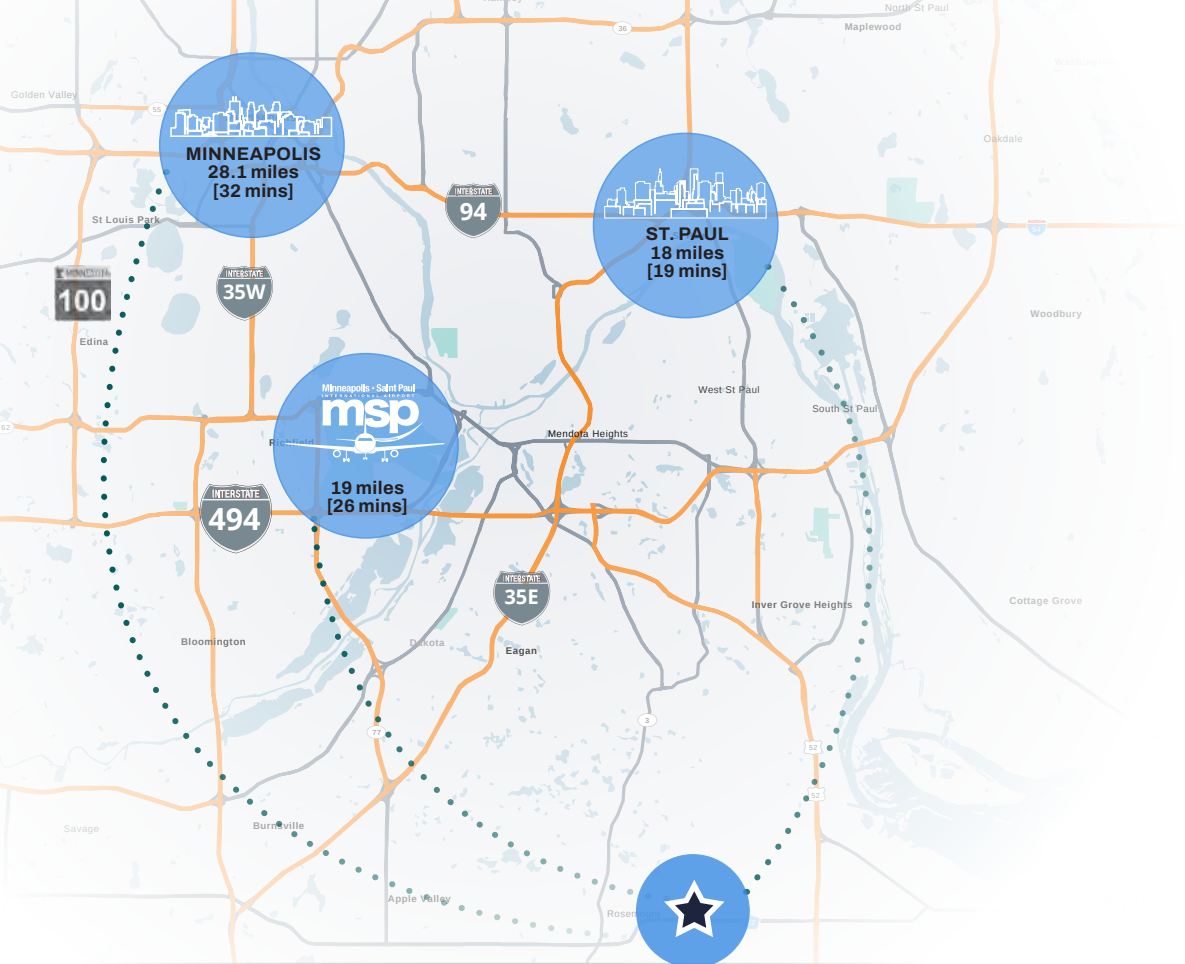




 Transwestern

Aspen Field | Rosemount, MN

FOR SALE / GROUND LEASE / BTS | NEQ CR 42 & ASPEN AVE



Neighborhood Profile

[5-mile radius - Esri 2025 est.]



Population
63,676



Daytime Pop
46,325



Med Income
\$135,467



Households
22,595



Med Age
39.7



Families
17,491



Housing Units
662 u/c
1,134 proposed



Apartment Units
869 u/c



Schools
6,213 students



CONTACT

TONY STRAUSS | 612.359.1694 | tony.strauss@transwestern.com

FRANK CLARK | 612.414.2050 | fclark@326co.com

ASPEN FIELD

Project Details

Positioned in the fast-growing south metro, Rosemount offers a prime opportunity for retail investment, driven by explosive residential growth and a highly affluent, educated population. The city's strategic location, pro-growth policies, and significant economic development make it a top destination for new residents and businesses.

