

RETAIL FOR LEASE

ANYTIME FITNESS CENTER

2678 149th Street W, Rosemount, MN 55068



AVAILABLE SF:	4,001 SF
LEASE RATE:	N/A
LOT SIZE:	1.1 Acres
SPACE SIZE:	4,001 SF
YEAR BUILT:	2015
ZONING:	Commercial

PROPERTY OVERVIEW

The 4,001 open space must be leased as one unit

- ** Landlord Requires (2) Years Filed Taxes to be considered.
- ** Landlord makes all final leasing decisions.

PROPERTY & COMMUNITY FEATURES

- Newly built in 2015
- National fitness chain as neighboring tenant.
- High visibility on main road.
- Surrounded by large residential developments.
- Rosemount School District #7 in State of Minnesota.
- Population growth 42% since year 2000.

KW COMMERCIAL
14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

TIM LITTLE
AGENT
O: 952.432.4900
C: 952.432.4900
tctimlittle@gmail.com
MN #20518852 - WI #63901-64

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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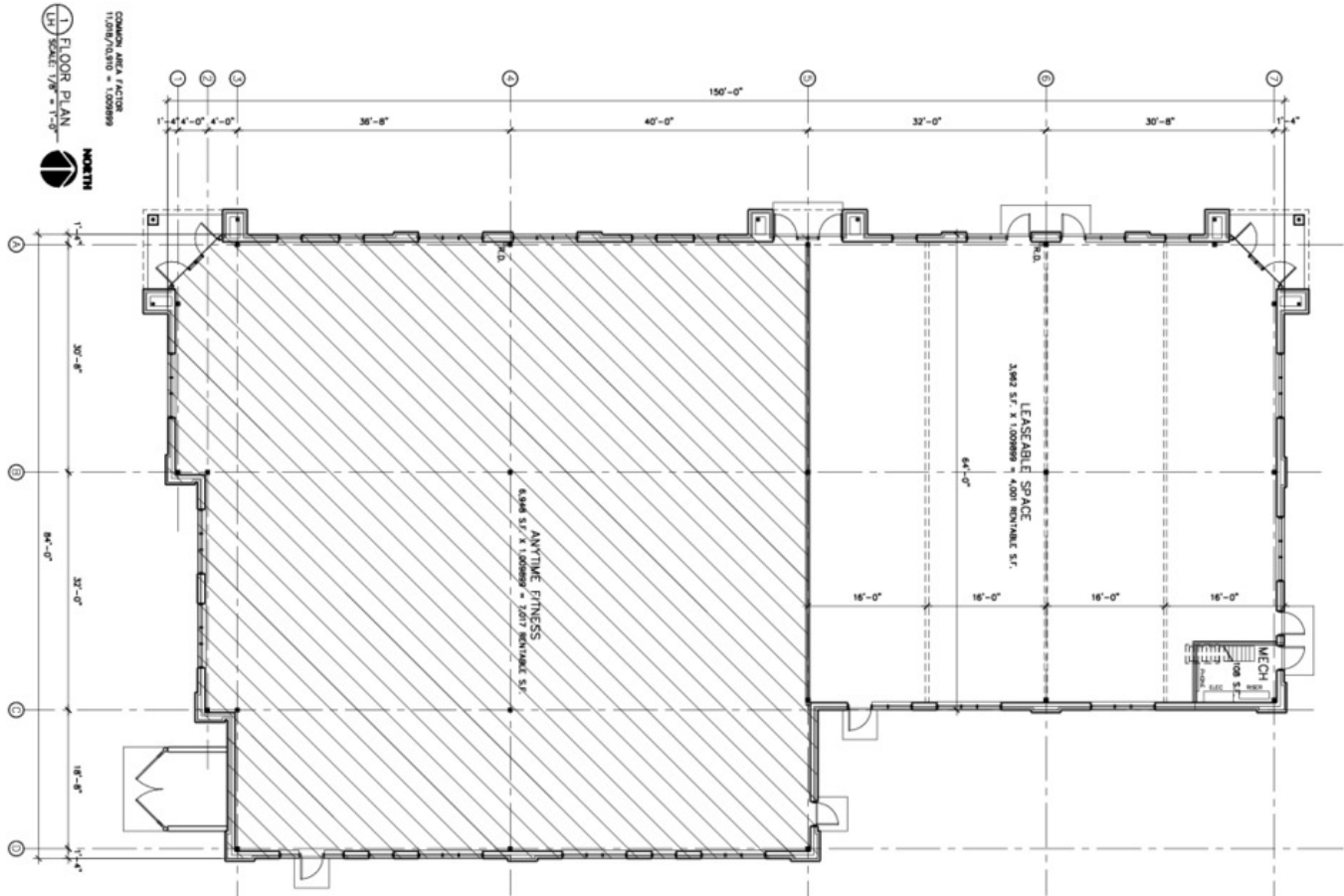
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Retail	Strip Center	\$18.00 - 19.00 SF/YR	Modified Gross	4,001 SF	Leased

