

ROSEWOOD COMMONS

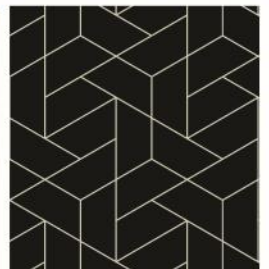
NWC BUSINESS PARKWAY & 150TH ST W (CR-42), ROSEMOUNT, MN 55068

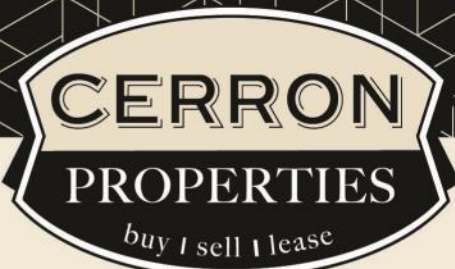


FOR SALE | COMMERCIAL LAND SITES



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
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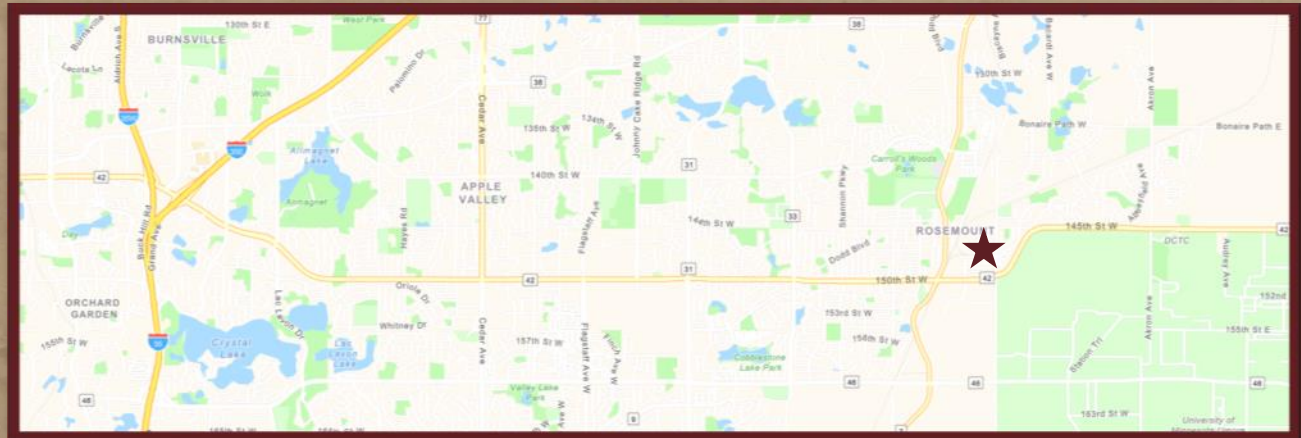
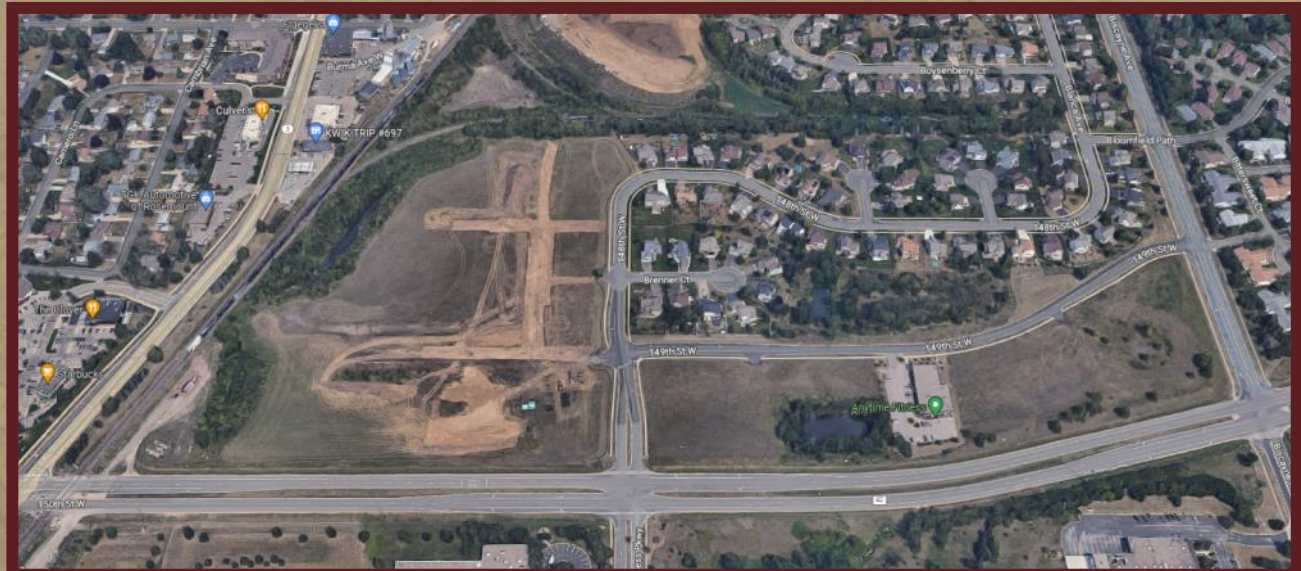
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■ PROPERTY HIGHLIGHTS

