

TALAMORE
171-UNITS

CROFT APT
305-UNITS

EMERALD ISLE
151-UNITS

WICKLOWE APT
212-UNITS

LIFETIME
FITNESS

ASPEN
FIELDS
150-UNITS

DEVCO APT
192-UNITS

SWEET KNEADS
Bakery

FIRST STATE BANK
OF ROSEMOUNT

o2b
KIDS!

Kwik
TRIP
STORES

6,100 VPD

18,027 VPD

SITE

CR 42 / 145TH STREET W

THE LANDING
160-UNIT
MULTIFAMILY

AMBER FIELDS
1,959-UNITS

AKRON AVE

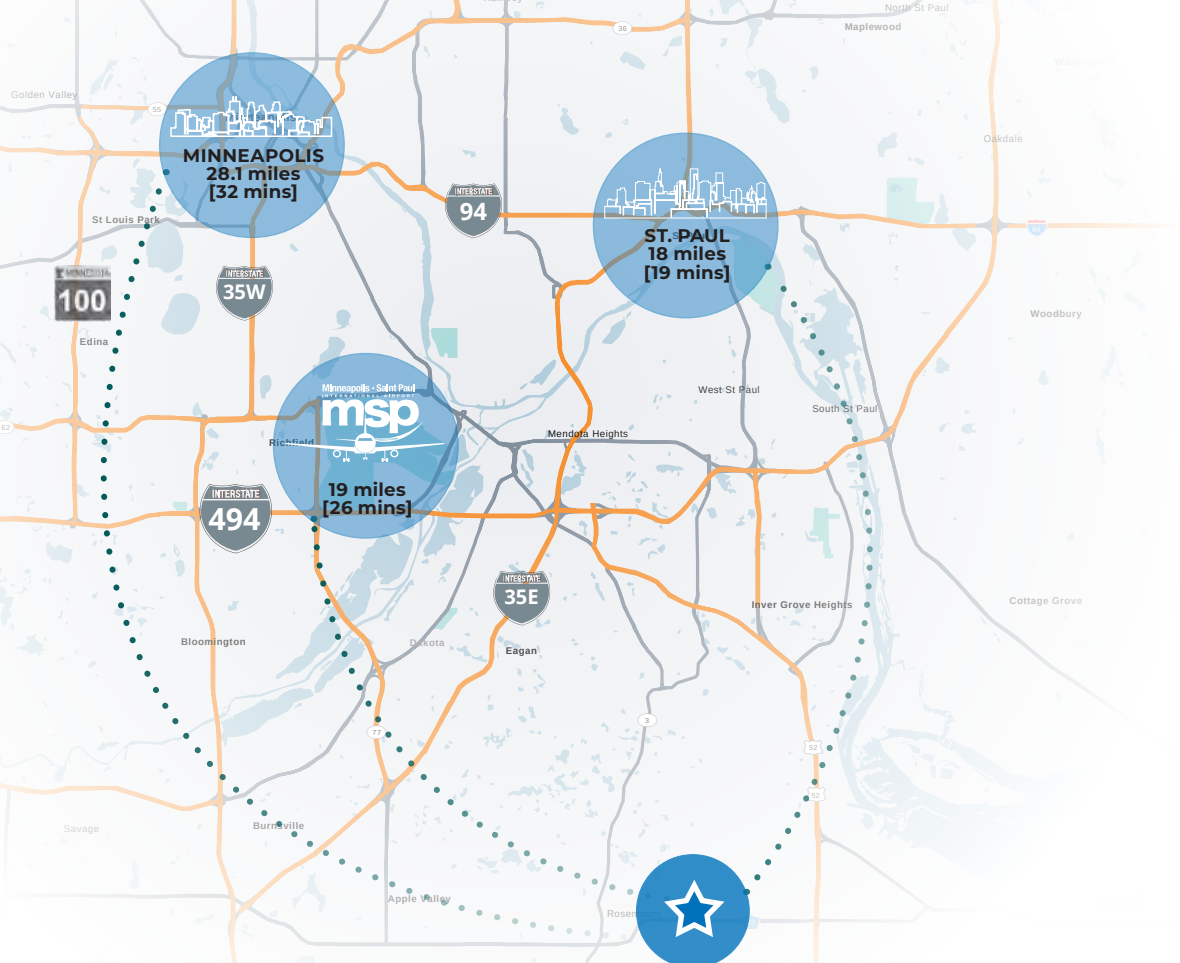
DAKOTA COUNTY
TECHNICAL COLLEGE

2,500 STUDENTS

META
DATA CENTER

ASPEN FIELDS | ROSEMOUNT, MN

FOR SALE - GROUND LEASE - BTS | NEQ CR 42 + ASPEN AVE



NEIGHBORHOOD PROFILE

[5-mile radius - Esri 2025 est.]



