



**SITE**

**RETAIL FOR GROUND LEASE**  
**CMX CINEMA | OUTLOTS**  
NEQ N Broadway Ave + 37th St NE | Rochester, MN

# CMX CINEMA OUTLOTS SUMMARY

**LOCATION:** 3450 E Circle Dr NE | Rochester, MN 55906  
**DESCRIPTION:** Outlots for ground lease  
**ZONING:** Mixed Use (MXT)

## AVAILABILITY

**BUILDING A:** Approx. 5,000 SF with drive-thru  
**BUILDING B:** Approx. 5,000 SF with drive-thru

## TRAFFIC COUNTS

**N BROADWAY AVE:** 16,669 vpd  
**E CIRCLE DR NE:** 19,096 vpd

## DEMOGRAPHICS

RADIUS:	5 MINUTE	10 MINUTE	15 MINUTE
<b>Population</b>	7,629	63,251	119,671
<b>Daytime Population</b>	5,865	107,307	152,581
<b>Median HH Income</b>	\$102,820	\$72,282	\$79,841
<b>Average HH Income</b>	\$133,462	\$106,690	\$116,946

## AREA TENANTS



**contacts**  
**RETAIL LEASING**

**Tom Palmquist** • 952 381 5538 • tom.palmquist@transwestern.com  
**Janet Olson** • 612 359 1681 • janet.olson@transwestern.com



**REALTY  
 RESOURCES**  
 MEMBER

# CMX CINEMA OUTLOTS SITE PLAN



**contacts**  
**RETAIL LEASING**

**Tom Palmquist** • 952 381 5538 • [tom.palmquist@transwestern.com](mailto:tom.palmquist@transwestern.com)

**Janet Olson** • 612 359 1681 • [janet.olson@transwestern.com](mailto:janet.olson@transwestern.com)



**REALTY  
RESOURCES**  
MEMBER

# NORTHEAST ROCHESTER TRADE AREA



**contacts**  
**RETAIL LEASING**

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

Janet Olson • 612 359 1681 • janet.olson@transwestern.com

