



10,000 BTS AND OUTLOT OPPORTUNITY | ROCHESTER

NEQ Hwy 63 + Hwy 52 | Rochester, MN

ROCHESTER BTS AND OUTLOT OPPORTUNITY SUMMARY

LOCATION: 2820 US Highway 63 | Rochester, MN

HIGHLIGHTS:

- Excellent visibility and access
- Available for Ground Lease or Build-to-Suit
- Well located at the intersection of Hwy 63 & Hwy 52, in the 3rd largest city of Minnesota
- \$65M Rochester Sports Complex which starts construction Fall 2025

AVAILABILITY

LOT 1: 0.25 acre pad w/ drive-thru

LOT 2: 10,000 sq. ft. build-to-suit

TRAFFIC COUNTS

US HIGHWAY 63: 45,570 vpd
US HIGHWAY 52: 47,033 vpd

DEMOGRAPHICS

| RADIUS: | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| Population | 4,356 | 39,826 | 79,975 |
| Average HH Income | \$155,103 | \$115,482 | \$114,517 |
| Median HH Income | \$103,279 | \$75,231 | \$78,996 |

AREA TENANTS



contacts

OUTLOTS FOR LEASE Tom Palmquist • 952 381 5538 • tom.palmquist@transwestern.com

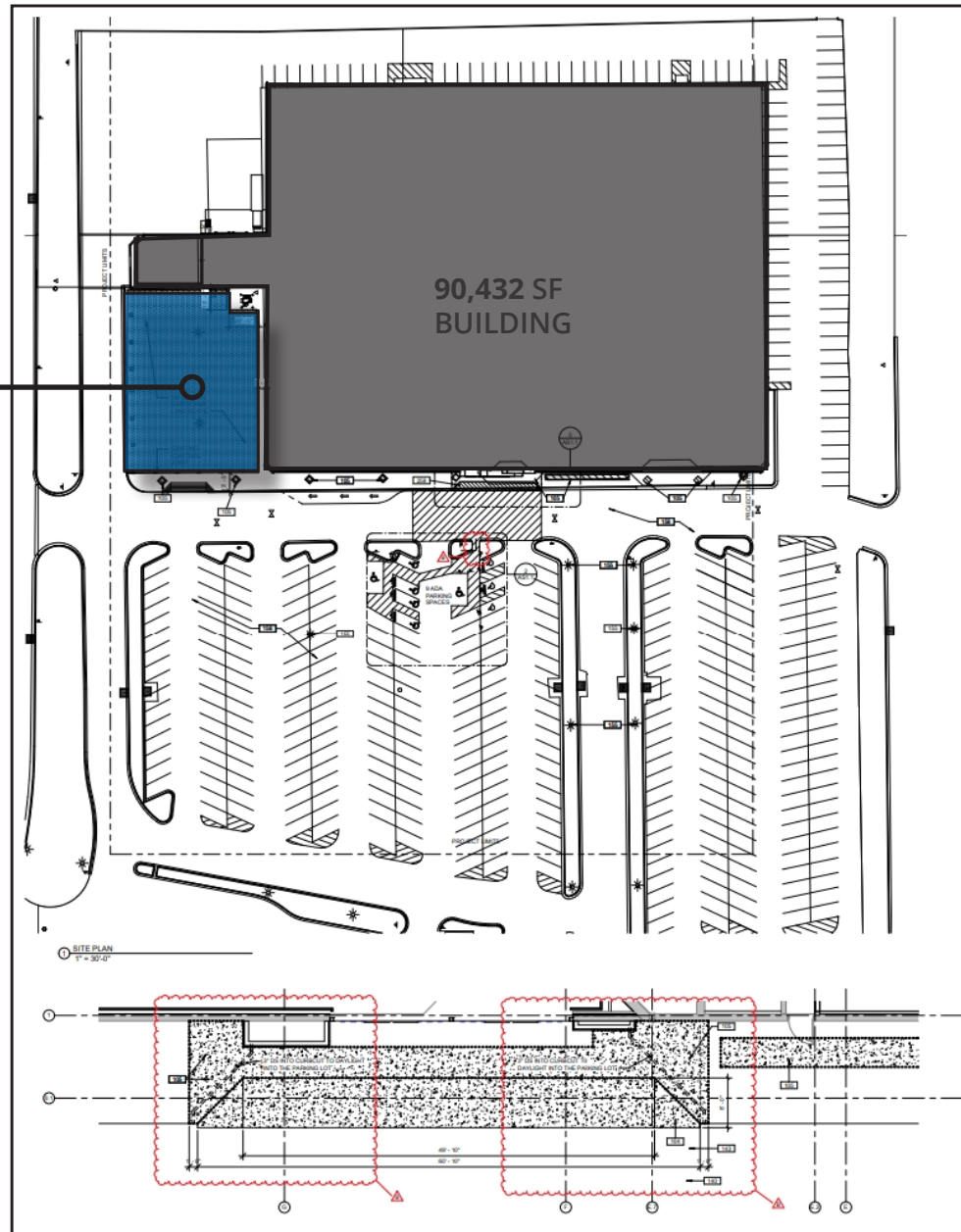
ROCHESTER BTS AND OUTLOT OPPORTUNITY

SITE PLAN



REALTY
RESOURCES
MEMBER

10,000 SF BTS
OPPORTUNITY



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ROCHESTER BTS AND OUTLOT OPPORTUNITY