- Multiple commercial land sites available in Rosemount, MN
- Sizes range from 34,050 to 76,234 SF in size—sizing can be flexible to accommodate buyer's needs
- Roadway maintenance agreement for private road
- Zoning—C-4 Commercial
- Pricing \$12-14/SF Platted (see separate chart for availability and applicable pricing)
- Additional Restaurant Site and Strip Center Site also available—more information on separate flyers
- Excellent opportunity for Hotel, neighborhood retail, fast food, stand alone restaurant, and much more!



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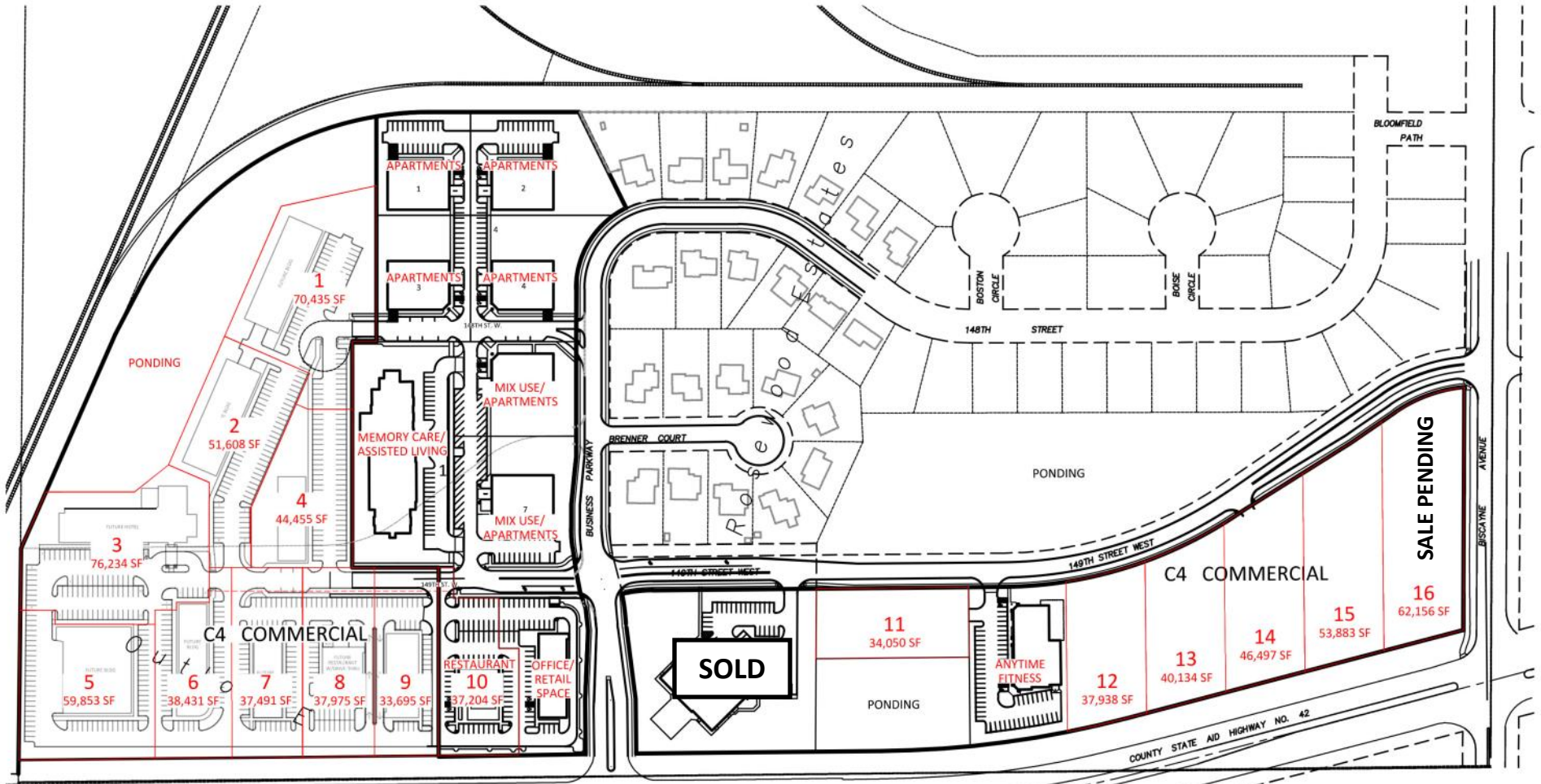


