

# 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:

**DALE SEVERSON**  
Director of CREST  
O: (651) 262-1000  
C: (651) 491-1620  
dales@kw.com  
40242734, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# DISCLAIMER

2678 149th St. W. Rosemount



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL MIDWEST

1915 Plaza Drive, Suite 200  
Eagan, MN 55122



Each Office Independently Owned and Operated

## PRESENTED BY:

### DALE SEVERSON

Director of CREST  
O: (651) 262-1000  
C: (651) 491-1620  
dales@kw.com  
40242734, Minnesota

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# 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,

## Ideal 1031 Exchange Property

## 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

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



# PROPERTY PHOTOS

2678 149th St. W. Rosemount



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

## 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



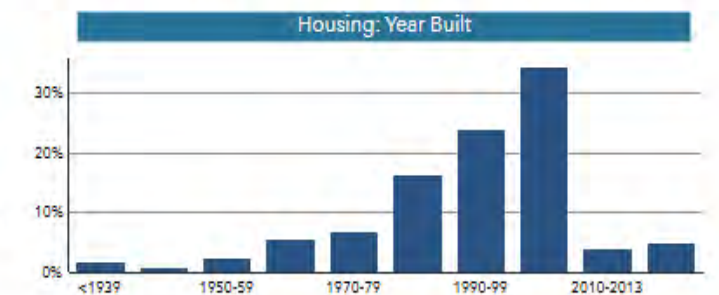
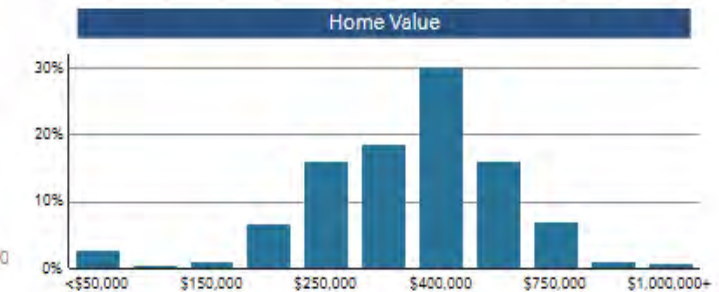
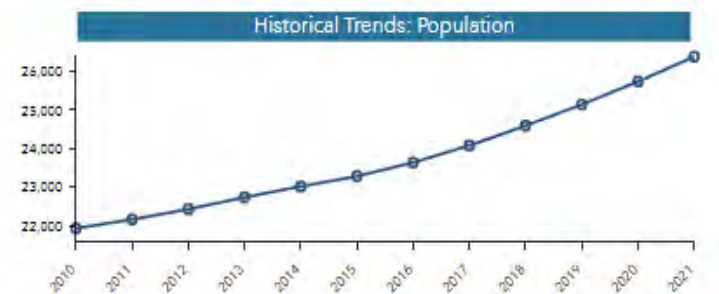
\$16,193

