

SUBLEASE

ROSEVILLE OFFICE MAX

2401 Fairview Ave N | Roseville, MN | 55113



21,932 SF Available

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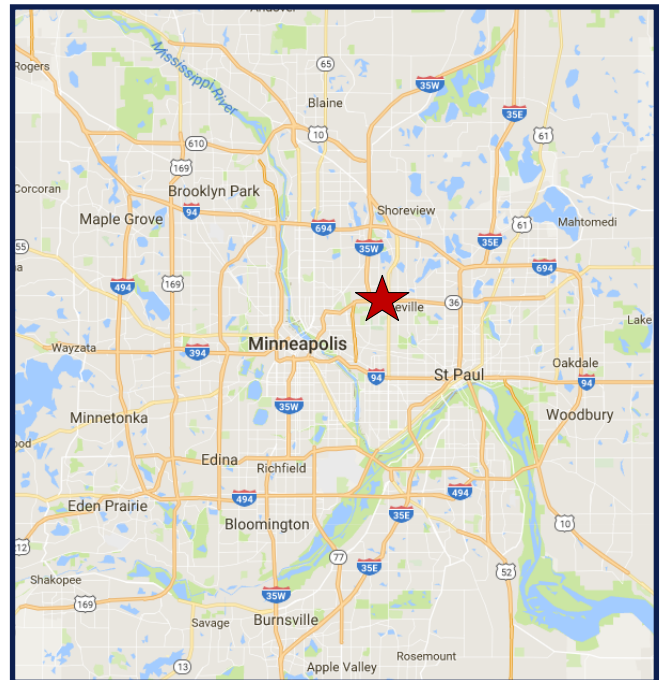
UPLAND
REAL ESTATE GROUP, INC.

AG
REALTY PARTNERS

Unlocking Real Value

PROPERTY INFORMATION

ADDRESS	2401 Fairview Ave N
CITY, STATE	Roseville, MN
AVAILABLE SPACE	21,932 SF
LEASE RATE	\$8.80 PSF
CAM & TAX	\$7.33 PSF
LEASE EXPIRATION	1/31/2018
ZONING	RB - Regional Business
COUNTY	Ramsey



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	5,060	83,735	322,843
MEDIAN HH INCOME	\$58,152	\$60,961	\$50,350
AVERAGE HH INCOME	\$84,629	\$85,757	\$72,127
MEDIAN AGE	42.2	38.8	32.7

NEARBY RETAILERS

- Rosedale Center
- Total Wine & More
- Cost Plus World Market
- Dollar Tree
- Sola Salons

TRAFFIC COUNTS

COUNTY Rd B2 W	10,400 VPD
FAIRVIEW AVE N	22,300 VPD

COMMENTS

- Located along Fairview Ave, Directly across from the regional shopping center, Rosedale Center.
- Abundant Parking
- Signage available on Fairview Ave