For more information,
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SITE PLAN—Overall



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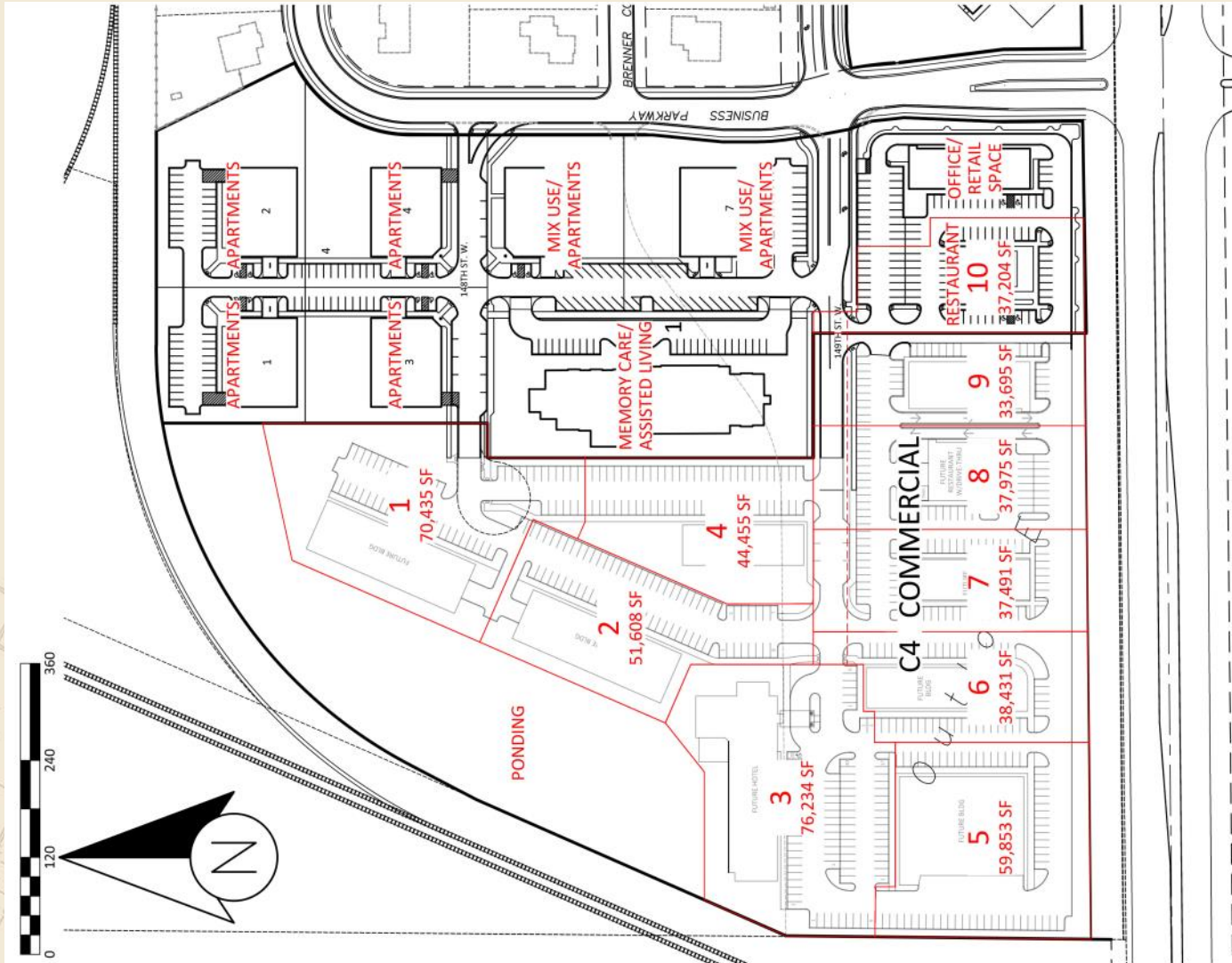