Avg Spent on Mortgage & Basics

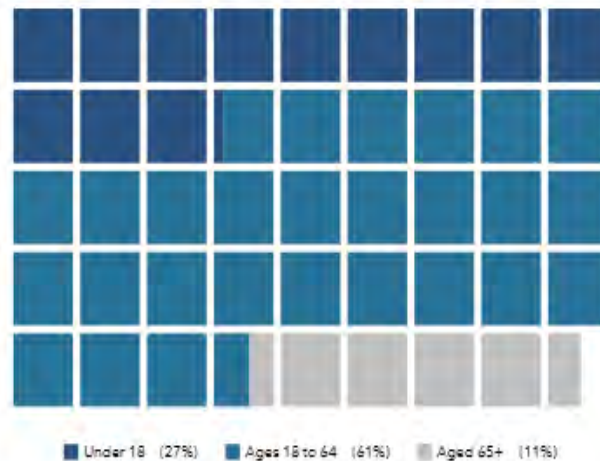


12.5%

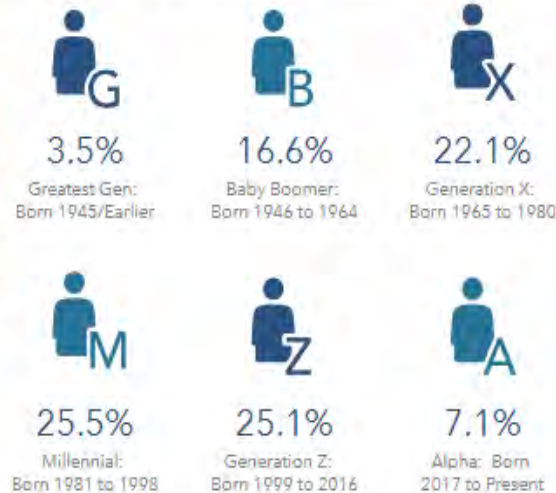
Percent of Income for Mortgage



## POPULATION BY AGE



## POPULATION BY GENERATION

