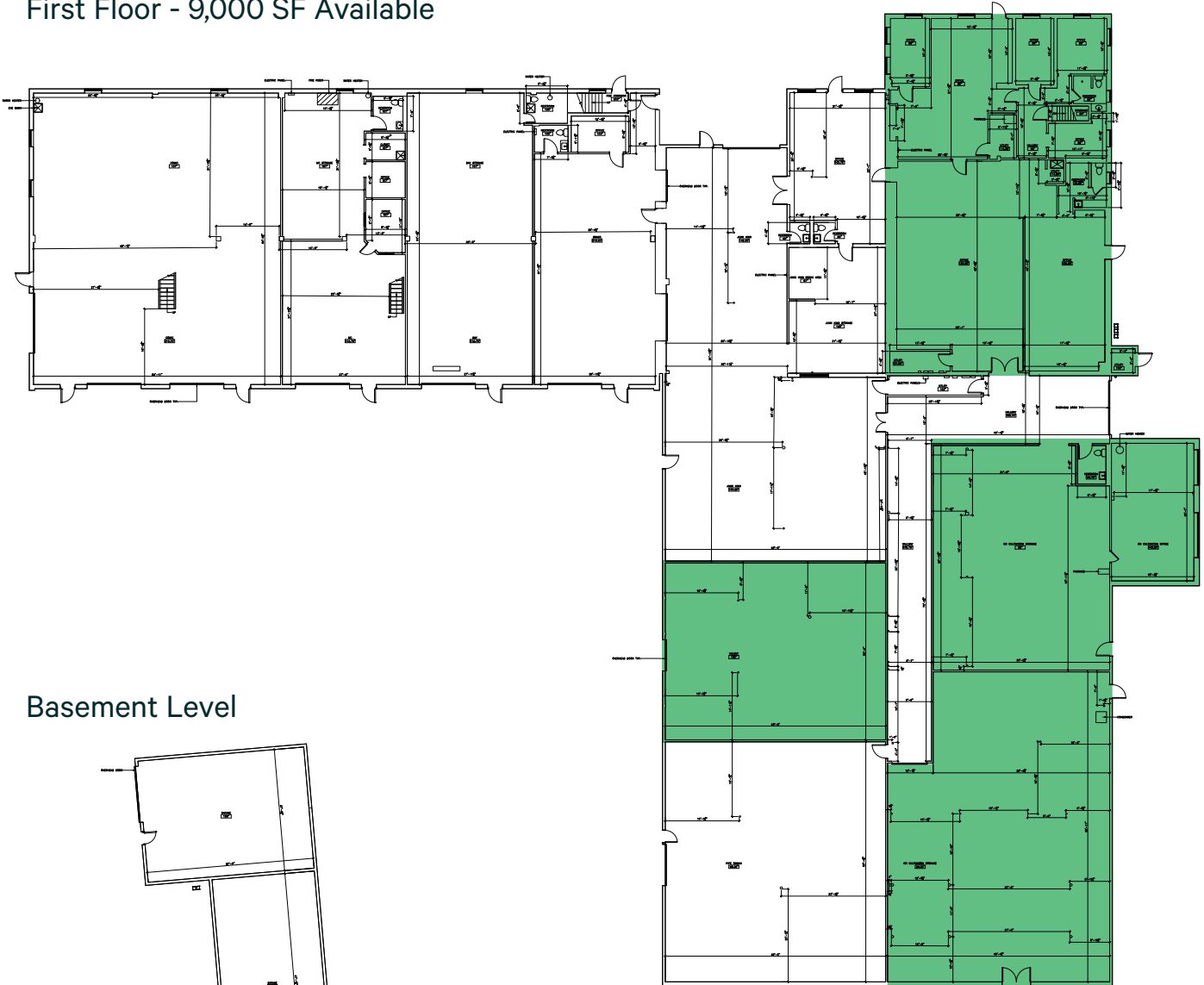
- + Total Building Area: 36,000 SF
- + Available Space: 9,000 SF
- + Land Area: 2.07 acres
- + Year Built: 1927 & 1976
- + Clear Height: 9.5'
- + Loading: Dock & overhead door
- + Lease Rate: \$8.00/SF NNN
- + 2024 Real Estate Tax/CAM: \$3.00/SF (estimated)
- + Approximately 500 SF of office space

