

CROSSROADS OF ROSEVILLE

Snelling Ave & Co Rd B2 W | Roseville, MN 55113

Up to **102,400 SF**
Available for Lease



Crossroads of Roseville is a vibrant and easily accessible retail destination.

Offering direct access from the Snelling Avenue exit, shopping at Crossroads of Roseville is a breeze. Originally constructed in 1985, this expansive 344,430-square-foot power center spans two levels and provides ample parking for visitors. The property boasts a dynamic tenant mix, featuring nationally recognized retailers such as Kohl's, Best Buy, Ulta and Going Going Gone! by Dick's Sporting Goods. With exceptional visibility and a prime location across from Rosedale Center in a highly affluent area, Crossroads of Roseville presents an outstanding leasing opportunity for businesses looking to thrive in a high-traffic retail environment.

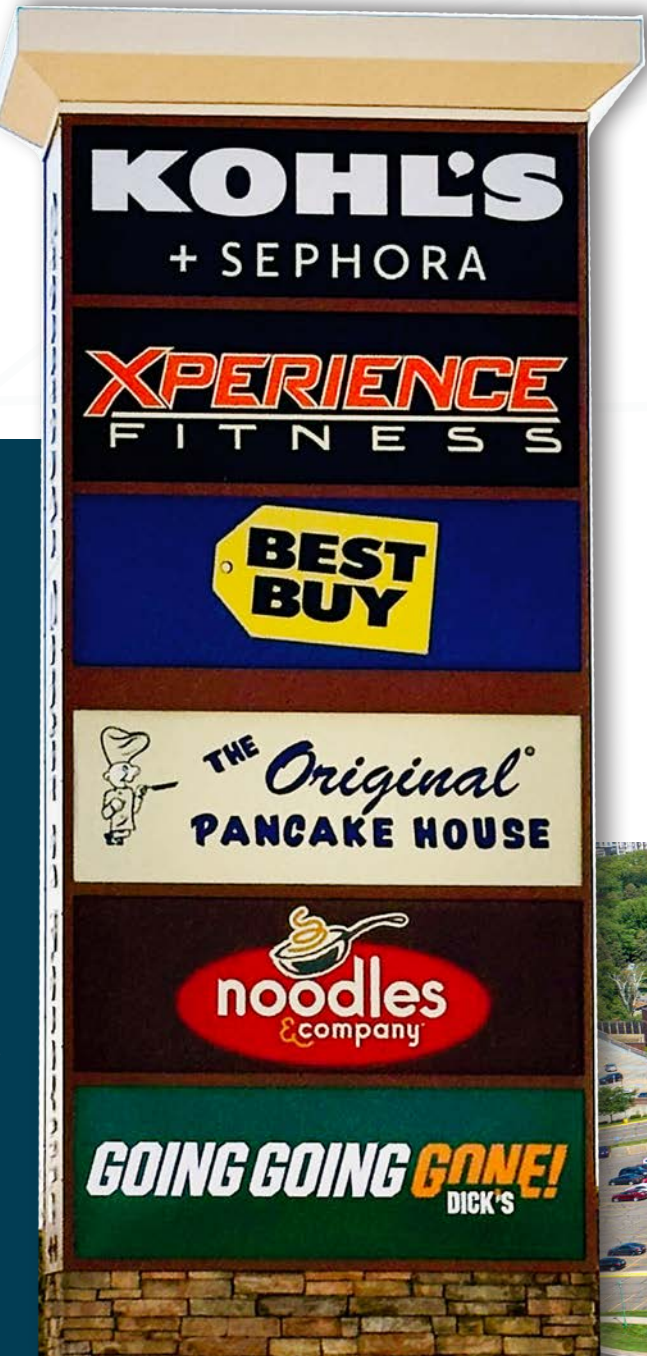
BUILDING SIZE	PARKING RATIO	TRAFFIC COUNTS
344,430 SF	4:1000	Hwy 51/Snelling 38,000VPD Co Rd B2 10,541 VPD

AVAILABILITIES

Suite 1647 23,023 SF	Suite 1647B 4,722 SF	Suite 1663 54,069 SF	Suite 1663A 11,580 SF
Suite 1663B 4,420 SF	Storage 1647C 4,587 SF	Suite 1657 5,000 SF	Suite 1665 5,108 SF

DEMOGRAPHICS

	1- Mile	3-Miles	5-Miles
Population	7,974	80,666	329,923
Daytime Population	19,711	67,645	214,478
Households	3,674	33,774	134,353
Average HH Income	\$106,856	\$122,517	\$103,993



HIGHLIGHTS

Neighborhood

Borders both Minneapolis and St. Paul and is a short commute to either downtown areas.