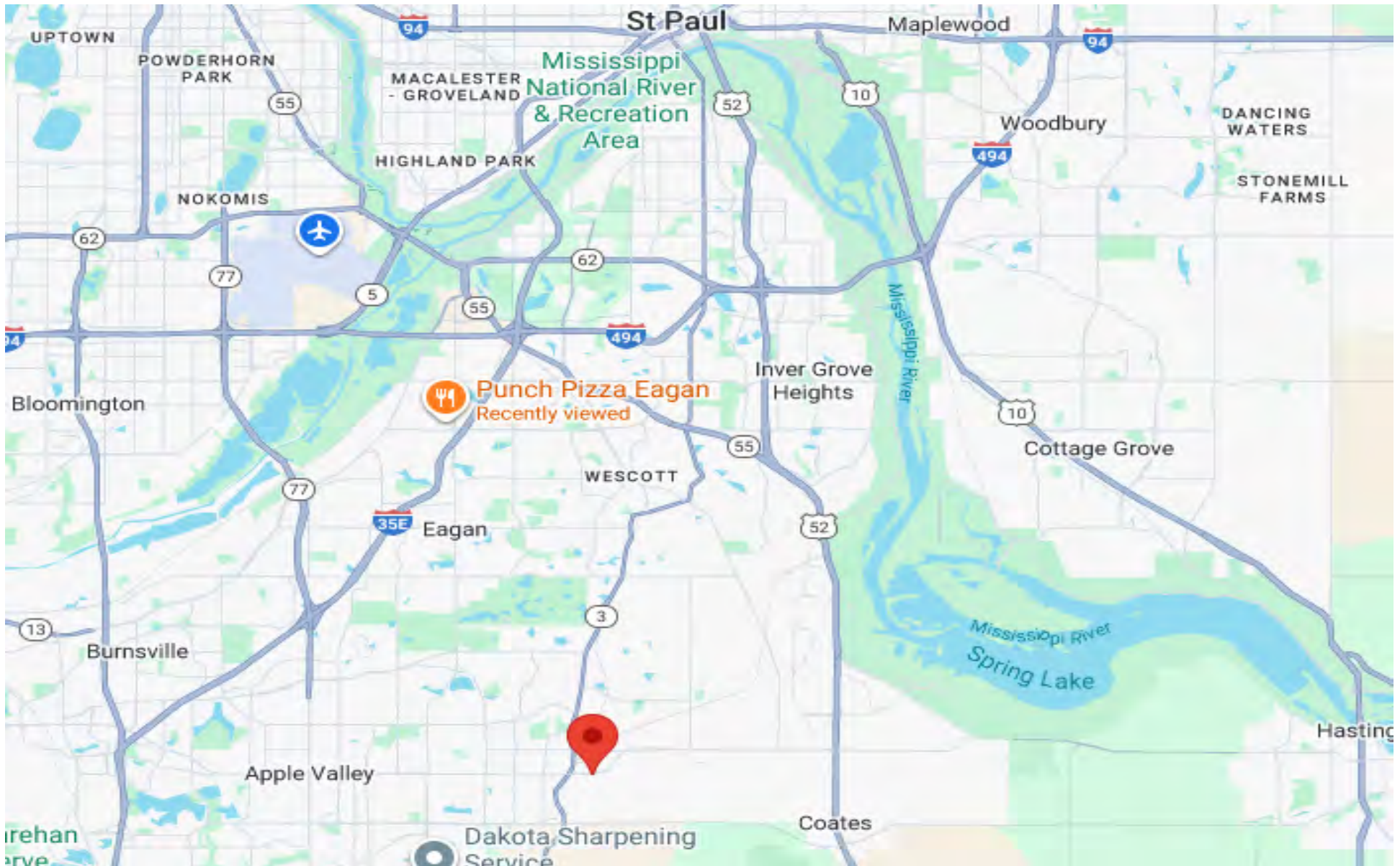


This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2025.  
© 2021 Esri



# REGIONAL MAP

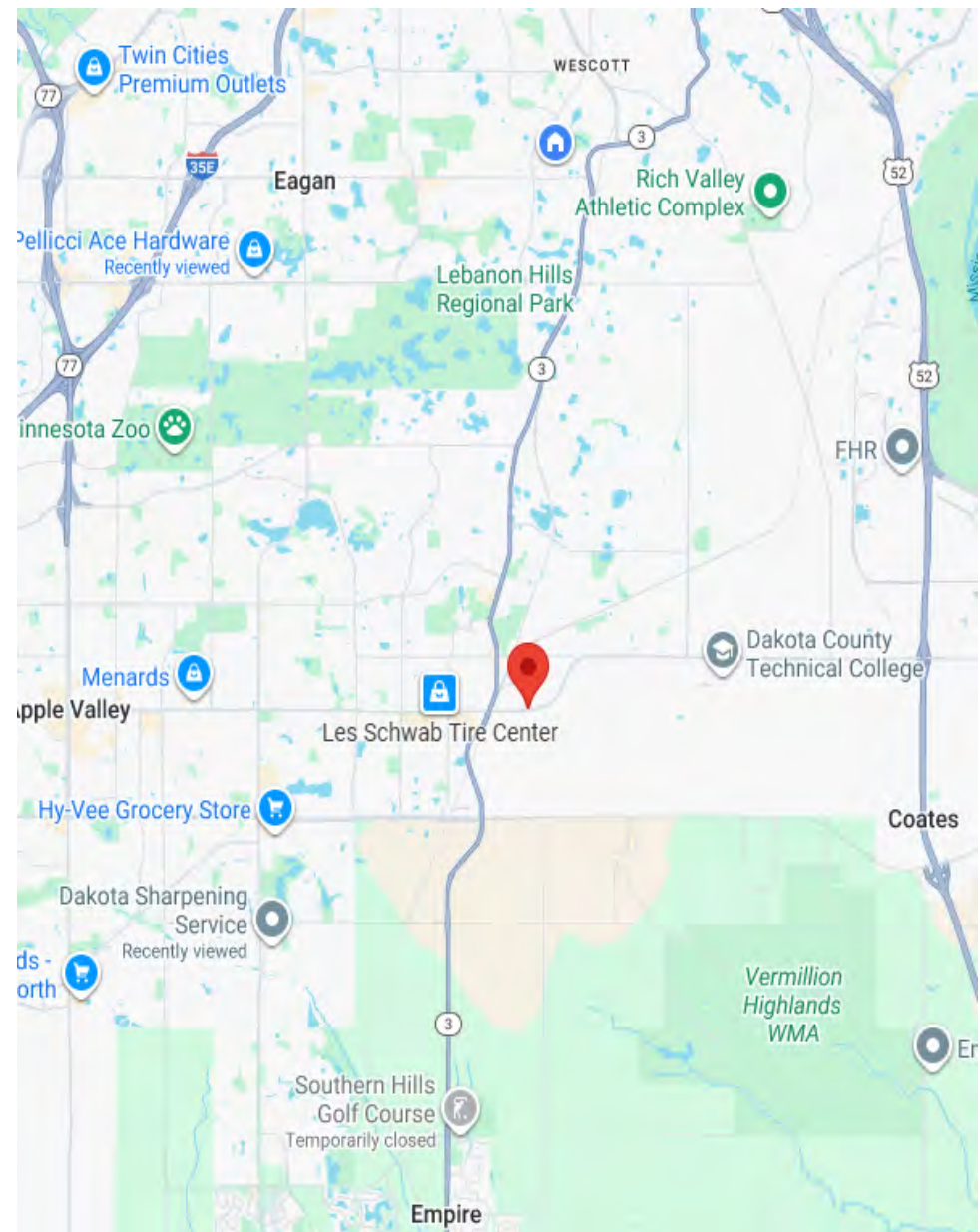
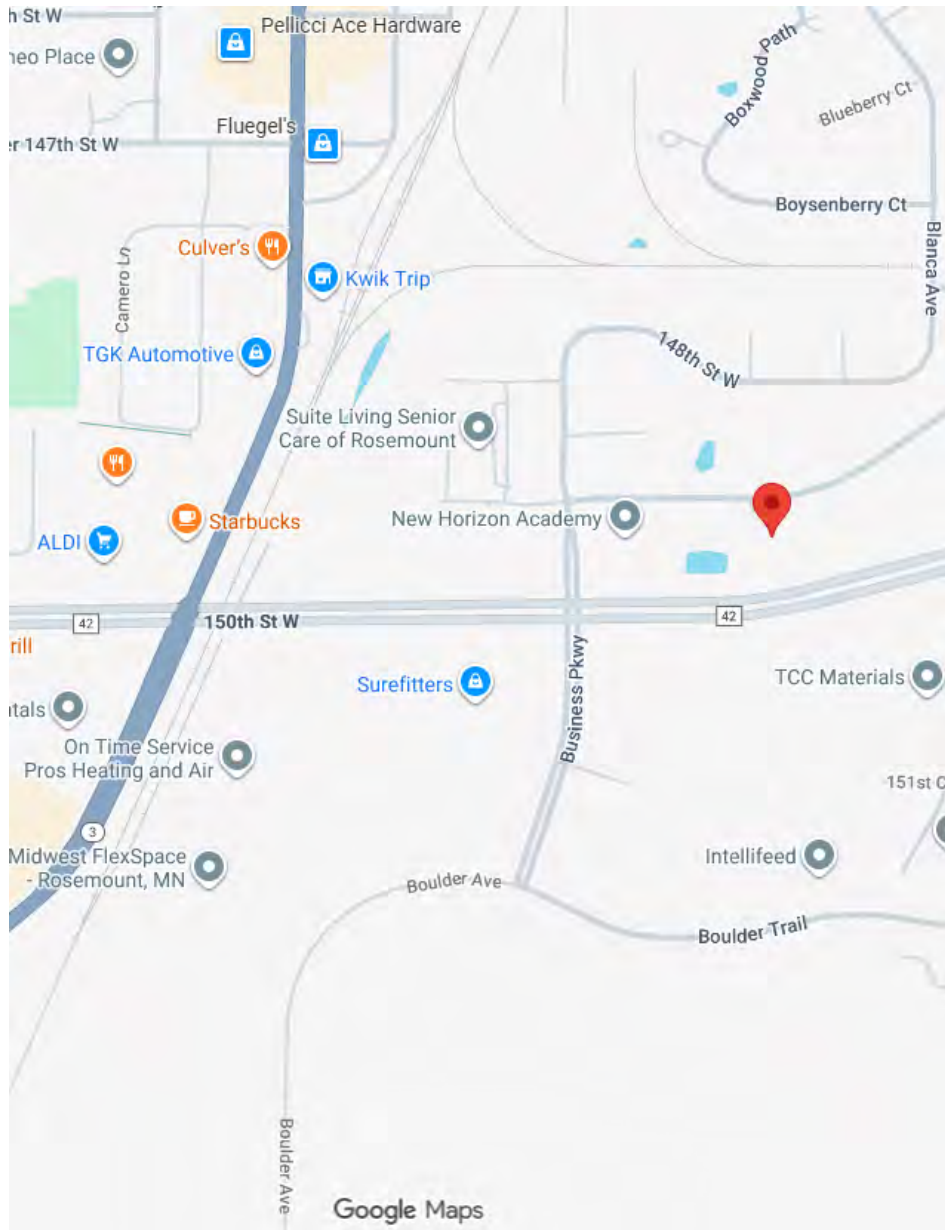
2678 149th St. W. Rosemount



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

# LOCATION MAPS

2678 149th St. W. Rosemount



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