

INDUSTRIAL/RETAIL FOR LEASE

2500 CLEVELAND AVENUE

2500 CLEVELAND AVENUE NORTH, ROSEVILLE, MN 55113



FOR LEASE

KW COMMERCIAL - LAKE MINNETONKA

13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

2500 CLEVELAND AVENUE NORTH



OFFERING SUMMARY

AVAILABLE SF:	3,200 SF
LEASE RATE:	\$11.50/sf/yr. NNN
CAM & TAXES:	\$0.84/sf/yr. Insurance \$3.48/sf/yr. CAM \$4.68/sf/yr. Taxes \$9.00/sf/yr Total CAM & Taxes
MONTHLY GROSS RENT:	\$5,465/month
ZONING:	RB-Regional Business
TRAFFIC COUNTS:	115,247 per day off I-35W 9,600 per day off Cleveland Ave.
PARKING:	88 free surface stalls; 2.14/1,000 sf
CLEAR HT.	19'
LOADING:	(2) 12'Wx14' Drive-ins

PROPERTY OVERVIEW

Multi-tenant industrial/retail building with 3,200 sq. ft. available for lease.

Join co-tenants: Goodwill, Safelite Auto, Fairbanks Scales, Bath Fitters, Goodwill, and more!

PROPERTY HIGHLIGHTS

- (2) Drive-in Doors (14'H x 12' W doors)
- 200 amp service
- Water & dr
- Heated warehouse
- Pylon signage visible to I-35W
- Industrial or retail use allowed
- Great local amenities seconds away at the Rosedale Shopping Center
- Easy access to 35W, Hwy. 280, and Hwy 36
- Great demographics

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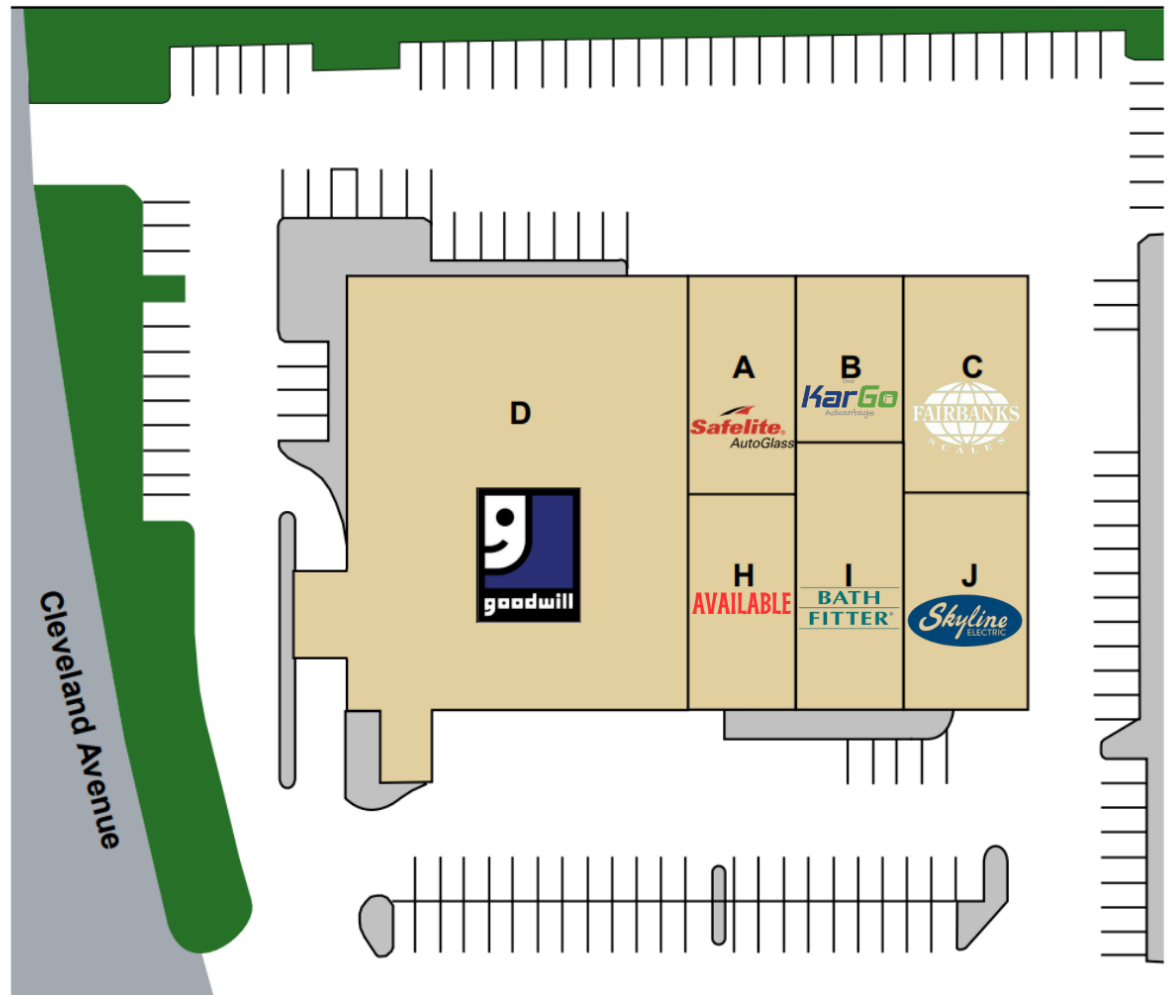
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SITE PLAN

