

*Retail Property For Lease*

# Napa North Building

5335 East Frontage Road, Rochester, MN 55901

**CONTACT US**

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Broker  
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**20+  
Dedicated  
Parking  
Stalls**

# Napa North Building

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## OFFERING SUMMARY

Lease Rate:	Negotiable
NNN Rate:	\$7.75 SF/yr
Tenant Improvement Allowance:	Available to qualified tenants
Available SF:	1,261 SF
Lot Size:	105,194 SF
Building Size:	25,024 SF

## LOCATION DESCRIPTION

Exceptional HWY-52 visibility, well positioned on corner of HWY-52 and 55th Street in fasted growing quadrant (NW) in Rochester. This strategic location offers high retail traffic flow, from the Circle Drive commercial corridor and Walmart to the West and Car dealership row to the South, making it an ideal spot for retail and strip center tenants. Convenient access to major roadways and a strong presence of commercial activity, the area presents an excellent opportunity for businesses to establish a prominent presence and draw in a steady stream of customers. Whether it's the convenient transportation links or the thriving commercial landscape, this location offers a dynamic environment for retail ventures.

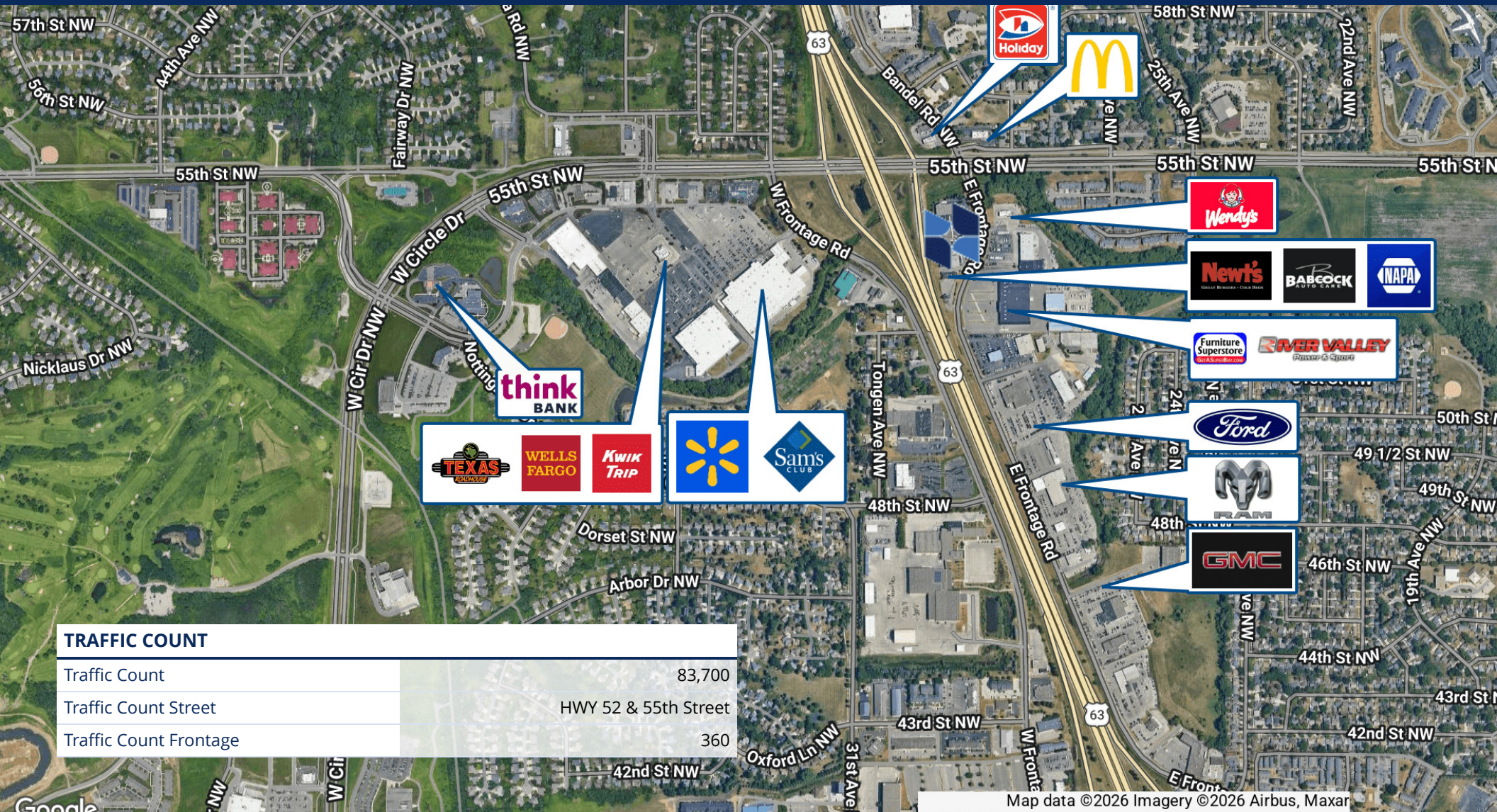
## PROPERTY HIGHLIGHTS

- Visible to 83,700 vehicles per day from HWY-52 and 55th St. NW Traffic
- 25+ exclusive parking stalls
- Flexibility to make site/parking lot modifications
- Recently renovated and well-maintained building

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# Nearby Retailers



TRAFFIC COUNT	
Traffic Count	83,700
Traffic Count Street	HWY 52 & 55th Street
Traffic Count Frontage	360

Map data ©2026 Imagery ©2026 Airbus, Maxar

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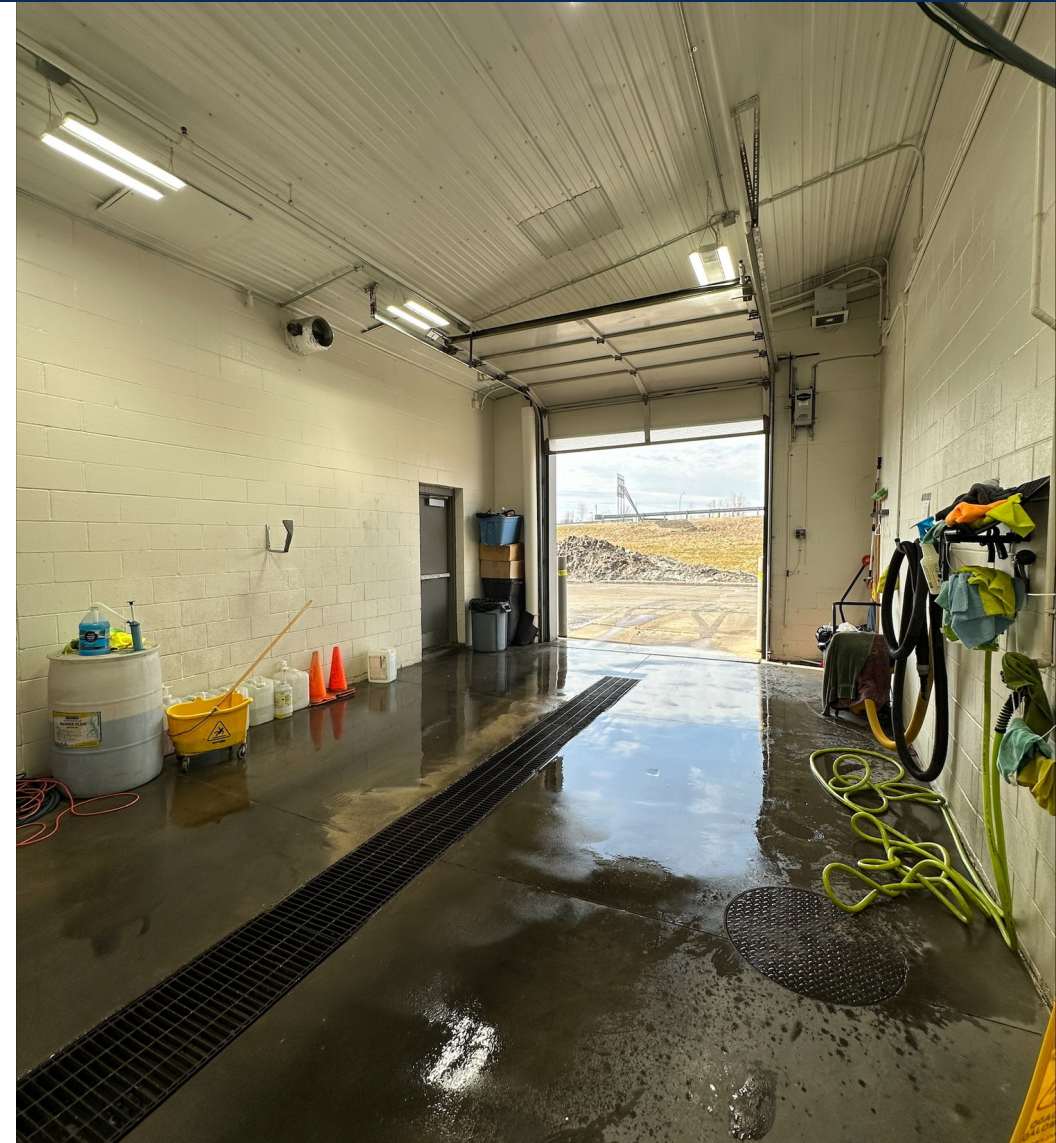


