

PROPERTY HIGHLIGHTS

- Owner/Property Manager on-site
- Monument signage
- Abundant parking
- Abundance of amenities in the area:
 - » 1/2 mile to Rosedale Mall
 - » Adjacent amenities include: Planet Fitness, Starbucks, Kinder Care Learning Center and Evergreen Park
- Convenient access to Minneapolis and St. Paul via Hwy 36
- Huddle rooms on 2nd and 3rd floors
- Outdoor patio area
- Furniture available
- Updated exterior
- Updated lobby
- Updated restrooms

PROPERTY	1801 West County Road B
SF AVAILABLE	1,000 - 2,648 RSF
GROSS RENT	\$20.00 - \$22.00
USE	Office
	SF AVAILABLE GROSS RENT





















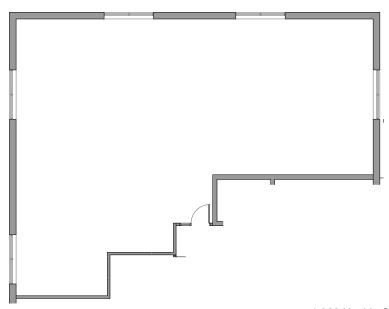








Suite 101



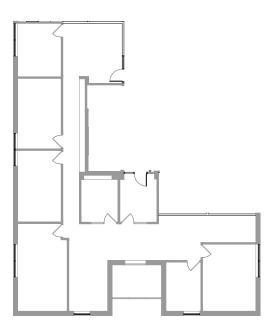
1,969 Usable SF 2,284 Rentable SF





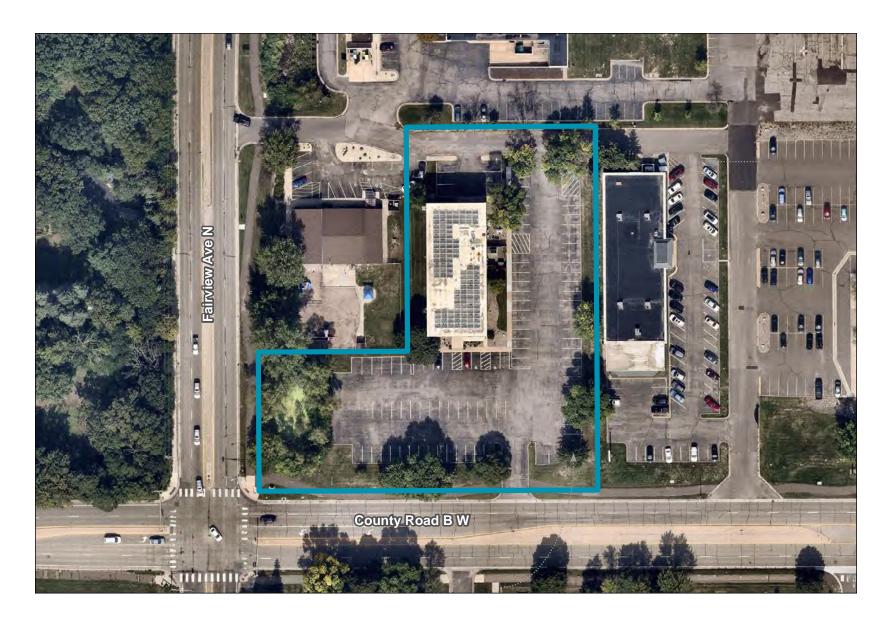
Suite 203





2,283 Usable SF 2,648 Rentable SF

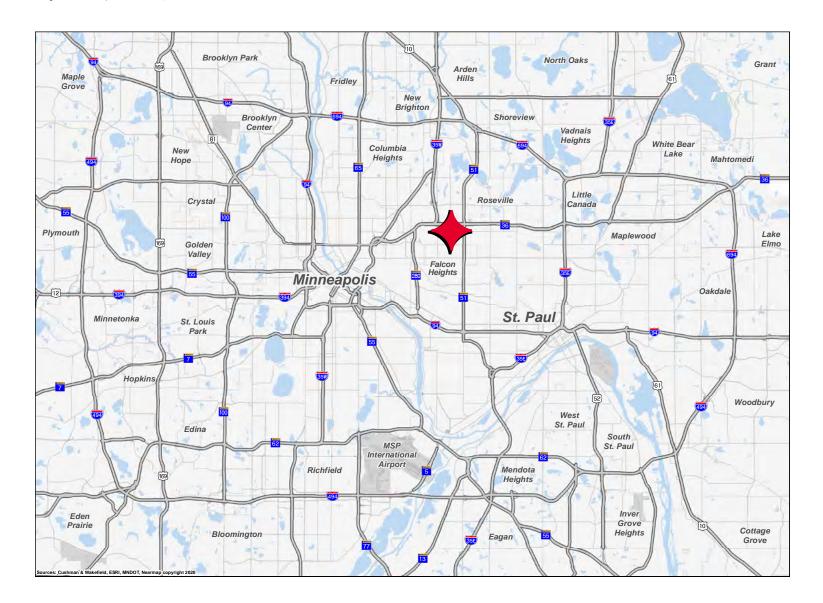




AERIAL MAP



AMENITIES MAP



LOCATION MAP

DEMOGRAPHIC ANALYSIS

	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Total Population	6,950	86,788	364,569
2025 Forecast Total Population	7,231	88,701	383,310
2020-2025 Annual Rate	0.80%	0.44%	1.01%
2020 Median Age	42.1	37.6	33.2
HOUSEHOLDS			
2020 Total Households	3,115	36,908	148,739
2025 Forecast Total Households	3,238	37,644	157,234
INCOME			
2020 Median Household Income	\$79,220	\$72,858	\$59,260
2020 Average Household Income	\$106,272	\$96,854	\$86,225
2020 Per Capita Household Income	\$46,616	\$41,082	\$35,753

3-MILE RADIUS SNAPSHOT

86,788

2020 POPULATION

\$96,854

AVERAGE HOUSEHOLD INCOME

36,908

TOTAL HOUSEHOLDS

CONTACTION

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