Location

Located in one of the most dominant retail areas in the east metro, Crossroads of Roseville is highly visible along Snelling Ave (hwy 51) and easily accessible from I-35W and Hwy 36)

Demographics

Surrounded by a dense affluent population and a well-established legacy retail area

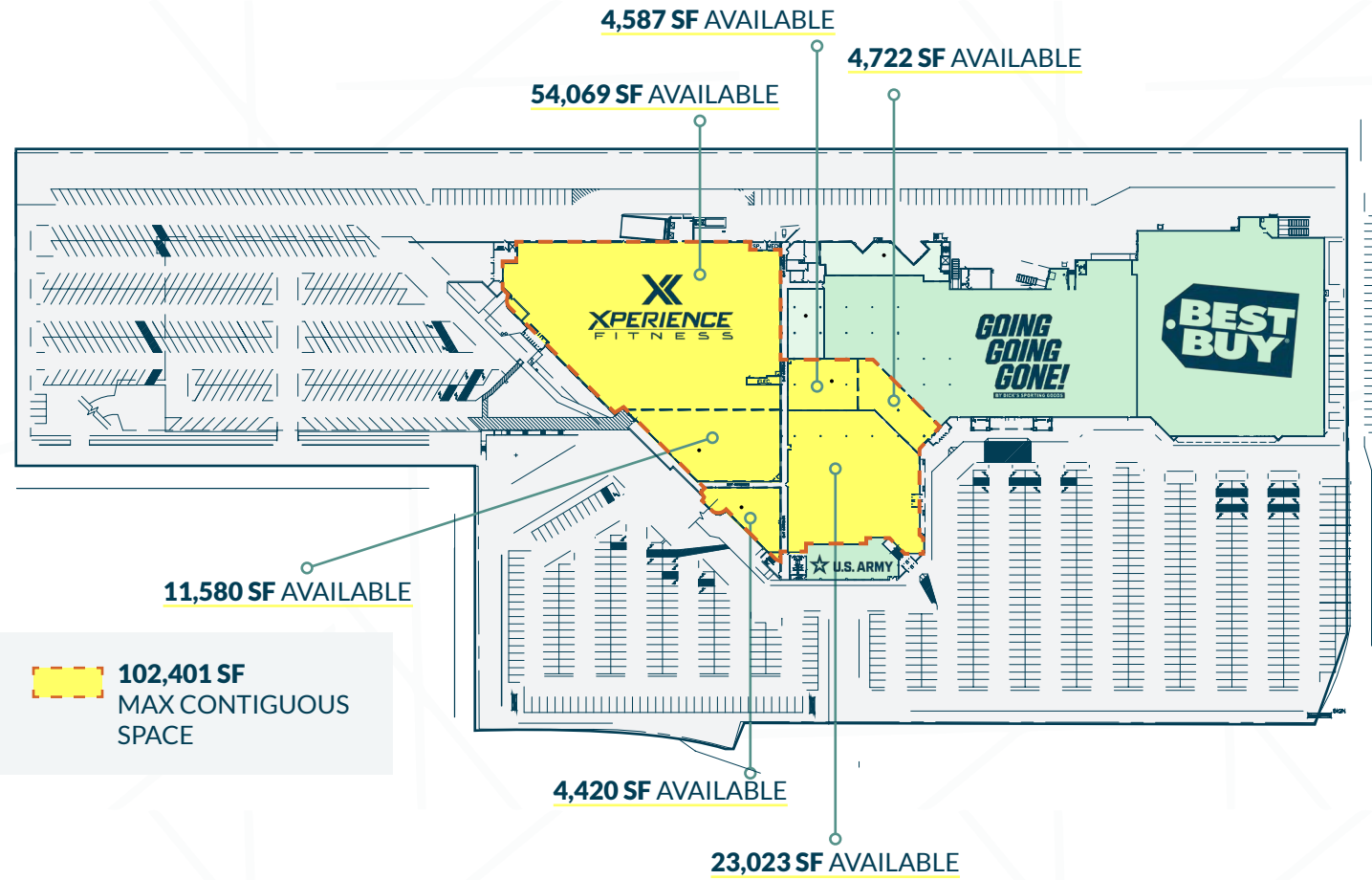
Tenant Pool

Strong tenant mix that includes both national and regional tenants:

