

► HARMAR

2100 Snelling Ave N in Roseville, Minnesota 55113



IN HIGHLY DESIRABLE, REGIONAL RETAIL SHOPPING AREA

Marshall's

HomeGoods

Burlington

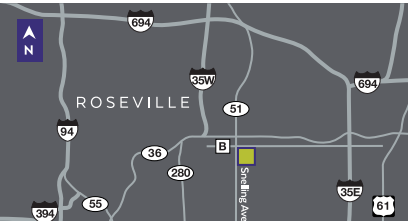
Cub
FOODS

K&G
FASHION
SUPERSTORE

Michaels

BARNES & NOBLE
BOOKSELLERS

Cub
FRESH & DELICIOUS



VEHICLES PER DAY

Hwy 36 west of Snelling Ave	80,262
Hwy 36 east of Snelling Ave	79,702
Snelling Ave south of County Rd B West	29,947
County Rd B West east of Snelling Ave	23,256

AVERAGE INCOME

1 Mile	\$131,234
3 Miles	\$124,057
5 Miles	\$110,877

POPULATION

1 Mile	10,023
3 Miles	89,580
5 Miles	375,402



Carson Wilson

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FIDELIS

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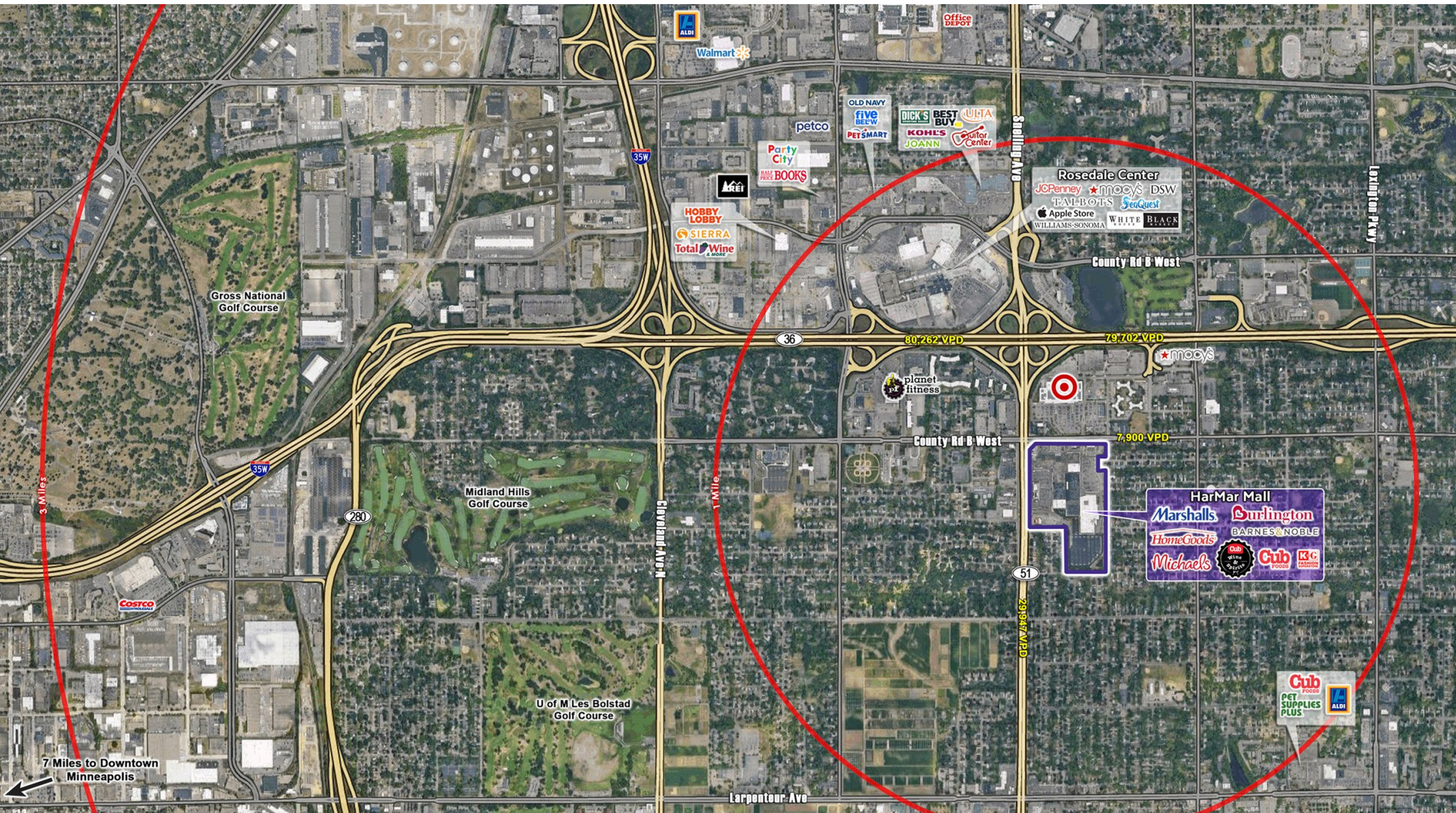
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OVER 375,000 RESIDENTS WITHIN A 5-MILE RADIUS