Population
63,676



Daytime Pop
46,325



Med Income
\$135,467



Households
22,595



Med Age
39.7



Families
17,491



Housing Units
662 u/c
1,134 proposed



Apartment Units
869 u/c



Schools
6,213 students



CONTACT

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ASPEN FIELDS

OVERVIEW

Positioned in the fast-growing south metro, Rosemount offers a prime opportunity for retail investment, driven by explosive residential growth and a highly affluent, educated population. The city's strategic location, pro-growth policies, and significant economic development make it a top destination for new residents and businesses.

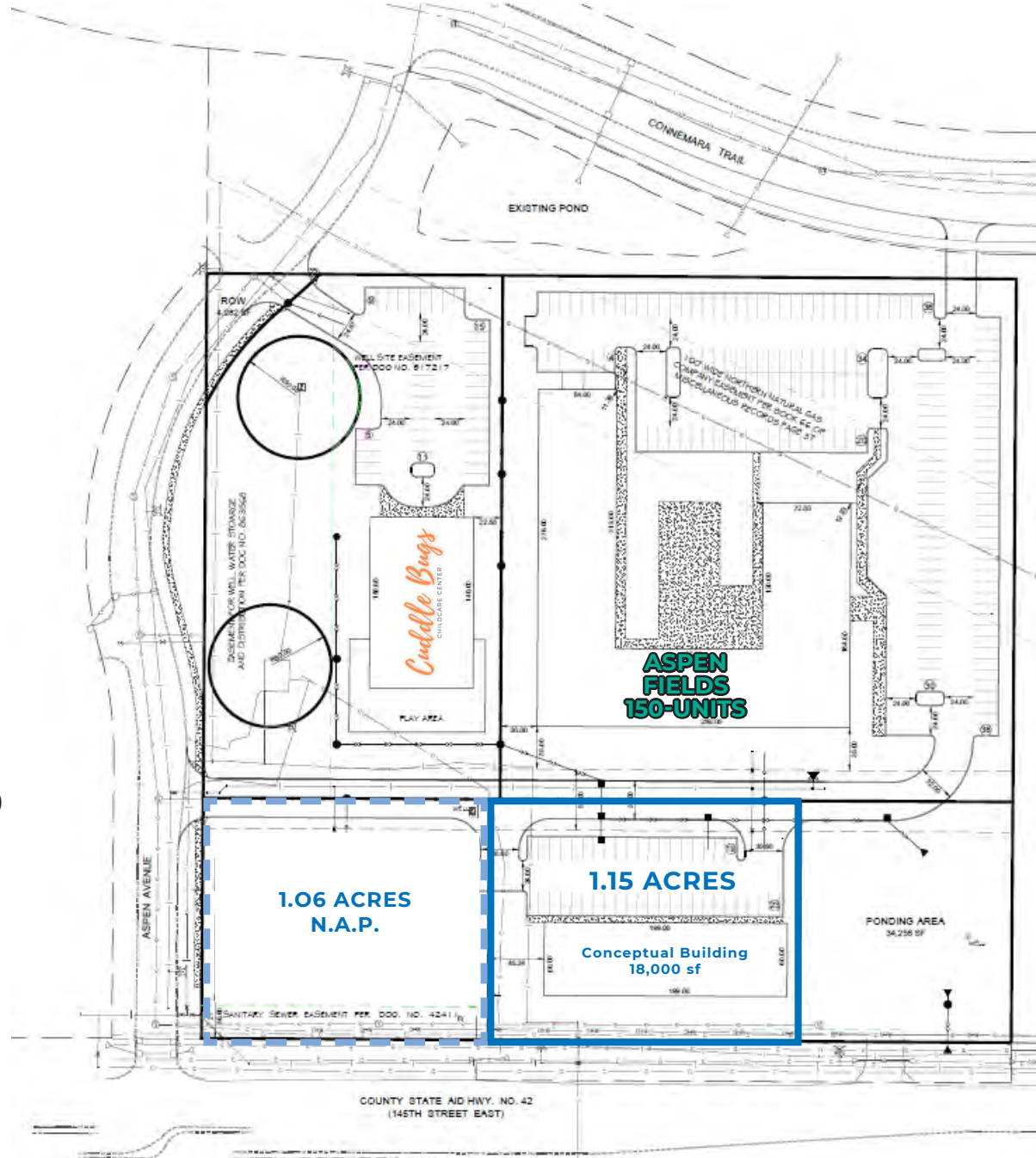
- LOCATION:** NEQ Cty Rd 42 + Aspen Ave
Rosemount, MN 55068
- TRAFFIC:** CR 42 (145th): 18,027 vpd
Akron Ave: 6,100 vpd
- CO-TENANCY:** Shadow anchored by Lifetime Fitness, Cuddle Bugs childcare ('26) and Aspen Fields apts (150 units, '26)

AVAILABILITY

- 1.15 ACRES:** For sale, lease or build-to-suit

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NEIGHBORHOOD AERIAL

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