

ROSEMOUNT RETAIL INVESTMENT - For Sale

Anytime Fitness & Sola Salons



2678 149th St. W. Rosemount



FOR SALE

KW COMMERCIAL MIDWEST
1915 Plaza Drive, Suite 200
Eagan, MN 55122



Each Office Independently Owned and Operated

PRESENTED BY:

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2678 149th St. W. Rosemount



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Property Summary

2678 149th St. W. Rosemount



OFFERING SUMMARY

Building SF:	11,017 sq. ft.
PID #	34-64850-01-010
LEASE(s)	Two Tenants
YEAR BUILT:	2015
RENOVATED:	2024 & 2025
PARKING:	64 spaces
Taxes 2025	\$36,368
ZONING:	Commercial

PROPERTY OVERVIEW

2015 New Building Constructed
Property includes 1.1 acres of land
64 Parkings spaces including handicap access
On 42 & Biscayne Ave. East of MN 3 N
New Data Center Developments <1 Mile
Univ of MN - UMor Park
NEW DEVELOPMENTS:
Senior Housing Development
Day Care Center, Banks, Kwik Trip,

PROPERTY HIGHLIGHTS

Two Tenants
* Anytime Fitness 7 years Remaining
* Anytime Fitness remodeling 2025

* Sola Salons - 1 Lease,
* Sola Salons has 19 Fully Equipped
individual Salons

*HVAC for Sola Salons 2 years old

Ideal 1031 Exchange Property

Dale A. Severson
KW Commercial Midwest
651-491-1620 Cell
DaleS@kw.com

PROPERTY PHOTOS

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Rosemount MN, source, esri



POPULATION TRENDS AND KEY INDICATORS

Rosemount City, MN

26,371	9,105	2.89	36.2	\$106,562	\$316,396	159	181	38
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$16,193