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LARGE & SMALL SPACES AVAILABLE



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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LARGE & SMALL SPACES AVAILABLE

Tenant List

Tenant	Address	SF/Acres
A  Marshalls	2100 Snelling Ave N #1	
B  AVAILABLE	2100 Snelling Ave N #2	13,722
C  HomeGoods	2100 Snelling Ave N #7	
D  Burlington	2100 Snelling Ave N #20	
E  Cub Foods	2100 Snelling Ave N #29	
F  K&G Fashion Superstore	2100 Snelling Ave N #41	
G  Michaels	2100 Snelling Ave N #50	
H  Barnes & Noble	2100 Snelling Ave N #46	
I  Cub Wine & Spirits	2100 Snelling Ave N #42	
1  Sally Beauty	County Rd B West #81C	
2  AVAILABLE	County Rd B West #81B	1,586
3  Lease Pending	County Rd B West #81A	
4  H&R Block	2100 Snelling Ave N #3	
5  AVAILABLE	2100 Snelling Ave N #5	9,456
6  AVAILABLE	2100 Snelling Ave N #6	795
7  AVAILABLE	2100 Snelling Ave N #11	8,288
8  MO'R Designs	2100 Snelling Ave N #13	
9  AVAILABLE	2100 Snelling Ave N #14B	2,730
10  AVAILABLE	2100 Snelling Ave N #14A	2,058
11  AVAILABLE	2100 Snelling Ave N #15	3,512
12  Cosmic Vending	2100 Snelling Ave N #17	
13  Perfect Nails	2100 Snelling Ave N #33	
14  AVAILABLE	2100 Snelling Ave N #35	1,998
15  AVAILABLE	2100 Snelling Ave N #36	2,057
16  AVAILABLE	2100 Snelling Ave N #37	1,203
17  America's Best	2100 Snelling Ave N #39	
18  AVAILABLE	2100 Snelling Ave N #40	2,478
19  Kyoto Sushi	2100 Snelling Ave N #80	

Tenant List (Continued)