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SITE PLAN—West



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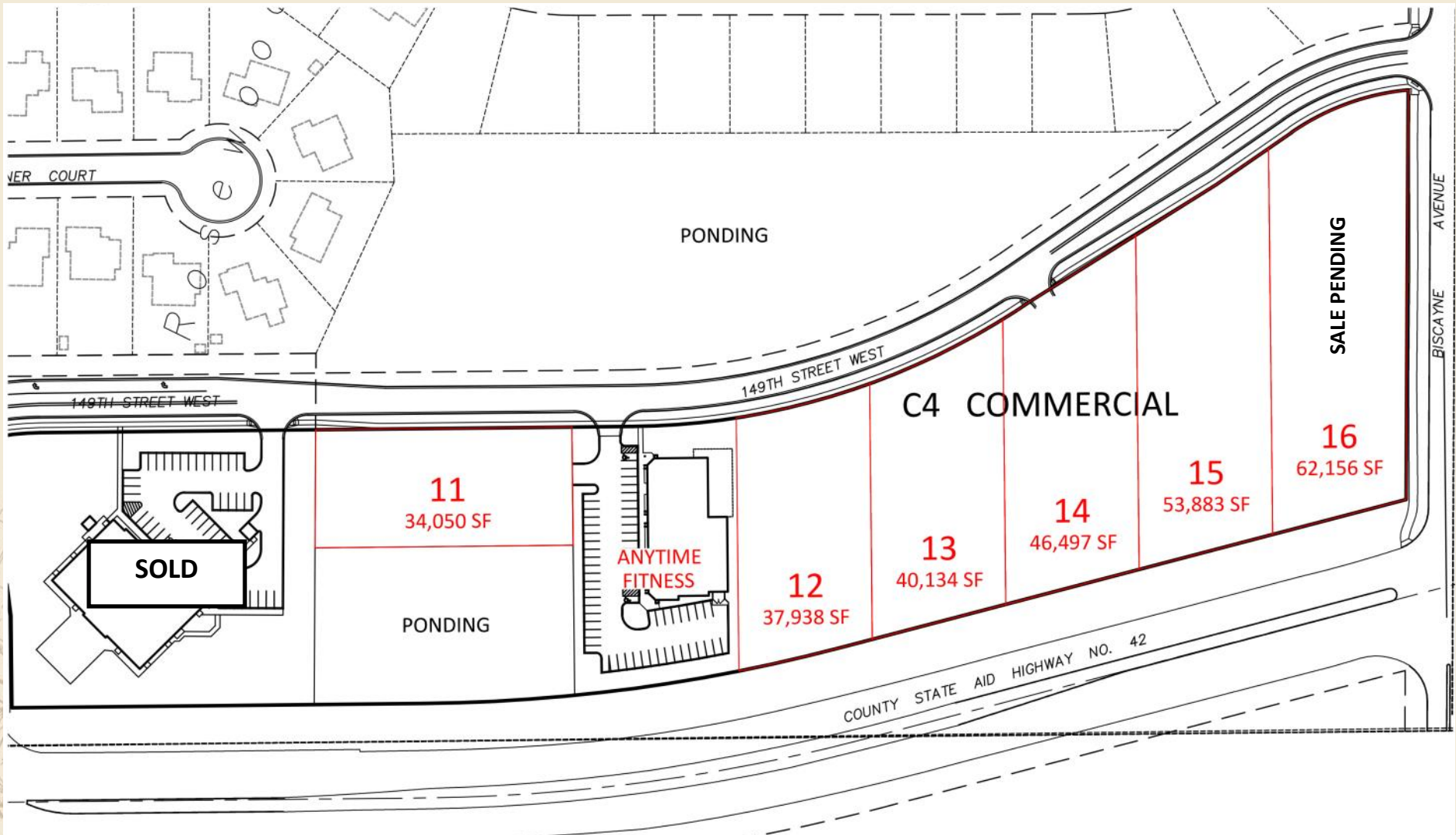


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SITE PLAN—East



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Site #	Size (SF)	\$/SF (Platted)	Lot Price	Notes
1	70,435	N/A	N/A	Not Available
2	51,608	N/A	N/A	Not Available
3	76,234	\$12.00	\$914,808.00	Hotel Site—Plans available
4	44,455	\$12.00	\$533,460.00	Site with ample parking
5	59,853	\$12.00	\$718,236.00	
6	38,431	\$13.00	\$499,603.00	
7	37,491	\$13.00	\$487,383.00	
8	37,975	\$13.00	\$493,675.00	
9	33,695	\$13.00	\$438,035.00	
10	37,204	\$14.00	\$520,856.00	Restaurant Site
11	34,050	\$13.00	\$442,650.00	
12	37,938	\$13.00	\$493,194.00	
13	40,134	\$13.00	\$521,742.00	
14	46,497	\$13.00	\$604,461.00	
15	53,883	\$14.00	\$754,362.00	
16	62,156	\$14.00	\$870,184.00	(PENDING)