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Suite	Tenant	GLA sq. ft.
A	Satelite Auto Glass	3,200
B	KarGo	2,400
C	Fairbanks Scales	3,600
D	Goodwill Industries	21,040
H	AVAILABLE	3,200
I	Bath Fitters of Minnesota	5,291
J	Skyline Electric	2,309



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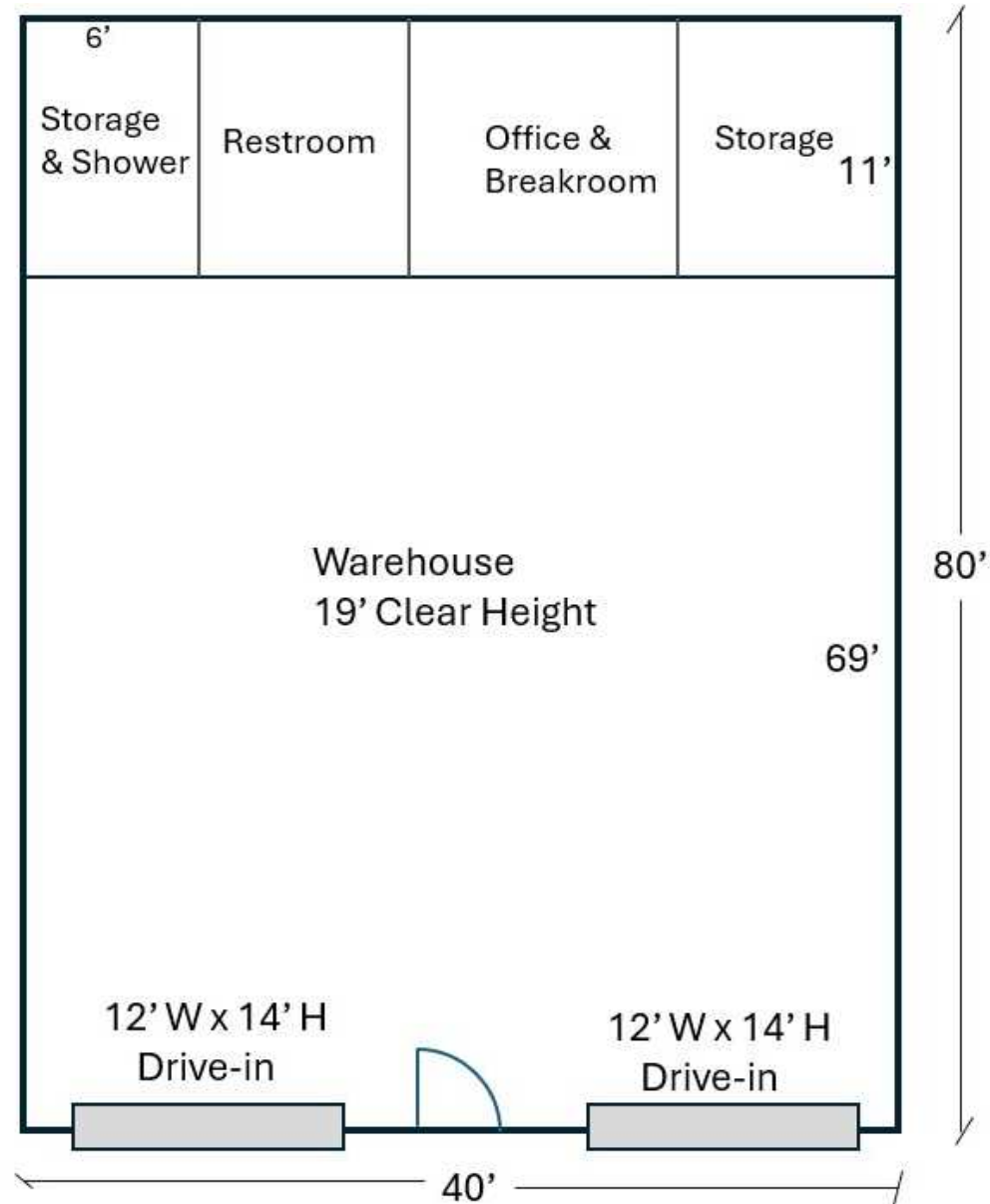
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FLOOR PLAN SKETCH

