

2665 Commerce Dr NW

Retail for lease

2665 Commerce Dr NW | Rochester, MN 55901



Janet Olson

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Property Details

Premier retail space available on West Circle Drive NW, one of Rochester's most sought-after corridors. The property offers high ceilings, full glass frontage and exceptional visibility, complemented by strong national and regional co-tenancy. Positioned in a thriving market driven by the globally recognized Mayo Clinic.

LOCATION

- 2665 Commerce Dr NW | Rochester, MN 55901

BUILDING SIZE

- 14,413 SF

AVAILABLE SPACE

- 2,025SF
- 2,770SF

[Can be combined]

2026 EST. EXPENSES

- \$16.90 PSF Total
 [\$6.77 PSF CAM + \$9.48 PSF Tax + \$0.65 PSF Ins]

TRAFFIC COUNTS

- 19,623 VPD - W Circle Dr NW
- 8,117 VPD - 19th St NW
- 8,754 VPD - Valleyhigh Rd NW



AREA RETAILERS



DEMOGRAPHICS

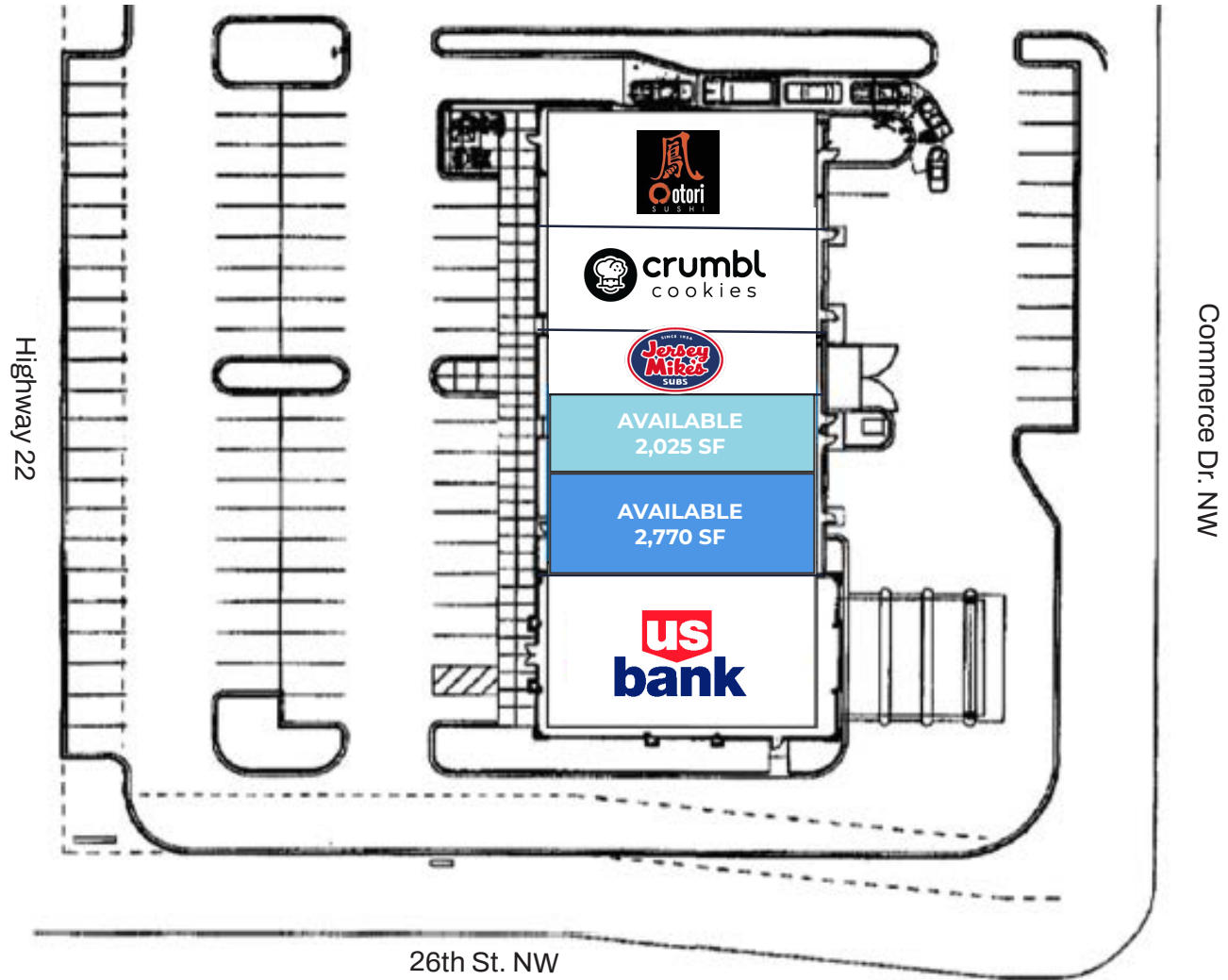
RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	3,077	63,004	105,743
MEDIAN HH INCOME	\$79,444	\$89,265	\$86,157
AVERAGE HH INCOME	\$102,797	\$116,267	\$123,369

* Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total

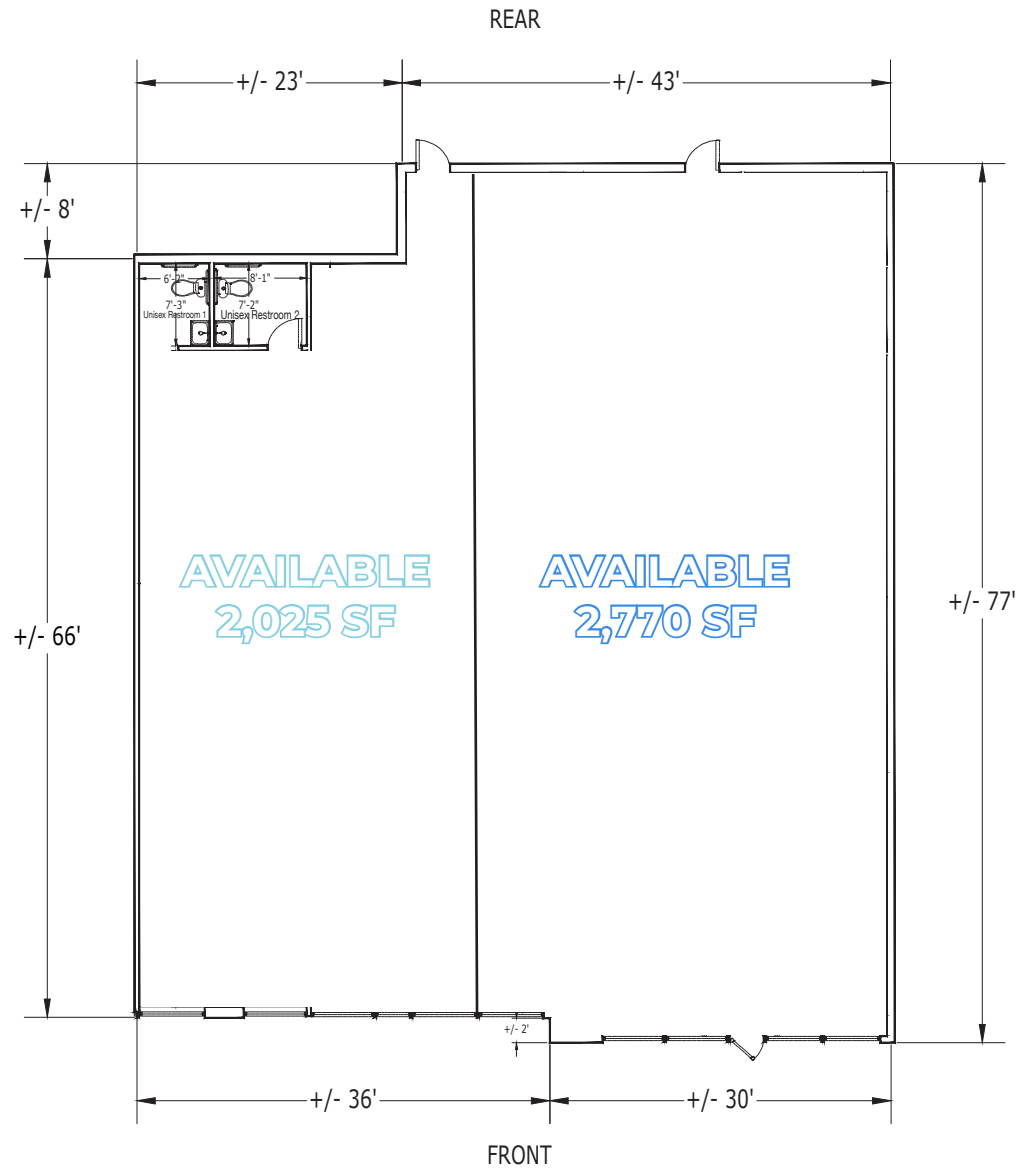
Site Plan

SUITE	TENANT	SF
100	OOTORI SUSHI	1,928 SF
200	CRUMBL COOKIES	1,887 SF
300	JERSEY MIKE'S	1,533 SF
300B*	AVAILABLE	2,025SF
400*	AVAILABLE	2,770 SF
500	US BANK	4,065 SF

