

OAKRIDGE | FOR SUBLEASE BEHAVIORAL/SUBSTANCE USE DISORDER FACILITY

4800
48th street

ROCHESTER, MN 55906



CBRE U.S. BEHAVIORAL HEALTH & ALTERNATIVE CARE ADAPTIVE RE-USE TEAM

CBRE

PROPERTY OVERVIEW

A 54,400 sf, 70 bed Substance Use Disorder facility located in Rochester, MN



A 48,000sf main treatment center with two 2,900sf villas that have been renovated in 2017. Ideal turn-key facility that can easily stay a SUD or behavioral facility. Ideal zoning for various behavioral uses and ideal bed quantity and located just 15 minutes from the high demographics community city of Rochester, MN



ADDRESS

4800 48th St NE,
Rochester, MN 55906



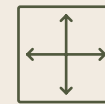
MARKET/SUBMARKET

Rochester, MN



SQUARE FOOTAGE

54,400



LOT SIZE

90.24 Acres



YEAR BUILT

1967

LOCATION OVERVIEW

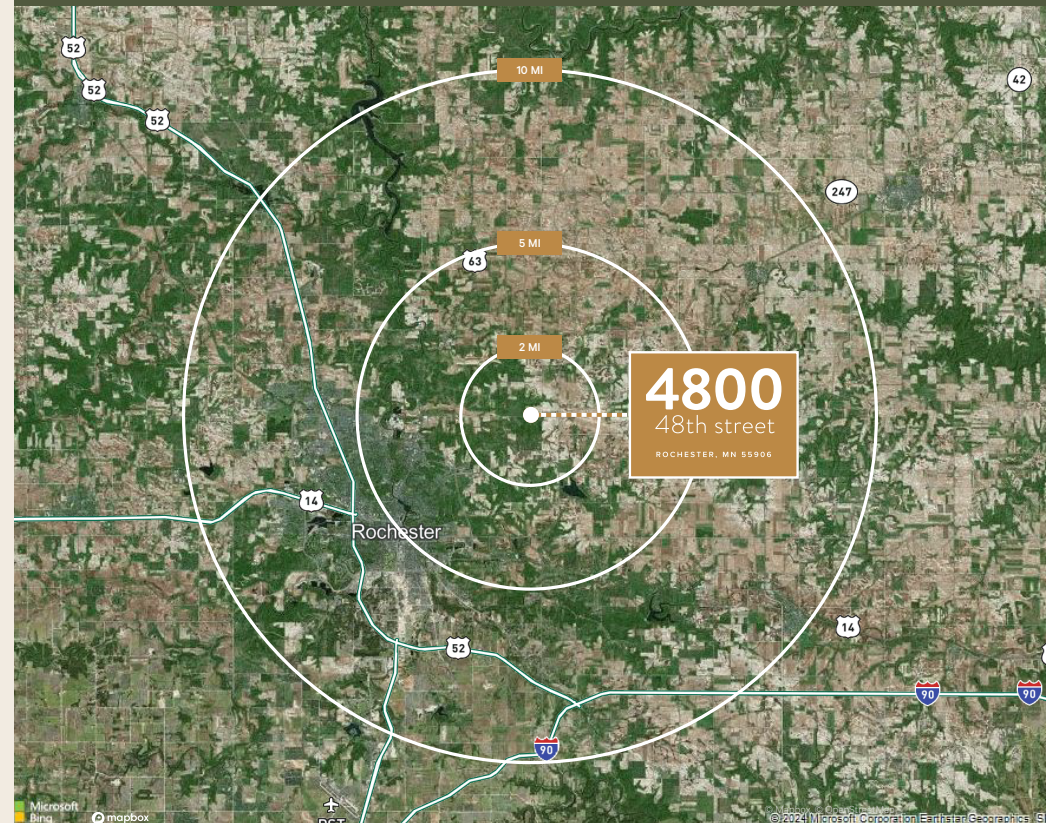
Key Location Benefit

The Oakridge facility is conveniently located 15 minutes outside of Rochester, MN. The facility is set amongst the rural landscape and trees, offering ample privacy, serene, beautiful topography and a quiet reprieve. There are ample healthcare facilities within minutes from Oakridge offering extended mental and behavioral services within the city of Rochester.

POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	539	34,507	123,834
2023 Population	675	39,273	141,949
2028 Population Projection	711	40,819	147,651
Annual Growth 2010-2023	1.90%	1.10%	1.10%
Annual Growth 2023-2028	1.10%	0.80%	0.80%
Median Age	44.8	39.2	38
Bachelor's Degree or Higher	66%	41%	42%
U.S. Armed Forces	0	3	74

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	192	13,649	49,351
2023 Households	241	15,472	56,803
2028 Household Projection	254	16,066	59,109
Annual Growth 2010-2023	2.30%	1.30%	1.40%
Annual Growth 2023-2028	1.10%	0.80%	0.80%
Owner Occupied Households	243	11,941	42,769
Renter Occupied Households	11	4,125	16,340
Avg Household Size	2.8	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$11M	\$525.3M	\$1.9B

INCOME	2 MILE	5 MILE	10 MILE
Avg Household Income	\$157,871	\$103,933	\$106,883
Median Household Income	\$128,289	\$77,834	\$81,456
< \$25,000	8	1,881	6,057
\$25,000 - 50,000	29	2,853	10,591
\$50,000 - 75,000	37	2,800	10,000
\$75,000 - 100,000	17	1,782	6,792
\$100,000 - 125,000	27	1,912	7,144
\$125,000 - 150,000	19	1,048	4,187
\$150,000 - 200,000	36	1,561	5,538
\$200,000+	68	1,635	6,495



PROPERTY PHOTOS



4800 48TH STREET

4800

48th street

STUART M. THOMAS

Executive Vice President
+1 970 372 3868
IA. 100043089
stuart.thomas@cbre.com

LANE R EVERITT

Senior Associate
+1 970 310 5312
FA 40041213
lane.everitt@cbre.com

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