



FIRST TO MARKET

1 OF 3

127,000+ VPD

RETAIL PROPERTY FOR SALE/LEASE IN ROSEVILLE, MN

MINNESOTA RECREATIONAL CANNABIS DISPENSARY

1899 PERIMETER RD. ROSEVILLE, MN (FORMER WENDY'S)

OVERVIEW

***Price includes state and municipal cannabis retail approvals + long term lease of \$6,912/Month NNN**

Located at 1899 Perimeter Rd in Roseville, MN, this premier retail asset offers a unique and highly exclusive opportunity—recently approved for one of only three cannabis dispensary licenses issued in the entire city. Formerly a Wendy's, the ~2,962-square-foot standalone building sits on a high-visibility parcel with a drive-thru, generous parking (50+ spaces), and prominent pylon signage.

Strategically positioned just steps from Rosedale Center, one of Minnesota's top-performing regional malls, the location benefits from powerful national retail adjacencies, including Target, Macy's, Nordstrom Rack, Starbucks, CVS, and several full-service restaurants like P.F. Chang's and Cheesecake Factory. The surrounding trade area boasts over 83,000 residents within a 3-mile radius and an average household income nearing \$99,000, offering a well-balanced blend of high traffic, strong consumer spending, and local brand recognition. With limited cannabis licensing in the city, proximity to national brands, and flexible retail infrastructure, this site is perfectly positioned for a flagship dispensary location with built-in foot traffic and long-term growth potential.

HIGHLIGHTS

- **Exclusive Cannabis License:** One of only three dispensary licenses issued in Roseville, offering built-in market protection and limited competition.
- **Prime Retail Corridor:** Located near Rosedale Center with national anchors like Target, Macy's, Nordstrom Rack, Starbucks, and P.F. Chang's.
- **Standalone Building:** ~2,962 SF with drive-thru, pylon signage, and 50+ parking spaces — ideal for high-volume cannabis retail.

SALE PRICE

\$1,195,000*

BUILDING SIZE

2,962 sq. ft

3-MILE POP.

83,000+

PARKING

50+

CONTACT:

2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MI 48320
248-420-0420
WWW.CANNAZONEDMLS.COM



Canna Zoned MLS

ADDITIONAL PHOTOS



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AERIAL VIEW



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RETAIL + TRAFFIC COUNTS

HIGHWAY 36
83,812 VPD

INTERSTATE 35W
127,110

CLEVELAND AVE N
9,900 VPD



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