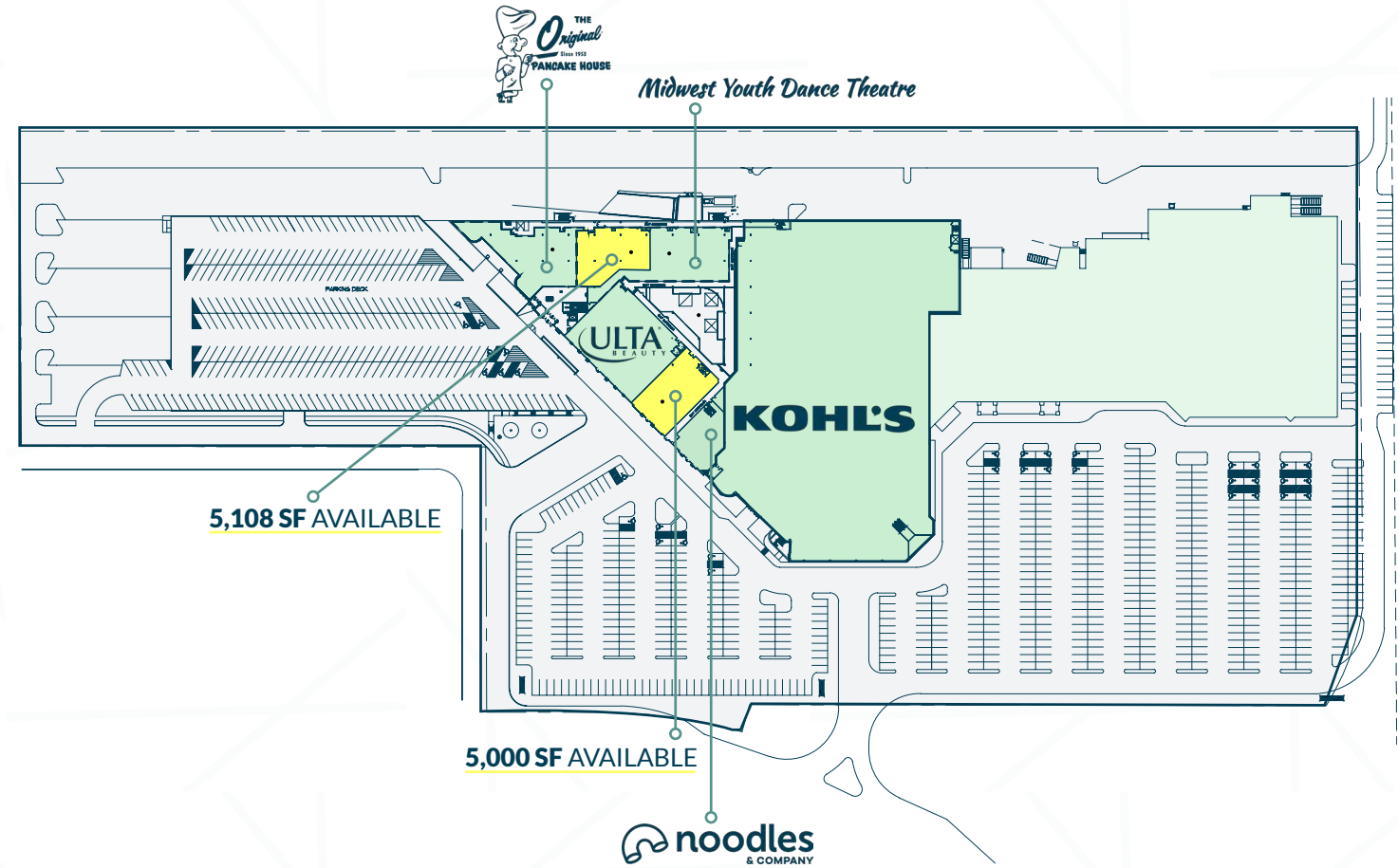


SITE PLANS

Lower Level



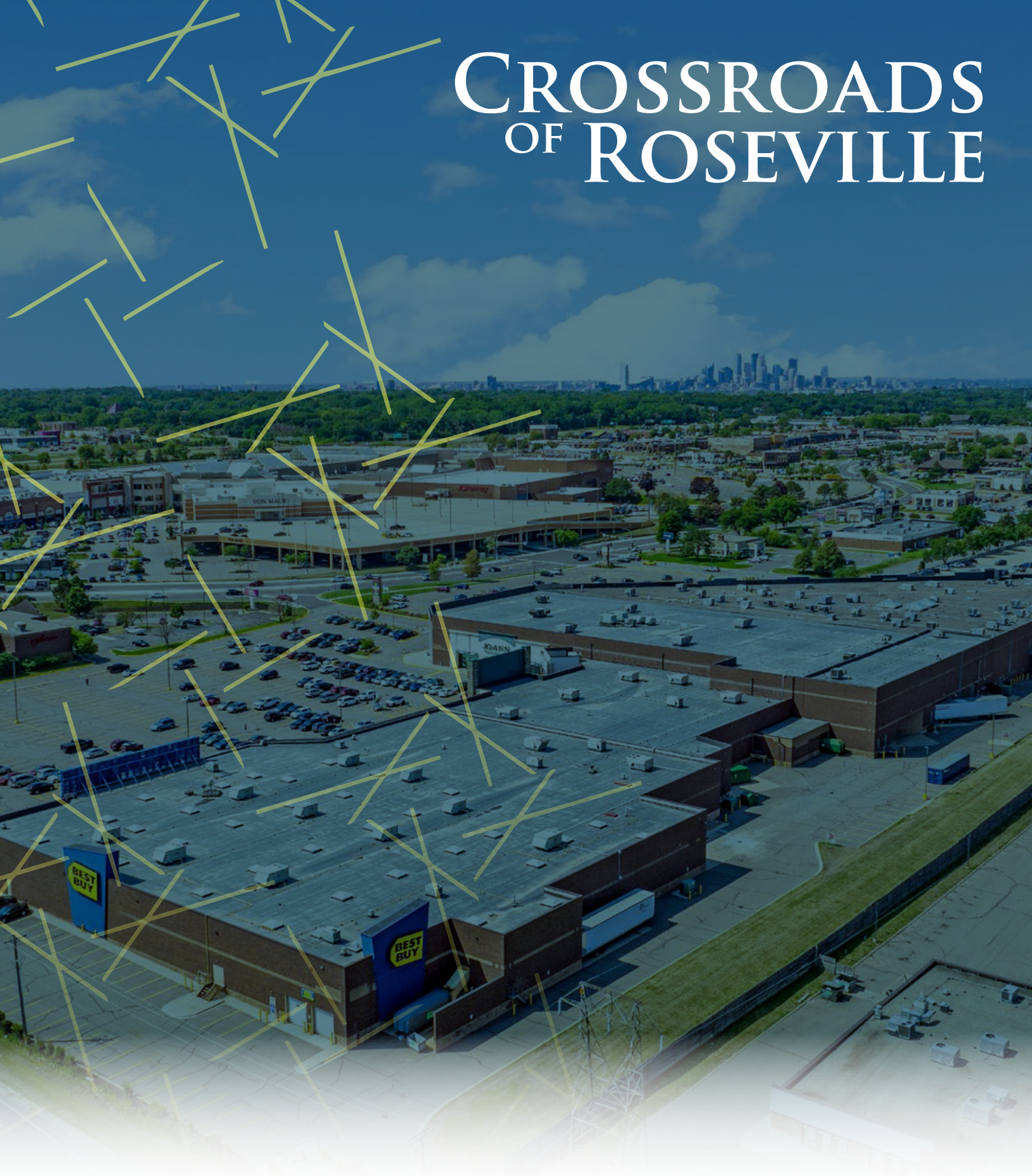
Upper Level



TRADE AREA



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