* Spaces can be combined ± 4,795 SF

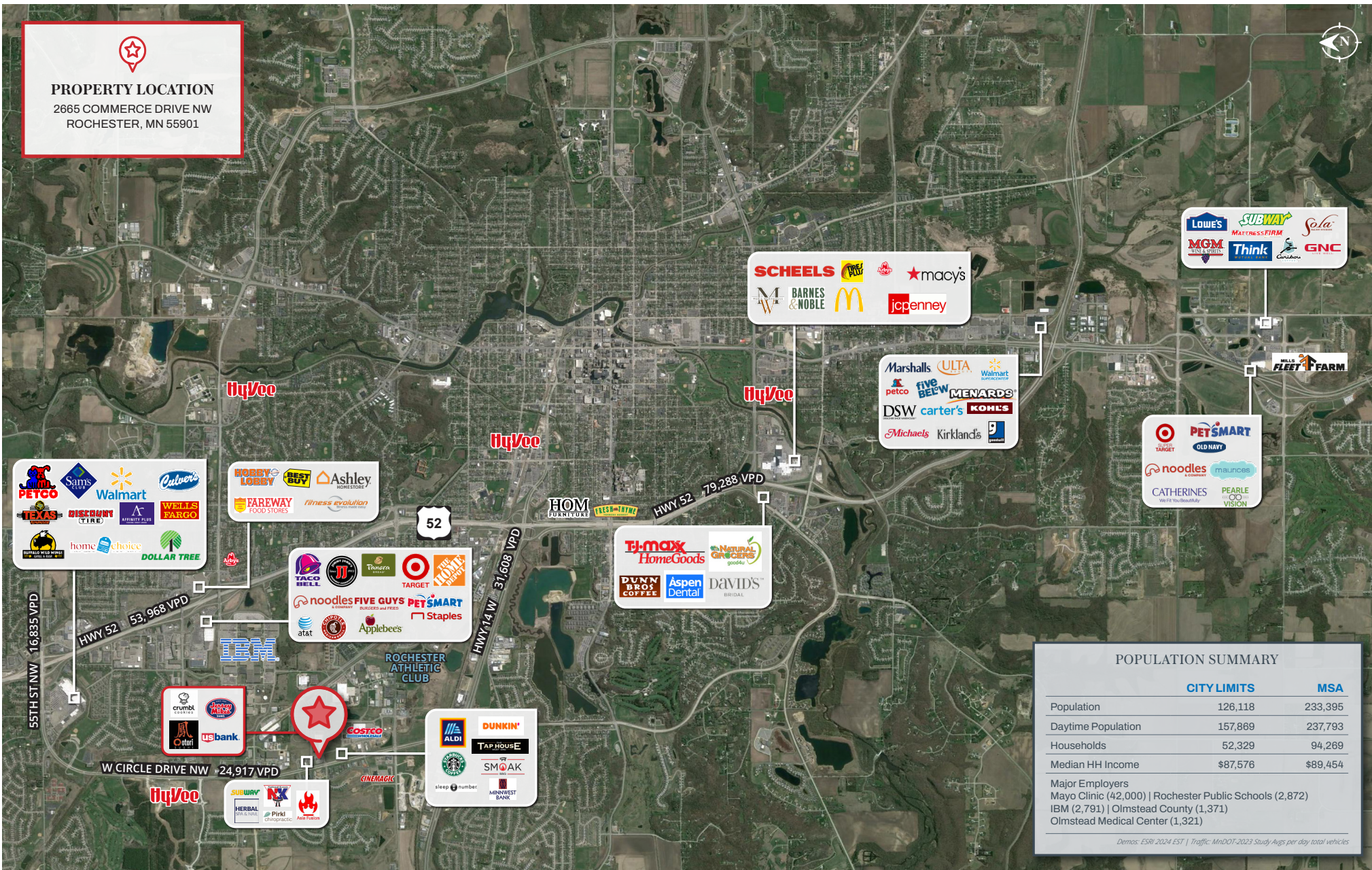


Floor Plan





PROPERTY LOCATION
 2865 COMMERCE DRIVE NW
 ROCHESTER, MN 55901



POPULATION SUMMARY

	CITY LIMITS	MSA
Population	126,118	233,395
Daytime Population	157,869	237,793
Households	52,329	94,269
Median HH Income	\$87,576	\$89,454
Major Employers	Mayo Clinic (42,000) Rochester Public Schools (2,872) IBM (2,791) Olmstead County (1,371) Olmstead Medical Center (1,321)	

Demos: ESRI 2024 EST | Traffic: MnDOT-2023 Study Aves per day total vehicles

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