



CMX CINEMA | OUTLOTS

Retail for Ground Lease | NEQ N Broadway Ave + 37th St NE | Rochester, MN

PROPERTY SUMMARY

LOCATION: 3450 E Circle Dr NE | Rochester, MN 55906
DESCRIPTION: Outlots Ground Lease
ZONING: Mixed Use (MXT)

AVAILABILITY

PARCEL A: 1.9 acres
PARCEL B: 1.08 acres

TRAFFIC COUNTS

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

DEMOGRAPHICS

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

AREA TENANTS



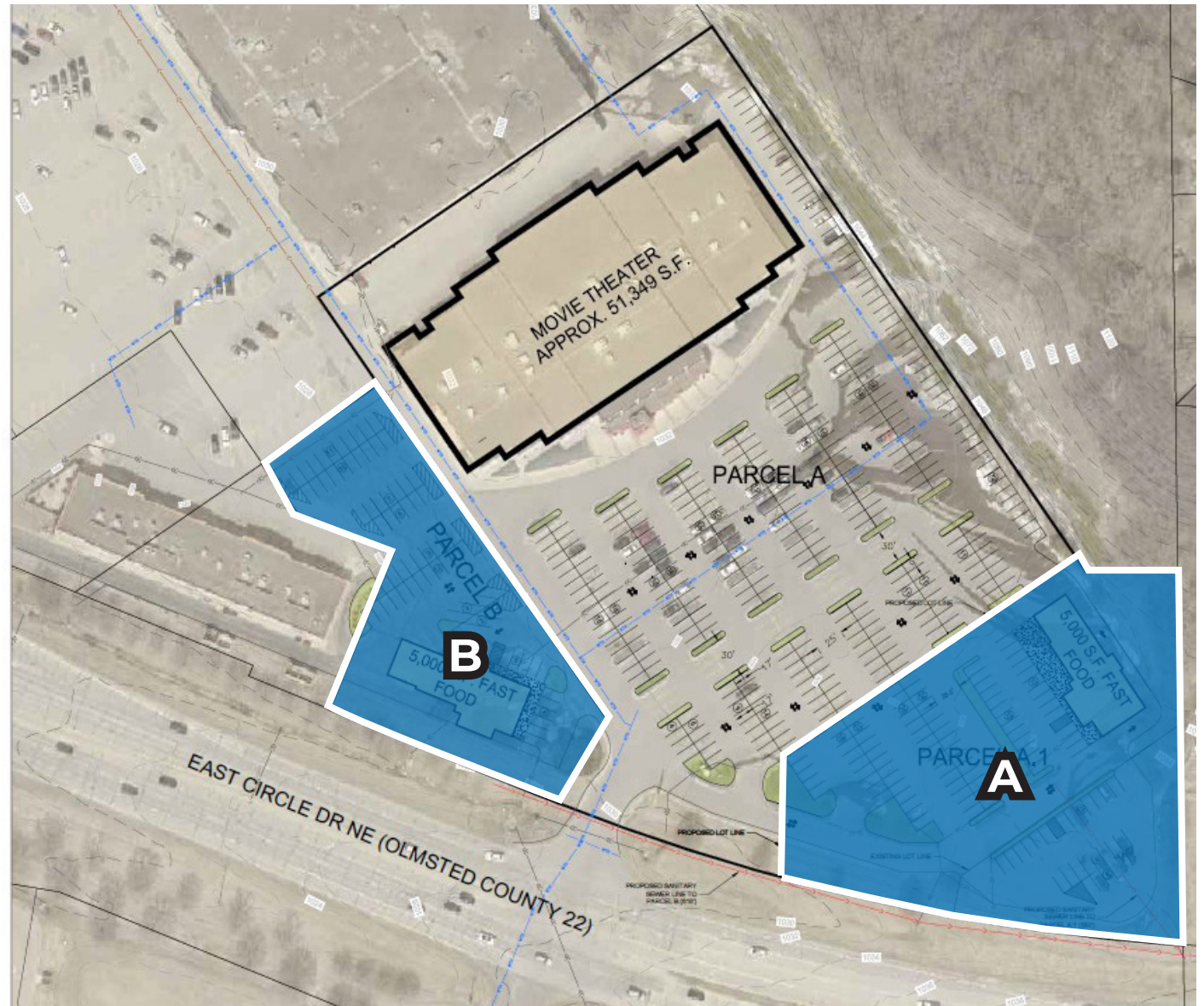
contacts RETAIL LEASING

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



PROPERTY SITE PLAN

PARCEL	AREA
A	1.9 acres
B	1.08 acres



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PROPERTY SITE CONCEPT PLAN



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NE ROCHESTER SITE AERIAL



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