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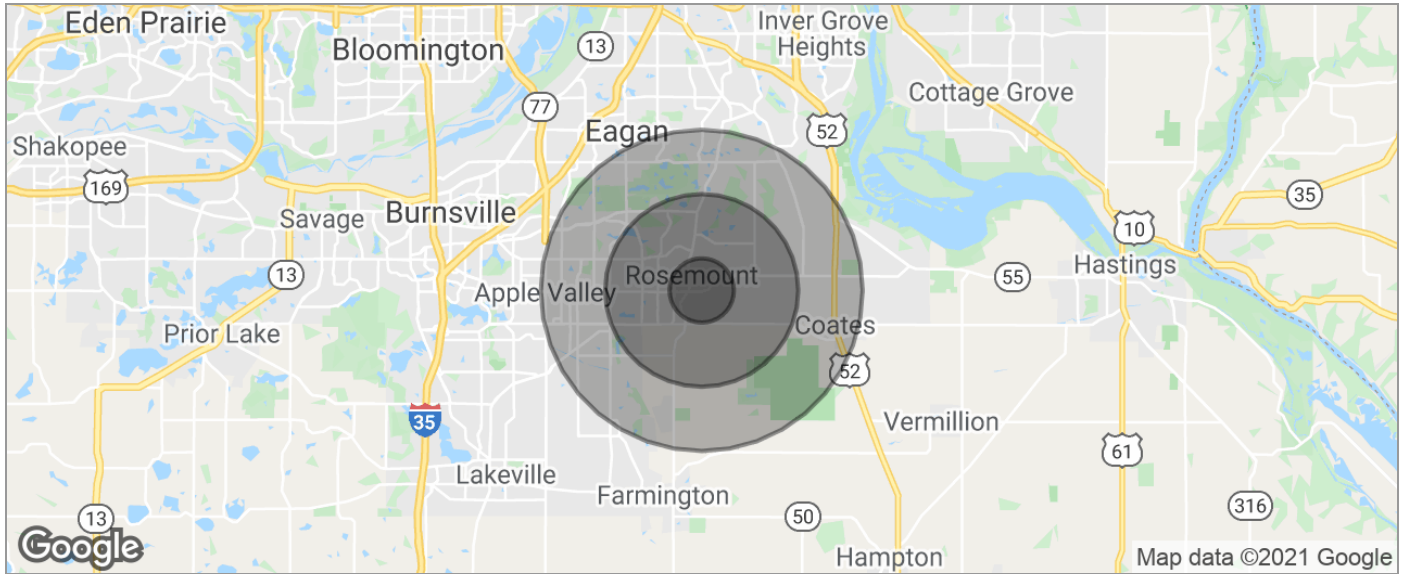
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,969	31,131	79,130
MEDIAN AGE	33.4	34.8	35.3
MEDIAN AGE (MALE)	31.5	33.8	34.8
MEDIAN AGE (FEMALE)	34.1	35.5	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,493	11,033	27,831
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$76,406	\$91,914	\$99,153
AVERAGE HOUSE VALUE	\$288,329	\$268,647	\$285,452
RACE	1 MILE	3 MILES	5 MILES
% WHITE	87.5%	87.2%	86.4%
% BLACK	3.7%	5.2%	5.0%
% ASIAN	5.2%	4.2%	4.7%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	0.1%	0.2%	0.1%
% OTHER	1.9%	1.3%	1.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.7%	2.2%	3.0%

* Demographic data derived from 2010 US Census

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