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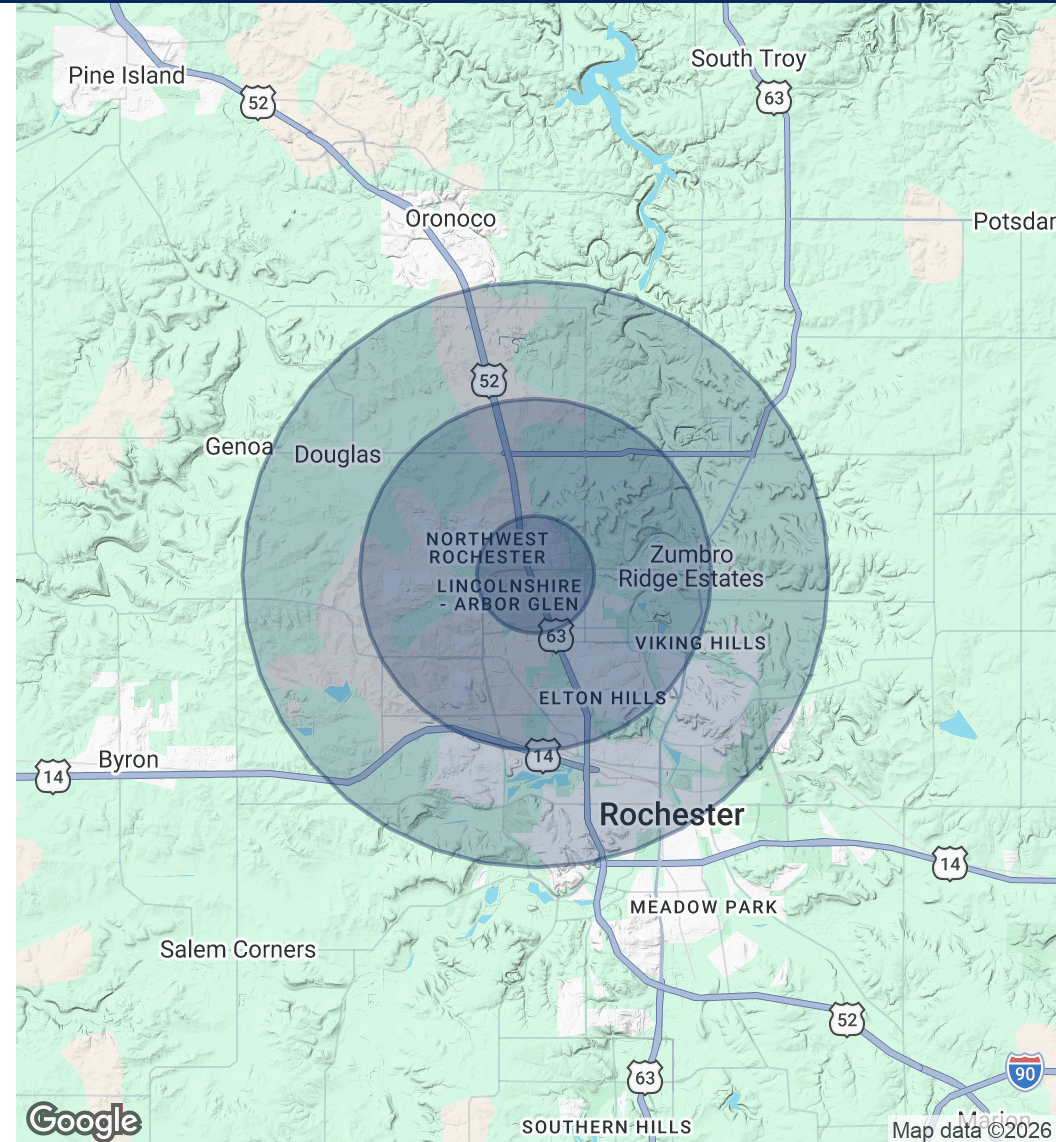
# Demographics

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,252	45,313	82,851
Average Age	40	38	39
Average Age (Male)	38	37	38
Average Age (Female)	41	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,932	18,071	34,442
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$114,852	\$113,788	\$119,608
Average House Value	\$328,632	\$329,690	\$363,459

Demographics data derived from AlphaMap



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