Tenant	Address	SF/Acres
20  AVAILABLE	2100 Snelling Ave N #75	8,358
21  AVAILABLE	2100 Snelling Ave N #74	1,863
22  AVAILABLE	2100 Snelling Ave N #72C	2,003
23  Sport Clips	2100 Snelling Ave N #72B	
24  AVAILABLE	2100 Snelling Ave N #73	1,297
25  AVAILABLE	2100 Snelling Ave N #72A	3,769
26  Merle Norman	2100 Snelling Ave N #72	
27  AVAILABLE	2100 Snelling Ave N #71	565
28  Ichiddo Ramen	2100 Snelling Ave N #70	
29  AVAILABLE	2100 Snelling Ave N #69	1,963
30  Leeann Chin	2100 Snelling Ave N #68	
31  Subway	2100 Snelling Ave N #67	
32  Wingstop	2100 Snelling Ave N #66C	
33  Elements Massage	2100 Snelling Ave N #66B	
34  Chase	2100 Snelling Ave N #66A	
35  Smashburger	2100 Snelling Ave N #65A	
36  AVAILABLE	2100 Snelling Ave N #64	5,760
37  Famous Footwear	2100 Snelling Ave N #63	
38  AVAILABLE	2100 Snelling Ave N #62	2,521
39  AVAILABLE	2100 Snelling Ave N #61	1,800
40  Brow Threading Center	2100 Snelling Ave N #60	
41  AVAILABLE	2100 Snelling Ave N #59	1,355
42  AVAILABLE	2100 Snelling Ave N #58	1,002
43  AVAILABLE	2100 Snelling Ave N #57	3,807
44  AVAILABLE	2100 Snelling Ave N #56	3,177
45  Chick-fil-A	2090 Snelling Ave N	
46  Chianti Grill	2050 Snelling Ave N	
47  Waxing the City	2100 Snelling Ave N #66E	

 AVAILABLE  LEASE PENDING  EXECUTED



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LARGE & SMALL SPACES AVAILABLE

Tenant List (Continued)

Tenant	Address	SF/Acres
48 <input type="checkbox"/> AVAILABLE	2100 Snelling Ave N #66D	888
49 <input type="checkbox"/> AVAILABLE	2100 Snelling Ave N #66F	468



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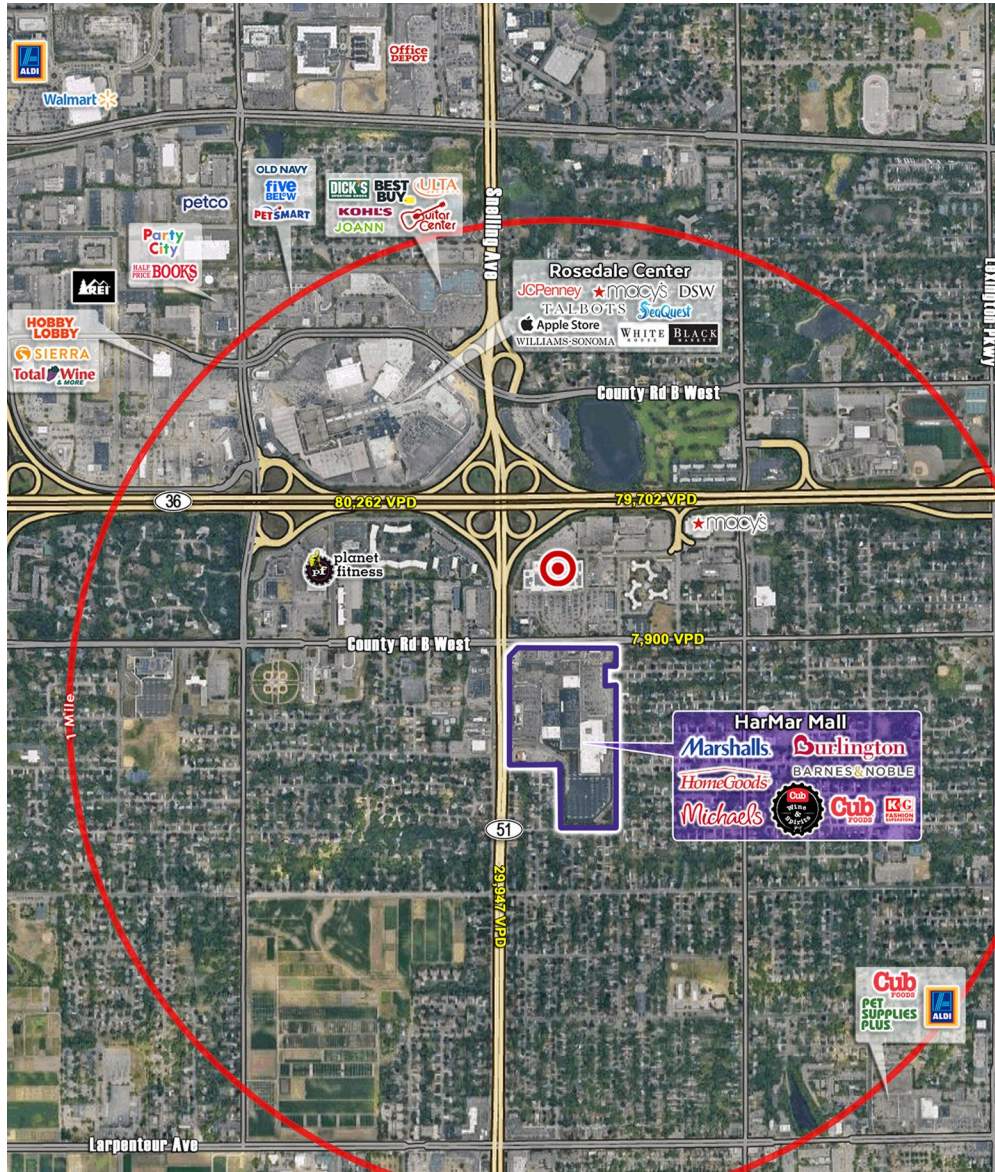
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/harmar



