

FOR LEASE

FREESTANDING RESTAURANT

2350 Cleveland Ave N | Roseville, MN | 55113



9,057 SF Retail Space for Lease

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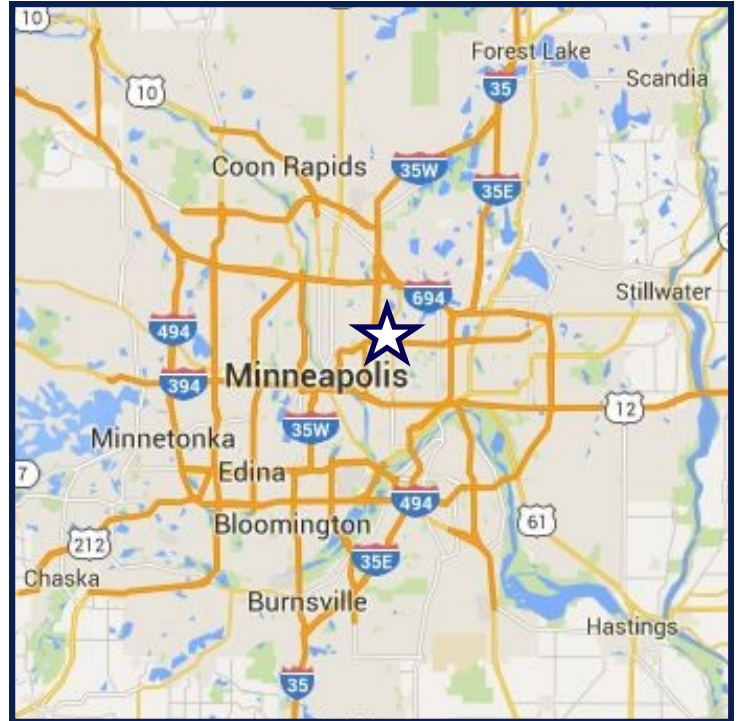
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	2350 Cleveland Ave N
CITY, STATE	Roseville, MN
BUILDING SIZE	9,057 SF
LOT SIZE	2.15 Acres (93,862 SF)
CURRENT USE	Restaurant—Sport’s Bar + Patio
LEASE RATE	\$24.00 PSF
GROUND LEASE RATE	\$4.50 PSF
TAXES (2020)	\$49,268.00
PARKING	135 (Ability to add 13 more)
SIGNAGE	Large Pylon Sign Facing Hwy 36
ZONING	RB—Regional Business



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	4,606	89,979	350,358
DAYTIME POPULATION	14,957	81,528	370,292
MEDIAN HH INCOME	\$82,371	\$70,742	\$58,315
AVERAGE HH INCOME	\$111,122	\$94,073	\$84,183
MEDIAN AGE	46.0	37.5	33.5

NEARBY RETAILERS

LA Fitness
Motel 6
Total Wine
REI
Petco

TRAFFIC COUNTS

HWY 36	92,000 VPD
I-35W	144,000 VPD

COMMENTS

- Located just south of regional mall—Rosedale Mall
- Visible from Hwy 36 and I-35W with over 150,000 VPD combined
- Large acreage allows for potential add-on to existing building or Build-to-Suit opportunity



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