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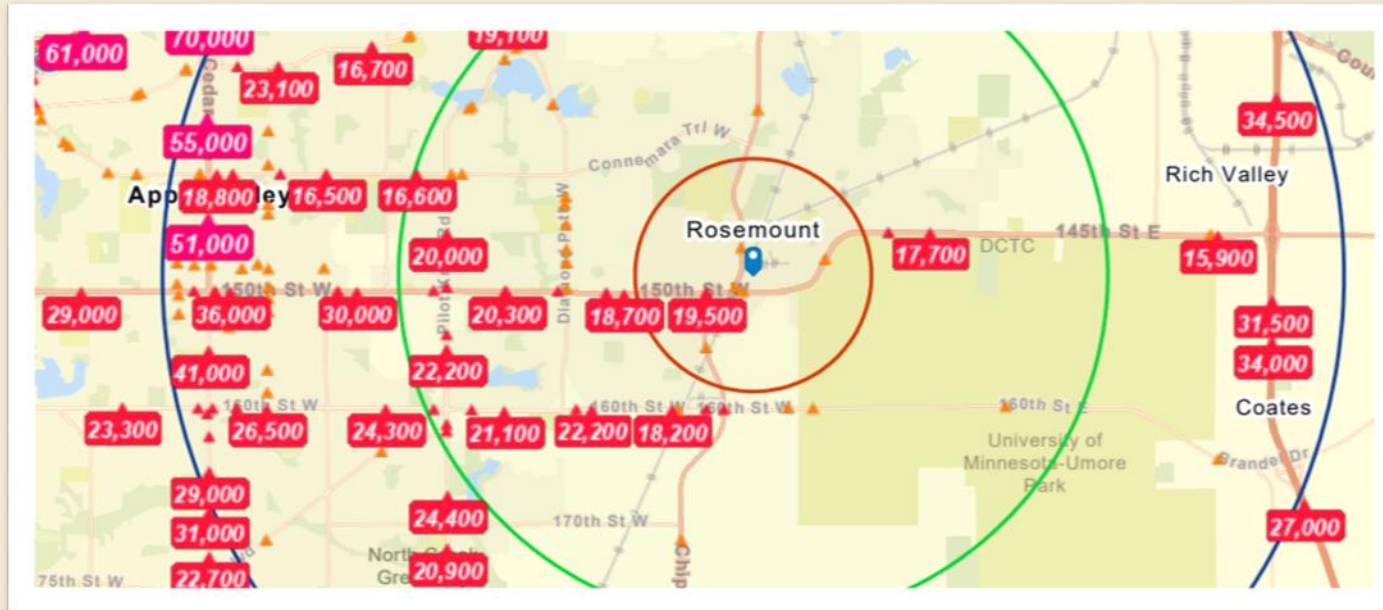
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SUMMARY

2022 TRAFFIC COUNTS



2022 Daytime Population

Total (1, 3 & 5 mile radius):

6,925	33,181	91,040
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Workers:

3,738	12,762	37,790
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Residents:

3,187	20,419	53,250
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2022 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	6,719	44,124	116,900
Median HH Income	\$97,178	\$116,552	\$111,873
Avg HH Income	\$115,220	\$148,039	\$141,836

2027 PROJECTED DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	7,021	46,546	119,989
Median HH Income	\$106,314	\$131,558	\$124,254
Avg HH Income	\$133,054	\$167,774	\$160,705

Full demographic report available upon request. ■ Data source: esri 2023.