Lat/Lon: 45.003/-93.1633

HarMar Mall

Roseville, MN 55113

	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,023	89,580	375,402
2028 Projected Population	10,046	91,313	386,705
2020 Census Population	10,175	91,361	379,409
2010 Census Population	9,717	86,261	337,593
Projected Annual Growth 2023 to 2028	-	0.4%	0.6%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.9%
2023 Median Age	40.2	37.7	33.9
Households			
2023 Estimated Households	4,438	38,399	153,461
2028 Projected Households	4,453	39,167	159,010
2020 Census Households	4,442	38,622	153,025
2010 Census Households	4,280	36,589	136,230
Projected Annual Growth 2023 to 2028	-	0.4%	0.7%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	1.0%
Race and Ethnicity			
2023 Estimated White	71.3%	67.6%	59.2%
2023 Estimated Black or African American	12.3%	11.1%	15.0%
2023 Estimated Asian or Pacific Islander	9.0%	13.6%	16.9%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2023 Estimated Other Races	7.0%	7.2%	8.3%
2023 Estimated Hispanic	5.0%	5.6%	7.1%
Income			
2023 Estimated Average Household Income	\$131,234	\$124,057	\$110,877
2023 Estimated Median Household Income	\$89,237	\$87,045	\$80,041
2023 Estimated Per Capita Income	\$58,216	\$53,504	\$45,868
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.3%	3.6%	5.1%
2023 Estimated Some High School (Grade Level 9 to 11)	3.0%	2.0%	3.1%
2023 Estimated High School Graduate	14.2%	16.0%	16.8%
2023 Estimated Some College	14.4%	14.3%	15.5%
2023 Estimated Associates Degree Only	6.7%	8.1%	8.0%
2023 Estimated Bachelors Degree Only	34.5%	31.1%	29.8%
2023 Estimated Graduate Degree	23.9%	25.0%	21.6%
Business			
2023 Estimated Total Businesses	683	4,501	16,354
2023 Estimated Total Employees	9,036	69,768	217,133
2023 Estimated Employee Population per Business	13.2	15.5	13.3
2023 Estimated Residential Population per Business	14.7	19.9	23.0



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT:

A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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