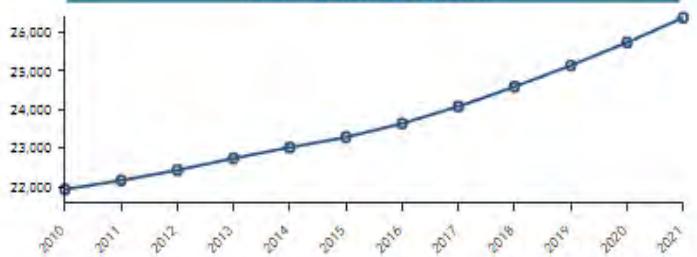
Avg Spent on Mortgage & Basics



12.5%

Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY GENERATION



3.5%

Greatest Gen:
Born 1945/Earlier



16.6%

Baby Boomer:
Born 1946 to 1964



22.1%

Generation X:
Born 1965 to 1980



25.5%

Millennial:
Born 1981 to 1998



25.1%

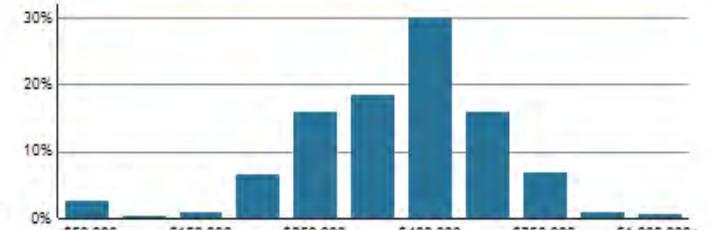
Generation Z:
Born 1999 to 2016



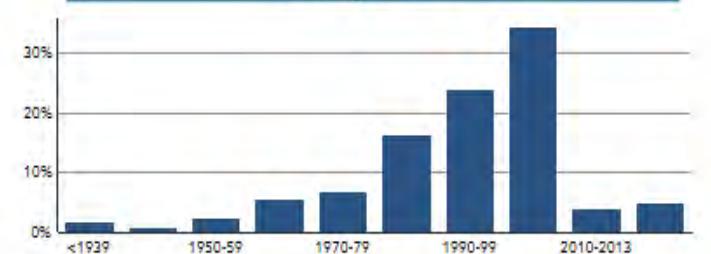
7.1%

Alpha: Born
2017 to Present

Home Value



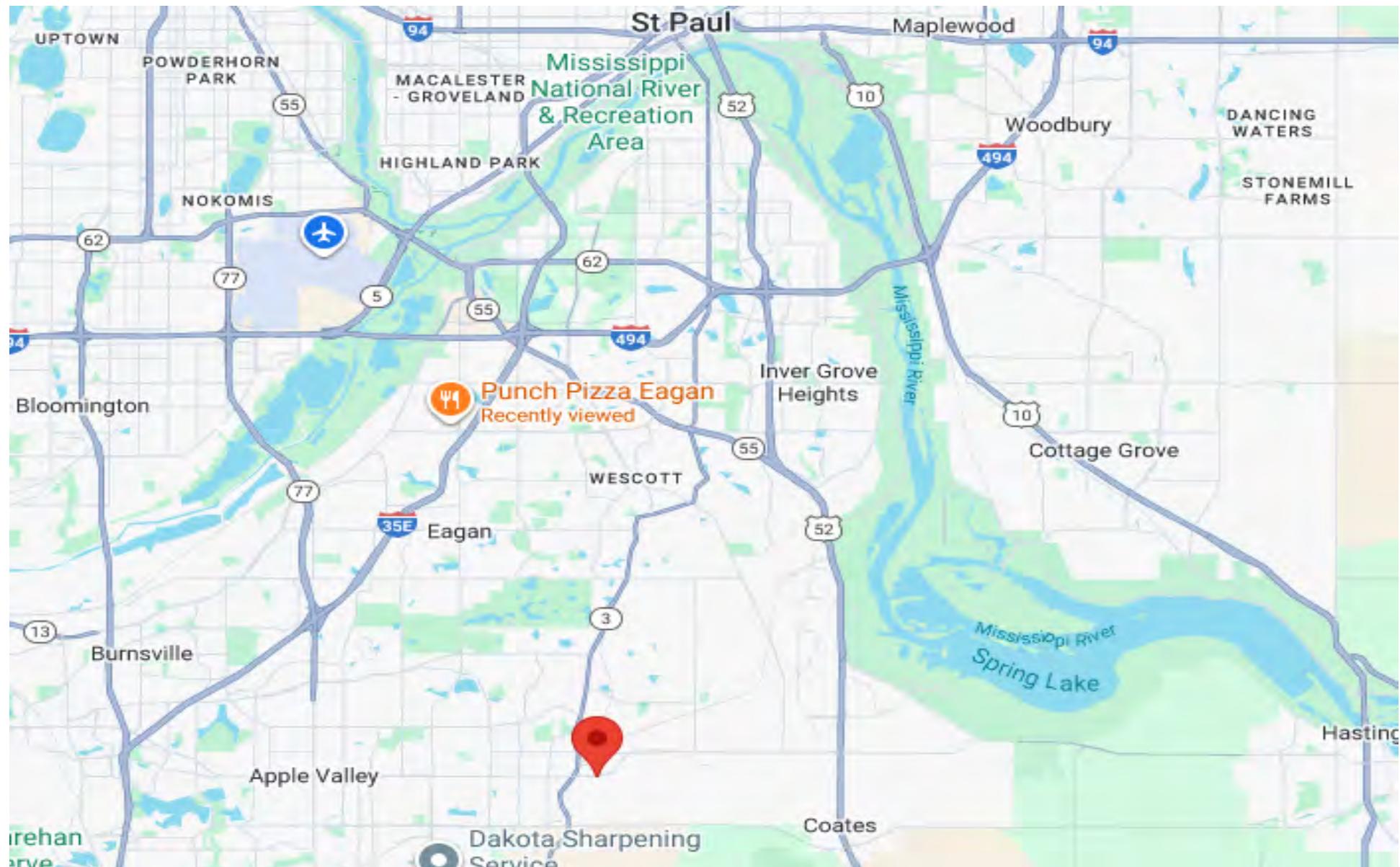
Housing: Year Built



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026. © 2021 Esri

REGIONAL MAP

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LOCATION MAPS

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