

TRANSWESTERN
REAL ESTATE SERVICES

JOHN ADAMS MIDDLES SCHOOL
1,148 STUDENTS

LOURDES HIGH SCHOOL
480 STUDENTS

ROCHESTER ATHLETIC CLUB

NORTHERN HILLS GOLF COURSE

HY-VEE ROCHESTER

Retail For Sale or Lease | NWQ 41st St NW + Circle Dr NW | Rochester, MN

HY-VEE ROCHESTER SUMMARY

LOCATION: 4221 W Circle Dr NW | Rochester, MN

DESCRIPTION: Hy-Vee anchored retail development

RETAIL GLA: 145,000 sq. ft.

HIGHLIGHTS: In-line + outlot opportunities
High visibility + easy access
Well located in the nw Rochester corridor

AVAILABILITY

LAND FOR SALE: 4.19 - 24.7 acres

FOR LEASE: 2,000 - 20,000 sq. ft.

TRAFFIC COUNTS

W CIRCLE DR NW: 20,697 vpd

41ST ST W: 12,100 vpd

DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
Population	4,802	47,686	90,645
Average HH Income	\$121,765	\$96,009	\$113,267
Median HH Income	\$99,533	\$82,158	\$83,168

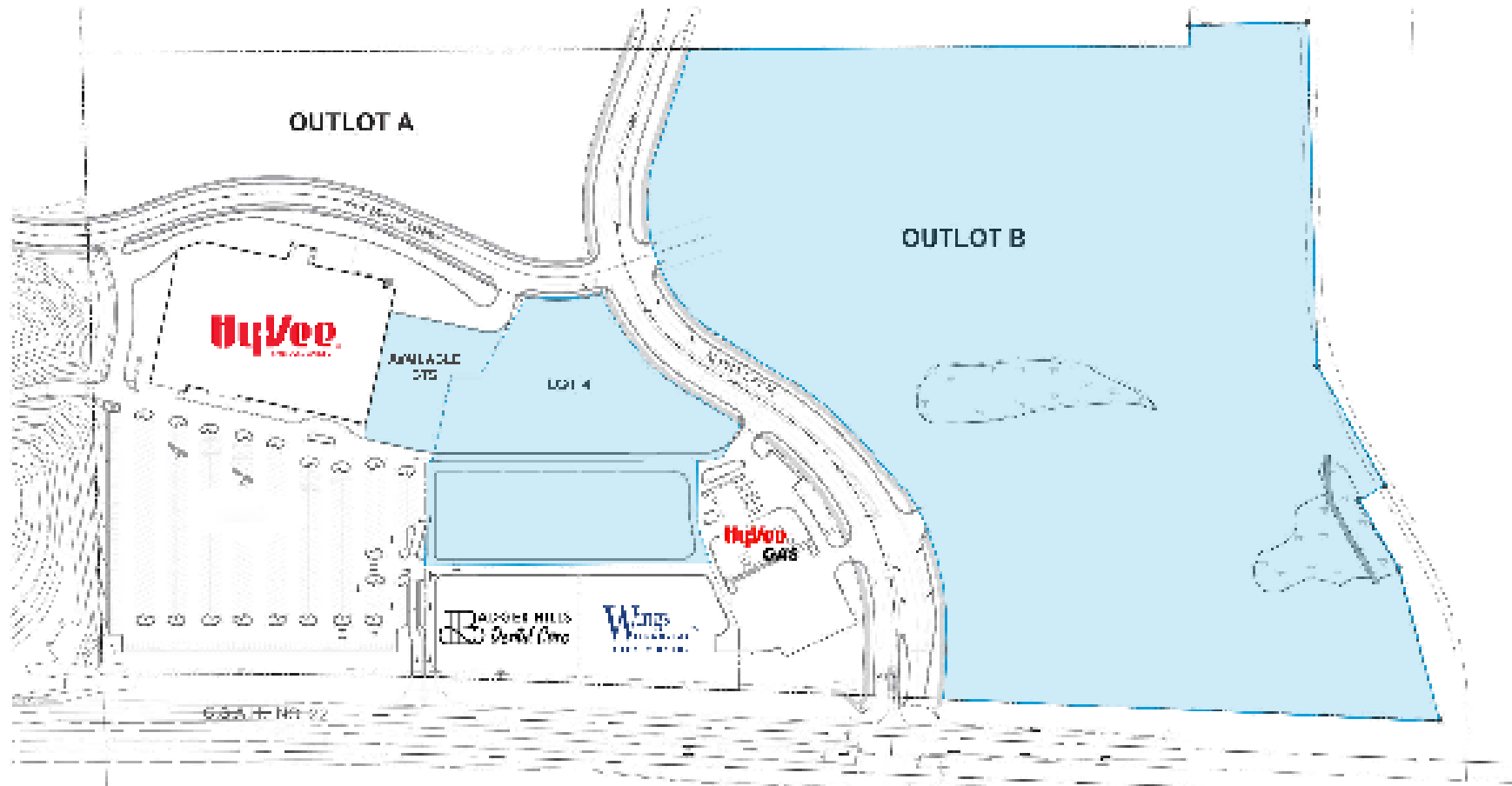
AREA TENANTS



contacts
SALE OR LEASE

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

SITE PLAN



FOR SALE

#	SIZE
Outlot B	24.7 AC
LOT 4	4.19 AC
B-T-S	10,800 SF

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REALTY
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