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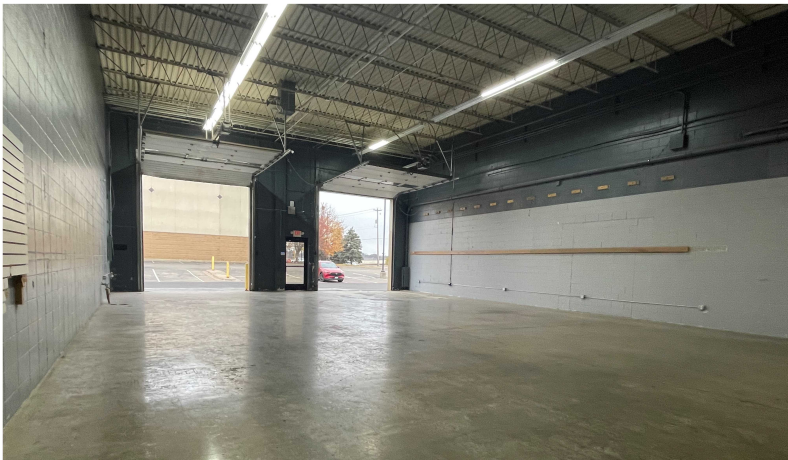
PROPERTY PHOTOS

2500 CLEVELAND AVENUE NORTH



PROPERTY PHOTOS

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RETAIL MAP

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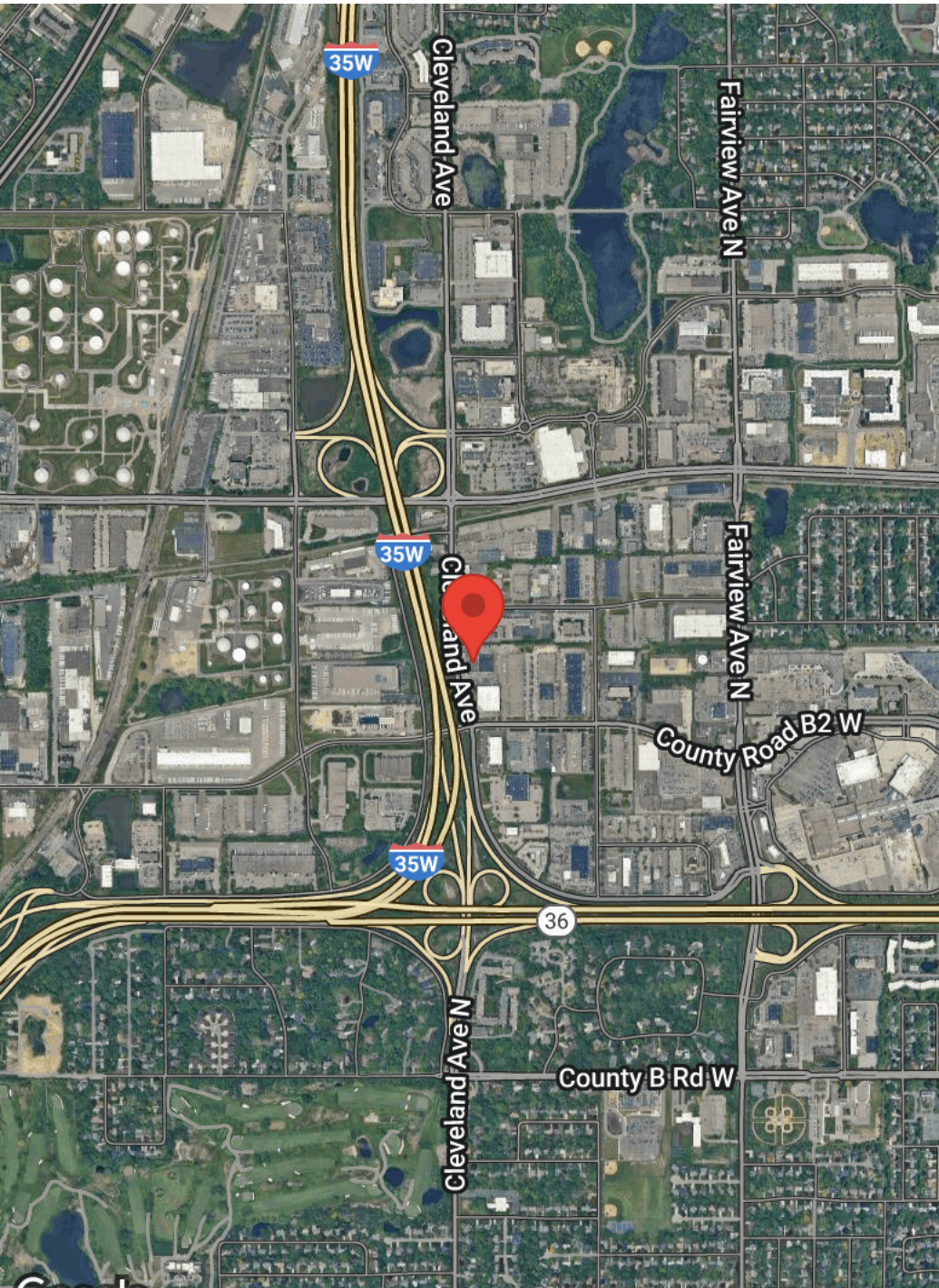
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LOCATION MAPS

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s, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