SITE AERIAL



REALTY
RESOURCES
MEMBER

0.25 AC PAD
OPPORTUNITY



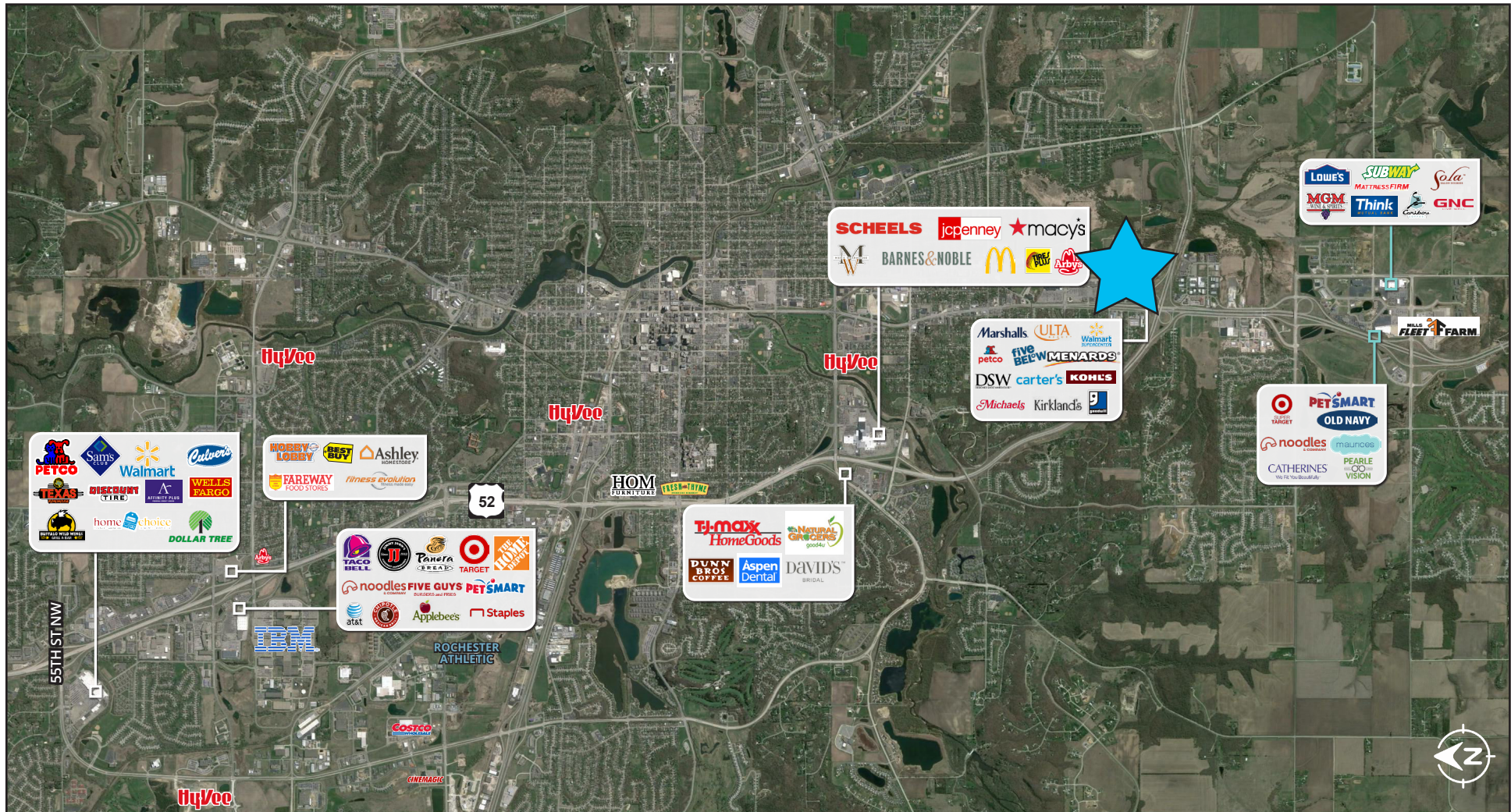
10,000 SF BTS
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ROCHESTER TRADE AREA AERIAL



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