

VARIETY OF SPACES

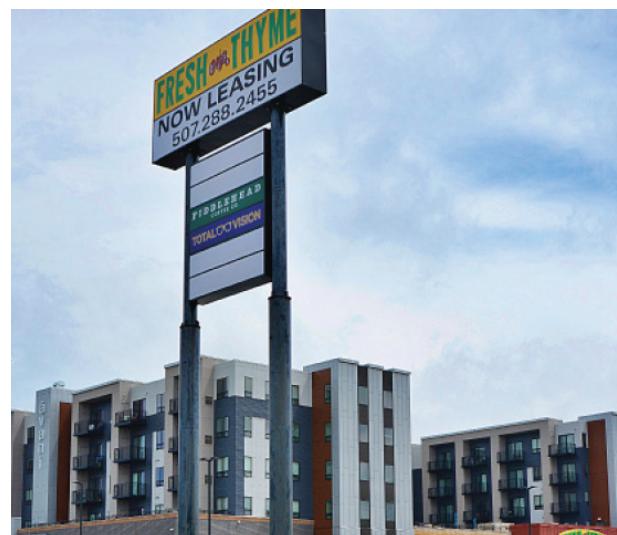
115 16TH AVE. NW | ROCHESTER, MN 55901

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

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PARAMARK REAL ESTATE SERVICES

7392 Airport View Dr. SW

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BUILDING INFORMATION

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

TRAFFIC COUNTS (vehicles per day)

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

OPERATING EXPENSES

CAM/Tax	\$8.01/SF
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DEMOGRAPHICS	1MILE	3 MILES
Population:	11,602	74,659
Households:	5,413	31,870
Average HH Income:	\$56,566	\$60,010
Average Age:	38	39
Daytime Employees:	36,079	91,587

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= Available Property

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