

## VARIETY OF SPACES

115 16TH AVE. NW | ROCHESTER, MN 55901

### MIRACLE MILE SHOPPING CENTER



### PROPERTY HIGHLIGHTS

- Anchored by Fresh Thyme Market and HOM Furniture
- Prominent glass frontage
- Located off of Highway 52
- High traffic counts
- Variety of spaces available
- Excellent co-tenancy
- Large parking lot (374 spaces)
- Pylon signage



**DARCI FENSKE**  
(507) 421-6556  
dfenske@paramark.us

**PARAMARK REAL ESTATE SERVICES**  
7392 Airport View Dr. SW (507)-285-5082  
Rochester, MN 55902 paramark.us

**115 16TH AVE. NW | ROCHESTER, MN 55901**



## BUILDING INFORMATION

<b>Location:</b>	115 16th Ave. NW Rochester
<b>Building Size:</b>	123,000 SF
<b>Space Available:</b>	5,000 - 30,000 SF
<b>Base Rent:</b>	\$19.00/SF
<b>Space Type:</b>	Triple Net
<b>Lease Term:</b>	3-10 Years

## TRAFFIC COUNTS (vehicles per day)

<b>Highway 52:</b>	90,000
<b>16th Avenue:</b>	5,100
<b>2nd Street:</b>	24,700
<b>14th Avenue:</b>	10,100
<b>West Center Street:</b>	1,200

## OPERATING EXPENSES

<b>CAM/Tax</b>	\$8.01/SF
----------------	-----------

## DEMOGRAPHICS

	1 MILE	3 MILES
<b>Population:</b>	11,602	74,659
<b>Households:</b>	5,413	31,870
<b>Average HH Income:</b>	\$56,566	\$60,010
<b>Average Age:</b>	38	39
<b>Daytime Employees:</b>	36,079	91,587

### DARCI FENSKE

(507) 421-6556  
dfenske@paramark.us

### PARAMARK REAL ESTATE SERVICES

7392 Airport View Dr. SW (507)-285-5082  
Rochester, MN 55902 paramark.us



**115 16TH AVE. NW | ROCHESTER, MN 55901**



**DARCI FENSKE**  
(507) 421-6556  
dfenske@paramark.us

**PARAMARK REAL ESTATE SERVICES**  
7392 Airport View Dr. SW (507)-285-5082  
Rochester, MN 55902 paramark.us



115 16TH AVE. NW | ROCHESTER, MN 55901



= Available Property

**DARCI FENSKE**

(507) 421-6556  
dfenske@paramark.us

**PARAMARK REAL ESTATE SERVICES**

7392 Airport View Dr. SW (507)-285-5082  
Rochester, MN 55902 paramark.us