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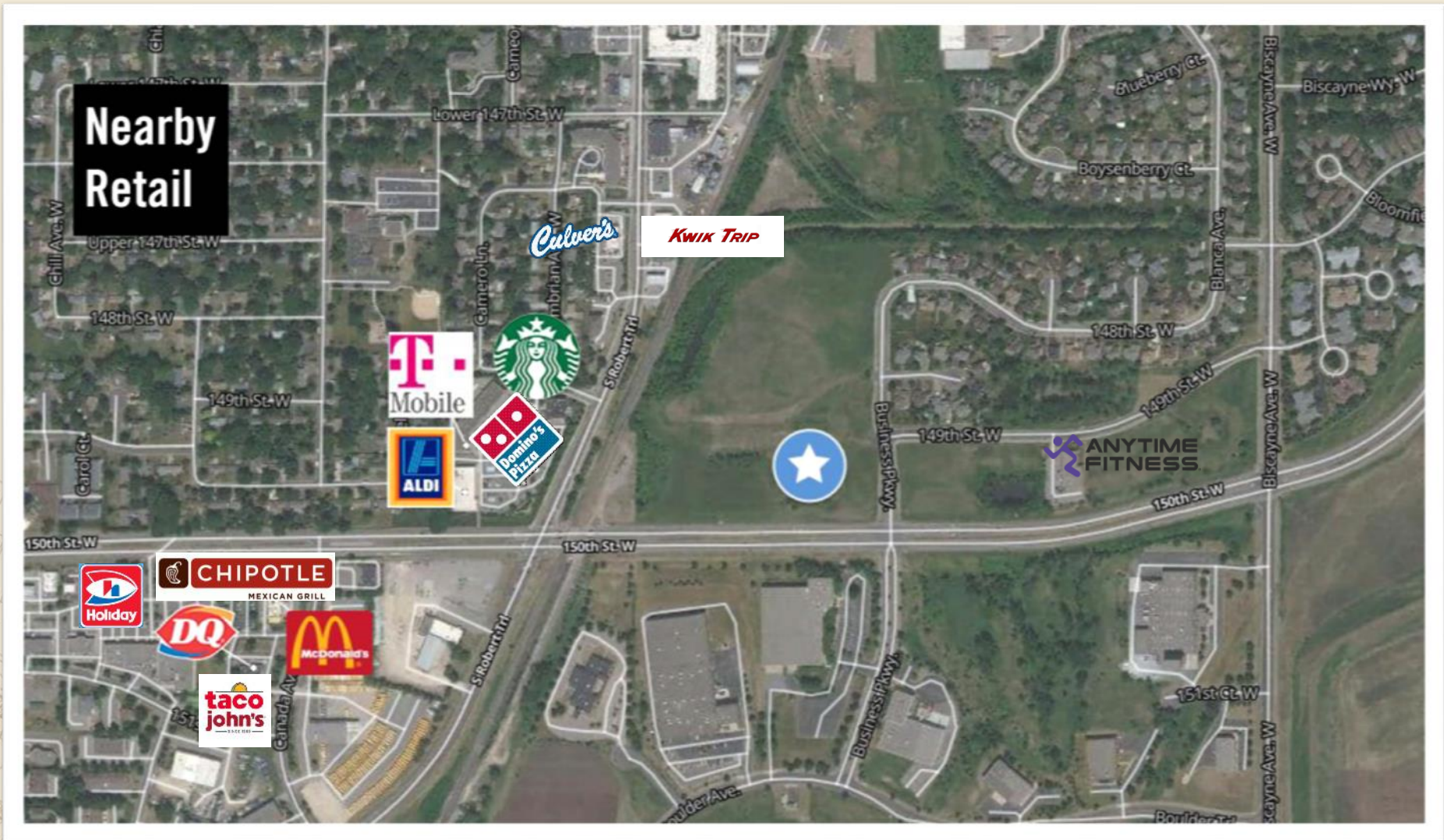


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AREA RETAIL



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COMMUNITY

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Image Source: City of Rosemount website

■ COMMUNITY OF ROSEMOUNT

Rosemount is a rapidly growing suburb in the Southeast Metro area. For many years, City officials have been focused on being pro-growth and pro-business. We work hard to support the needs of the community while retaining the hometown feel that our residents love. A unique mix of business, industry, agriculture, great schools, a variety of housing and amenities contribute to the high quality of life that Rosemount residents enjoy. In fact, this winning combination put Rosemount on Money Magazine's nationwide Best Places to Live list for the second time in 2021-22.

A strong business community thrives in Rosemount through the activity and support of local businesses, the City, the chamber of commerce, and other civic organizations. A recent Commercial Visioning Plan has identified four locations throughout the city for future growth on available land. This plan is focused on creating connections between residents, businesses, industry, housing, and jobs. Several large projects have been recently completed or are in the works including a Home Depot and Fed Ex Distribution Centers, a new housing development with 1,900 homes and a commercial node that will be anchored by a new Life Time athletic club. Total permit valuations ended 2022 at \$155 million up from \$146 million in 2021. This record was driven by the commercial sector – commercial valuations were over \$77 million in 2022. 228 housing units were built in Rosemount in 2022. Rosemount has a clear and one-stop shop permitting process. From time of application, projects can expect approximately a 45 review period and multiple applications (site plan, re-zonings, land use changes, etc.) can be reviewed concurrently by the Planning Commission and City Council. Projects designated within the Business Park zoning classification that adhere to the code requirements can receive administrative approval.