Property Highlights

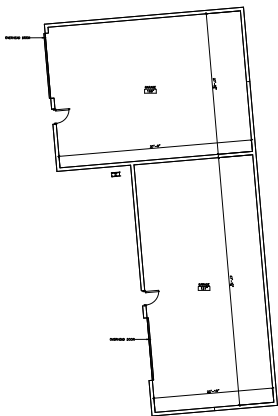
- + Free surface parking
- + Easy access to Snelling Ave & Hwy 36
- + Close to Rosedale regional retail area
- + Local owner & local property management
- + Outside storage available
- + Inexpensive rents
- + Short term leases available
- + Multi tenant property
- + Building signage available

Floor Plan

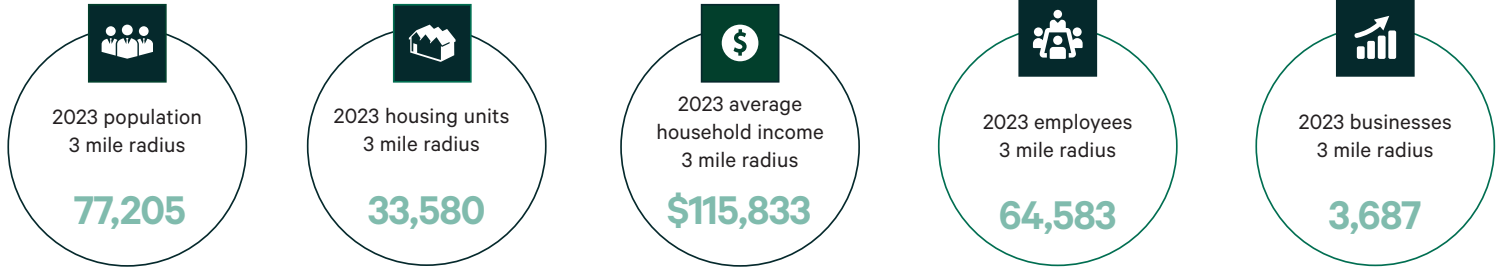
First Floor - 9,000 SF Available



Basement Level



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	10,544	77,205	302,511
2028 Population - Five Year Projection	10,675	77,128	306,845
2020 Population - Census	10,309	77,790	301,814
2010 Population - Census	9,396	73,252	272,581
2020-2023 Annual Population Growth Rate	0.70%	-0.23%	0.07%
2023-2028 Annual Population Growth Rate	0.25%	-0.02%	0.28%
HOUSEHOLDS			
2023 Households - Current Year Estimate	4,814	32,117	120,631
2028 Households - Five Year Projection	4,887	32,084	122,676
2010 Households - Census	4,445	30,649	108,245
2020 Households - Census	4,802 96.7%	32,393 96.2%	120,295 95.6%
2020-2023 Compound Annual Household Growth Rate	0.08%	-0.26%	0.09%
2023-2028 Annual Household Growth Rate	0.30%	-0.02%	0.34%
2023 Average Household Size	2.04	2.27	2.39
HOUSEHOLD INCOME			
2023 Average Household Income	\$104,187	\$115,833	\$98,863
2028 Average Household Income	\$119,765	\$133,175	\$113,459
2023 Median Household Income	\$74,149	\$81,816	\$68,567
2028 Median Household Income	\$83,865	\$93,838	\$77,839
2023 Per Capita Income	\$43,830	\$48,377	\$39,603
2028 Per Capita Income	\$50,246	\$55,597	\$45,561
HOUSING UNITS			
2023 Housing Units	5,061	33,580	127,332
2023 Vacant Housing Units	247 4.9%	1,463 4.4%	6,701 5.3%
2023 Occupied Housing Units	4,814 95.1%	32,117 95.6%	120,631 94.7%
2023 Owner Occupied Housing Units	2,978 58.8%	21,771 64.8%	67,826 53.3%
2023 Renter Occupied Housing Units	1,836 36.3%	10,346 30.8%	52,805 41.5%
EDUCATION			
2023 Population 25 and Over	7,502	55,664	196,098
HS and Associates Degrees	2,846 37.9%	20,686 37.2%	85,258 43.5%
Bachelor's Degree or Higher	4,392 58.5%	33,085 59.4%	97,877 49.9%
PLACE OF WORK			
2023 Businesses	830	3,687	11,447
2023 Employees	15,423	64,583	193,618

1430 County Road C
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For Lease



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