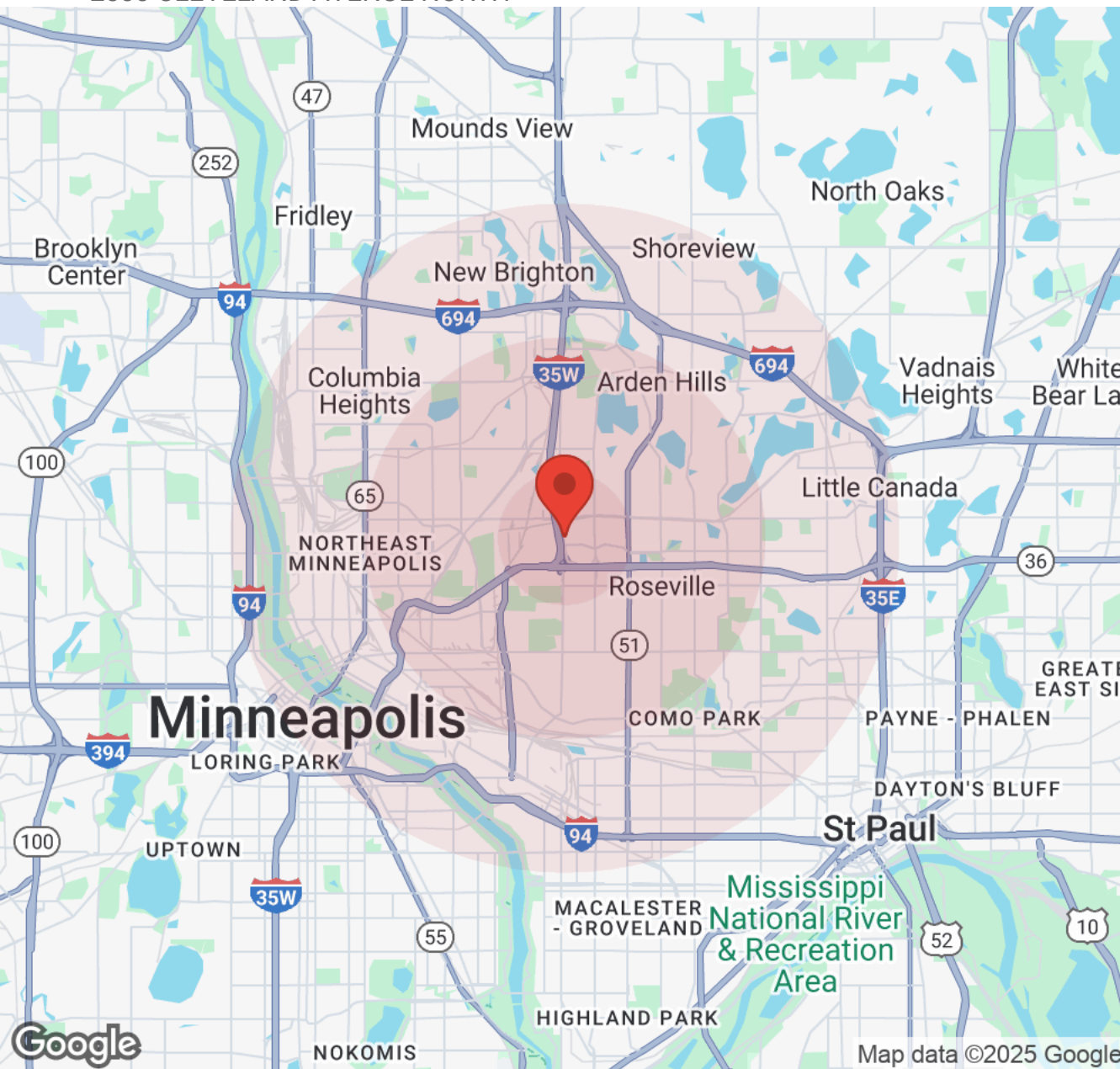


Google

Map data ©2025 Google

DEMOGRAPHICS

2500 CLEVELAND AVENUE NORTH



Population	1 Mile	3 Miles	5 Miles
Male	2,006	45,993	182,688
Female	1,860	44,309	165,748
Total Population	3,866	90,302	348,436

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	559	14,189	54,490
Ages 15-24	648	12,025	60,742
Ages 25-54	1,300	36,242	146,662
Ages 55-64	387	9,664	34,070
Ages 65+	972	18,181	52,473

Race	1 Mile	3 Miles	5 Miles
White	2,621	64,169	213,696
Black	457	8,985	56,133
Am In/AK Nat	12	298	1,568
Hawaiian	1	18	105
Hispanic	220	5,788	26,760
Asian	415	7,658	37,596
Multi-Racial	129	3,206	11,951
Other	11	181	627

Income	1 Mile	3 Miles	5 Miles
Median	\$84,052	\$95,517	\$82,373
< \$15,000	126	1,635	12,275
\$15,000-\$24,999	125	1,882	10,248
\$25,000-\$34,999	93	2,058	10,422
\$35,000-\$49,999	179	3,834	14,228
\$50,000-\$74,999	315	5,722	22,798
\$75,000-\$99,999	246	5,397	21,505
\$100,000-\$149,999	312	7,618	26,441
\$150,000-\$199,999	164	4,640	14,838
> \$200,000	294	6,334	19,875

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,015	42,672	166,683
Occupied	1,856	39,120	152,630
Owner Occupied	984	23,244	70,859
Renter Occupied	872	15,876	81,771
Vacant	160	3,552	14,053

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