LOCATION: NEQ Cty Rd 42 + Aspen Ave
Rosemount, MN 55068

TRAFFIC: 18,027 vpd on 145th St (CR 42)
6,100 vpd on Akron Ave

CO-TENANCY: Shadow anchored by Lifetime Fitness, Cuddle Bugs childcare ('26) & Aspen Field Apts (90 units, '26)

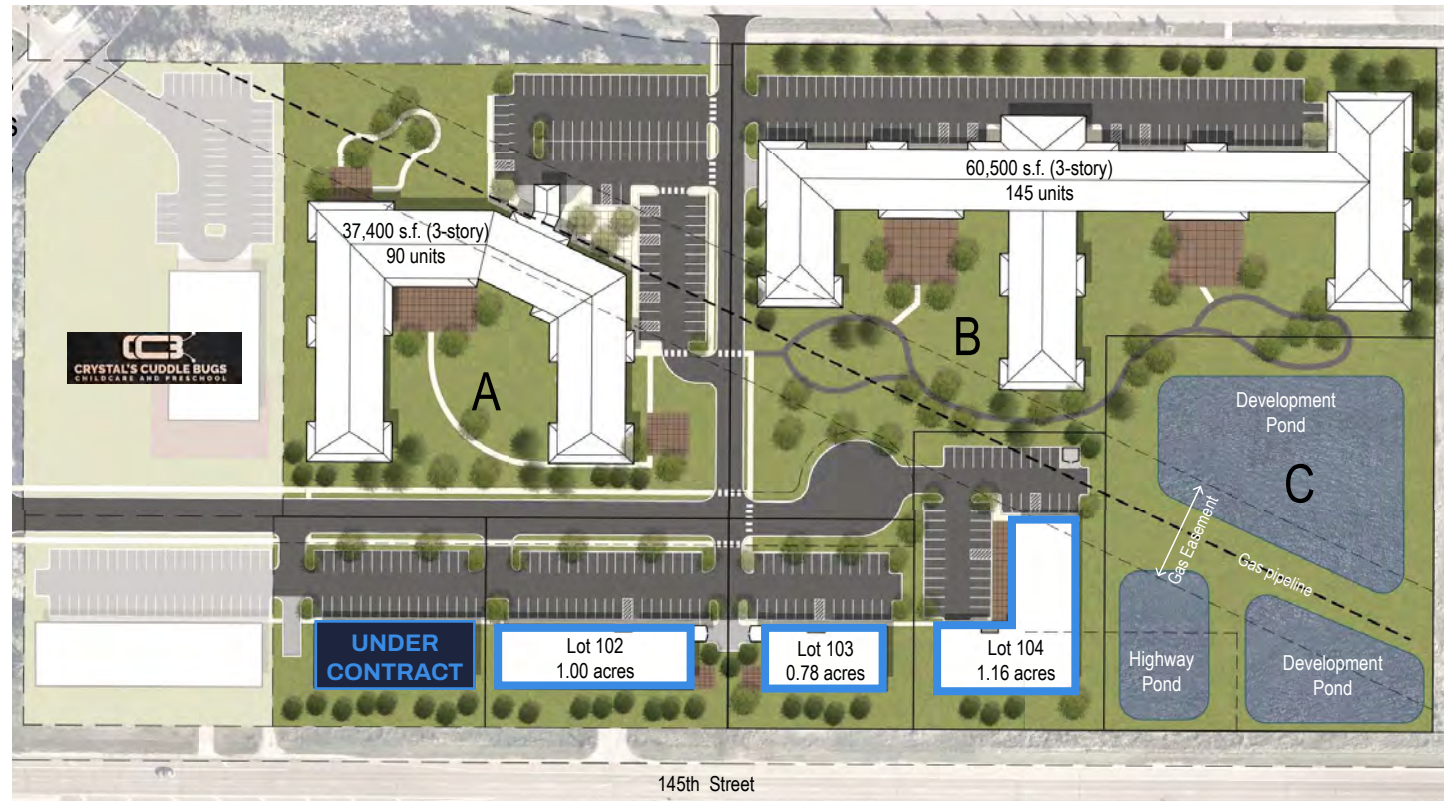
AVAILABILITY FOR SALE | LEASE | BTS

LOT 101: Under Contract

LOT 102: 1.00 acres

LOT 103: 0.78 acres

LOT 104: 1.16 acres



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Neighborhood Aerial

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