Rosemount is known for being a great place to live. Part of the ISD 196 school district, the academics, sports and music are top notch. With a park in every neighborhood, a well-connected trail system and access to MVTA public transportation, Rosemount is easy to get around on foot, on bicycle or on wheels. Local festivals such as the annual Leprechaun Days, Food Truck Fest, and Haunted Halloween Trail bring the entire community together, from the businesses who sponsor events, to the volunteers who help, and the neighbors who visit. We invite you to stop by and connect with us. Stay for a visit or for a lifetime!

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MINNESOTA

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BUILD WHAT MATTERS IN MN

- Population – 5.6 million
- Home to 18 Fortune 500 companies
- 22nd in population – with the 17th largest state economy in the U.S by GDP

<h3>#1</h3> <p>Fortune 500 Companies Per Capita*</p>	<h3>#2</h3> <p>Best Overall State in America</p>	<h3>#2</h3> <p>Best State for Economic Opportunity</p>
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- Advanced Manufacturing
- Leading Life Sciences
- Clean Tech and Renewable Energy
- Food and Agriculture
- Technology and Innovation
- World Class Retail
- Services Supporting our Ecosystem

<h3>Best</h3> <p>Airport 4 Years in a Row</p>	<h3>#1</h3> <p>Port in North America (Duluth)</p>	<h3>#1</h3> <p>In the Midwest for Energy Efficiency</p>	<h3>#2</h3> <p>On Time Airport in the World</p>
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joinusmn.com

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C-4 ZONING

11-4-14: C-4 GENERAL COMMERCIAL DISTRICT:

A. Purpose And Intent: The purpose of the general commercial district is to provide a wide range of goods and services to the entire community. Due to their proximity to major arterial streets, businesses in this district are dependent on large volumes of traffic, thus need to be highly visible and accessible. It is the intent of this district to promote development that maximizes the full development potential in this area. Zoning standards are intended to promote compatibility in form, function and style. (Ord. B-161, 11-1-2005)

B. Permitted Uses: The following uses are permitted uses in the C-4 district:

Brew on premises and wine on premises stores.

Brewpubs, excluding drive-through facilities.

Child and adult daycare.

Communications businesses.

Eating and drinking establishments without drive-through facilities.

Essential service facilities.

Financial institutions without drive-through facilities.

General repair services, including appliance repair, furniture reupholstery and repair, jewelry, clock, watch, radio, small electronics, small engine and television repair occurring within an enclosed

building.

Hotels and motels.

Indoor amusement and recreation services, including video arcades subject to the following restrictions:

1. Any arcade with fifteen (15) or more machines shall have an adult supervisor on duty during all hours of operation.

2. No arcade shall be operated within five hundred feet (500') of a school, church, or residence unless it is an integral part of a shopping center and does not have an entrance except from within the shopping center.

Membership organizations.

Microbreweries, with or without associated taprooms.

Microdistilleries, with or without associated cocktail rooms.

Personal services, including barber and beauty shops, fitness centers, funeral services and mortuaries, facilities, laundry services, shoe repair, photography and video rental.

Professional services and offices, including architects and attorney offices, dental and medical clinics, financial services, insurance providers, real estate businesses and the like.

Public or governmental services.

Public parking lots and transit stations.

Public parks, owned and operated by a government unit, including recreational facilities and structures consistent with the public area.

Retail sales, including automobile parts, books and stationery, clothing, drug, gifts and novelties, groceries, furniture and hardware, hobby, video sales, jewelry, and sporting goods stores or the like. Automobile sales, new and used, are prohibited.

Theaters, excluding drive-in theaters.

Veterinary services, not including outdoor runs or kennels. (Ord. B-161, 11-1-2005; amd. Ord. B-243, 5-20-2015)

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let's get started!

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