



Broadway Marketplace

NNN Retail Investment Offering

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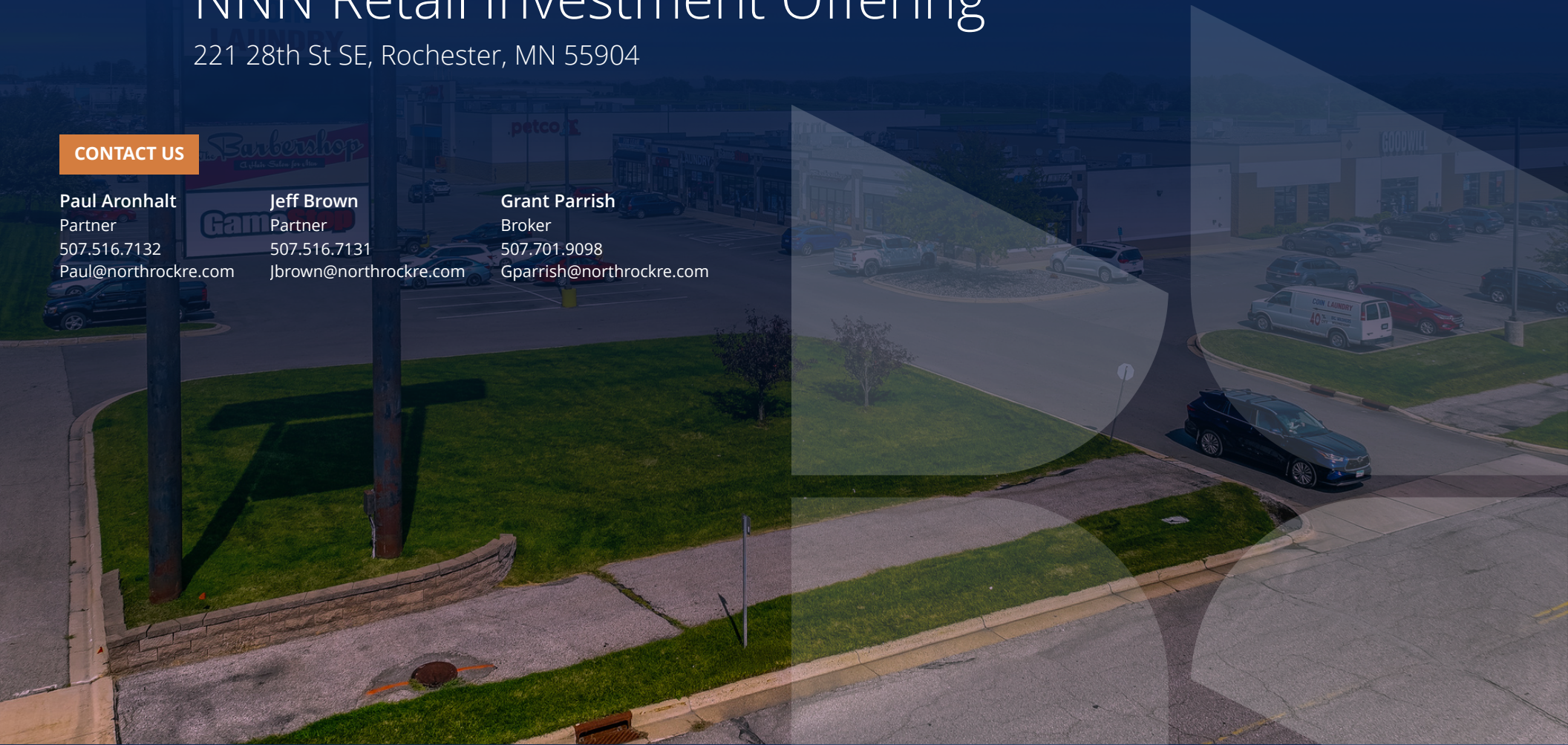


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Offering Summary



INVESTMENT OPPORTUNITY

Broadway Marketplace presents a rare chance to acquire a stable, multi-tenant NNN retail asset positioned within one of Rochester's most established and high-performing commercial corridors. Located just off the heavily trafficked South Broadway/Highway 63 interchange, the property benefits from exceptional visibility, consistent daily traffic counts, and direct adjacency to major national anchors including Walmart, Kohl's, Menards, At Home, Total Wine, and Culver's.

PROPERTY HIGHLIGHTS

- Prime South Broadway Location
- Strong Surrounding Retail Synergy
- True NNN Lease Structure

OFFERING SUMMARY

Sale Price:	\$3,350,000
Proforma NOI:	\$249,435.98
Proforma Cap Rate:	7.45%
In-Place NOI:	\$202,310.00
In-Place Cap Rate:	6.04%
Lot Size:	68,090 SF
Building Size:	10,715 SF

— Rochester Market Overview



ROCHESTER, MN

Rochester, Minnesota, is a thriving regional hub anchored by the world-renowned Mayo Clinic, the state's largest employer with more than 45,000 employees. Mayo generates over \$16 billion in annual revenues, fueling steady demand across healthcare, research, and professional services.

The city is experiencing transformative growth through the \$5.6 billion Bold. Forward. Unbound Mayo Clinic venture in conjunction with the Destination Medical Center initiative, a 20-year public-private partnership designed to enhance Rochester into a global destination for healthcare and innovation. This effort continues to drive robust population growth, high-income household formation, and sustained demand for office and medical space.

Rochester's strategic location—just 85 miles southeast of Minneapolis-St. Paul—offers excellent connectivity via Highway 52 and Rochester International Airport. The city consistently ranks among the top U.S. metros for livability, healthcare access, and economic stability, making it one of the Midwest's most dynamic secondary markets.

WHY ROCHESTER?

Demographic Strength: Rapidly growing population base with high average household incomes (\$125,000+ within 5 miles), supporting office, healthcare, retail, and housing demand.

Economic Stability: Ranked consistently among the top U.S. metros for livability and healthcare access, Rochester benefits from recession-resistant demand drivers tied to healthcare and research.

Diverse Tenant Demand: A dynamic mix of medical, professional services, technology, and retail users creates a balanced and resilient leasing environment.

Retailer Map



Location Aerial Broadway Commons



Location Aerial Broadway Commons



Demographics



BROADWAY MARKETPLACE

3 MILE

POPULATION	41,240
AVERAGE HHI	\$132,592
HOUSEHOLDS	17,091

5 MILE

POPULATION	86,456
AVERAGE HHI	\$128,398
HOUSEHOLDS	36,529

10 MILE

POPULATION	147,228
AVERAGE HHI	\$127,577
HOUSEHOLDS	59,867