

CONFIDENTIAL LISTING

DO NOT CONTACT EMPLOYEES

2100 E Snelling Drive | Roseville, MN | 55113



21,757 SF Available

Blake Martin

612.465.8521

blake@upland.com

UPLAND
REAL ESTATE GROUP, INC.

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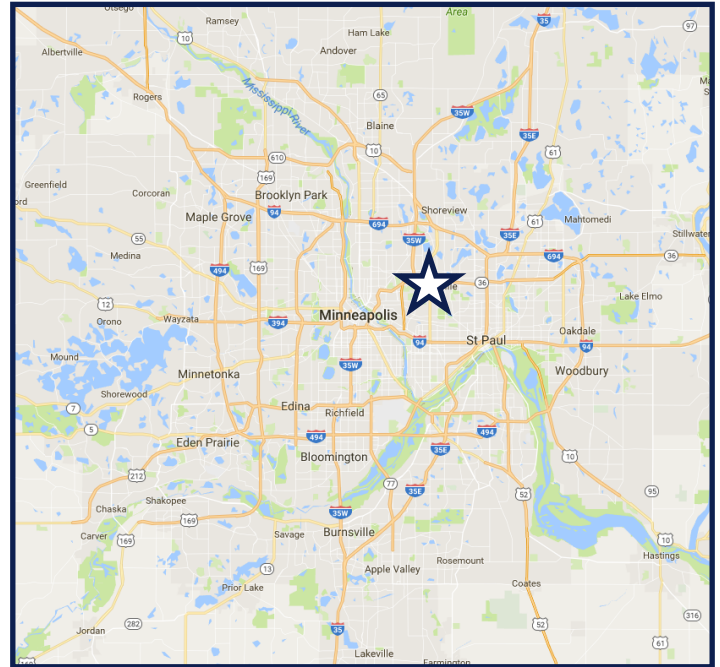
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

| | |
|-------------------------|-------------------------|
| ADDRESS | 2100 E Snelling Drive |
| CITY, STATE | Roseville, MN |
| SPACE AVAILABLE | 21,757 SF |
| LEASE RATE | Negotiable |
| LEASE EXPIRATION | October 31, 2018 |
| ZONING | CB - Community Business |
| COUNTY | Ramsey |



DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|---------------------------|---------------|---------------|---------------|
| POPULATION | 9,529 | 89,546 | 354,332 |
| DAYTIME POPULATION | 13,739 | 84,205 | 329,504 |
| MEDIAN HH INCOME | \$66,425 | \$57,119 | \$50,025 |
| AVERAGE HH INCOME | \$89,115 | \$79,787 | \$72,871 |
| MEDIAN AGE | 41.7 | 37 | 32.2 |

NEARBY RETAILERS

| | |
|-------------------------|--------------------|
| Marshalls | Michaels |
| HomeGoods | Old Chicago Pizza |
| Barnes & Noble | Tuesday Morning |
| Burlington Coat Factory | Cub Foods |
| K&G Fashion Superstore | Chianti Grill |
| Famous Dave's | Outback Steakhouse |

TRAFFIC COUNTS

| | |
|----------------------|------------|
| SNELLING AVE | 41,000 VPD |
| COUNTY B RD W | 7,800 VPD |
| HWY 36 | 80,000 VPD |

COMMENTS

- Located within HarMar Mall.
- High visibility on Snelling Ave with 41,000 Vehicles passing the site each day.
- Less than one mile from Rosedale Mall.





