

Retail Property For Lease

# — Bryk on Broadway- Ground Floor Retail

401 North Broadway Avenue, Rochester, MN 55901



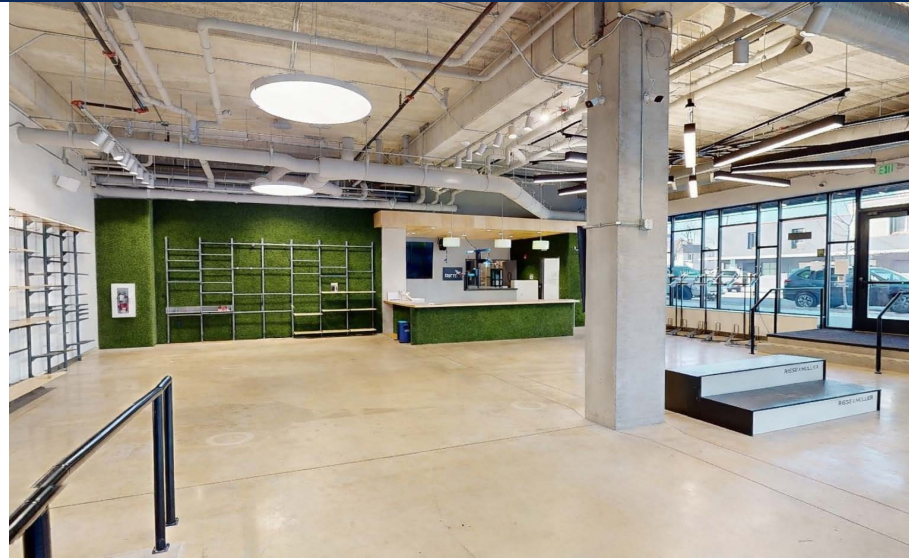
**CONTACT US**

Broker  
507.701.9098  
*Grant Parrish*  
gparrish@northrockre.com



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## PROPERTY DESCRIPTION

This offering presents a rare opportunity to lease prime retail space at the base of the newly constructed (2020) BRYK on Broadway mixed-use development. The space features expansive storefront windows along Broadway Avenue, providing excellent visibility and branding exposure to both vehicle and pedestrian traffic.

The building includes a significant residential component above the retail level, creating built-in customer traffic and daily activity for ground-floor businesses. Positioned within Rochester's growing Lowertown neighborhood, the location also benefits from strong surrounding residential density and convenient access to downtown Rochester & Mayo Clinic Corridor.

## PROPERTY HIGHLIGHTS

- Generous Tenant Improvement Allowance Available
- Built-in Residential Customer Base

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## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,533 SF
Building Size:	2,533 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,085	31,365	47,600
Total Population	13,526	70,287	112,973
Average HH Income	\$85,765	\$109,319	\$119,946

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# Traffic Counts

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20,400 VPD- North Broadway

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# Retail Map

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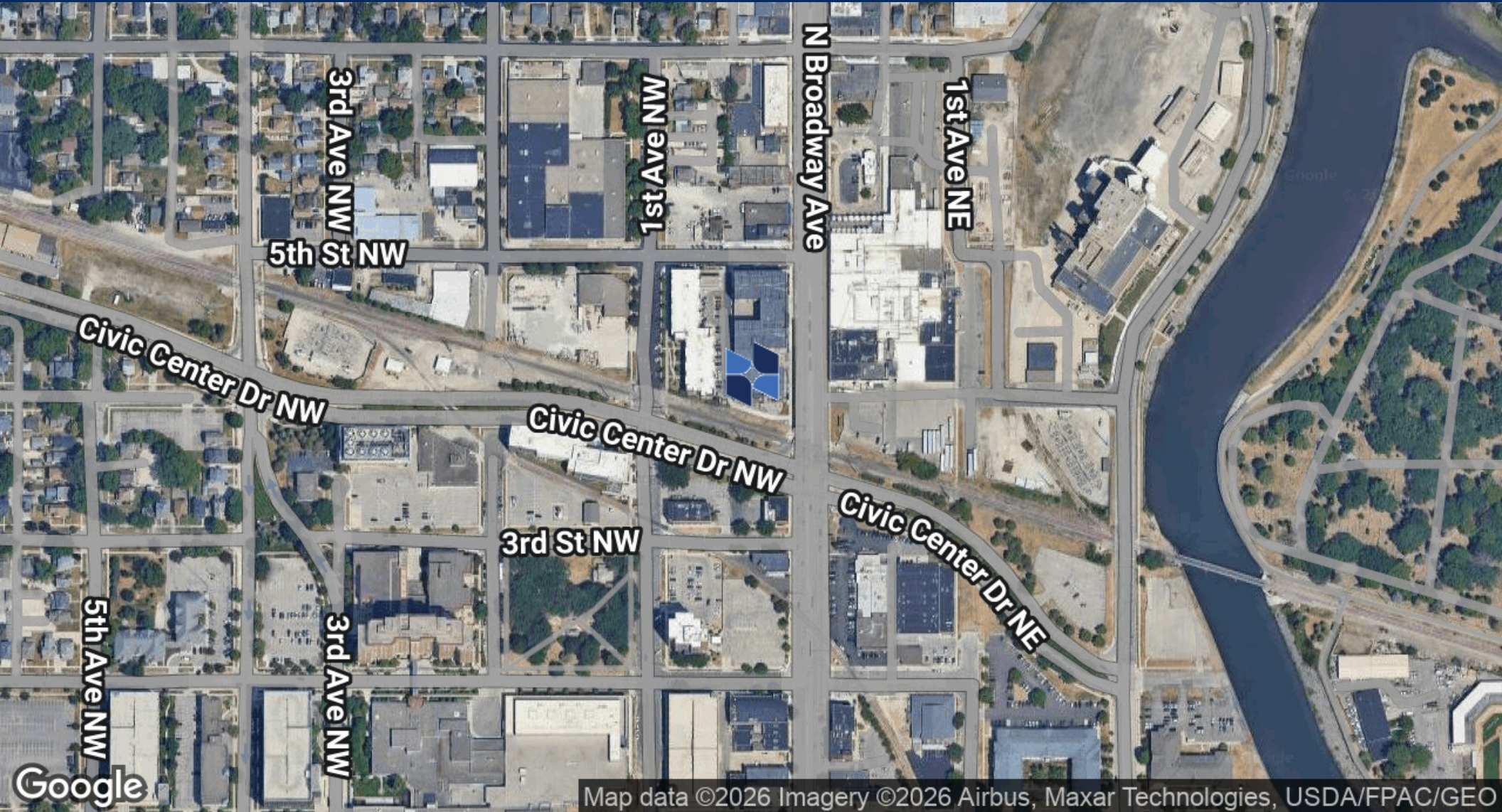
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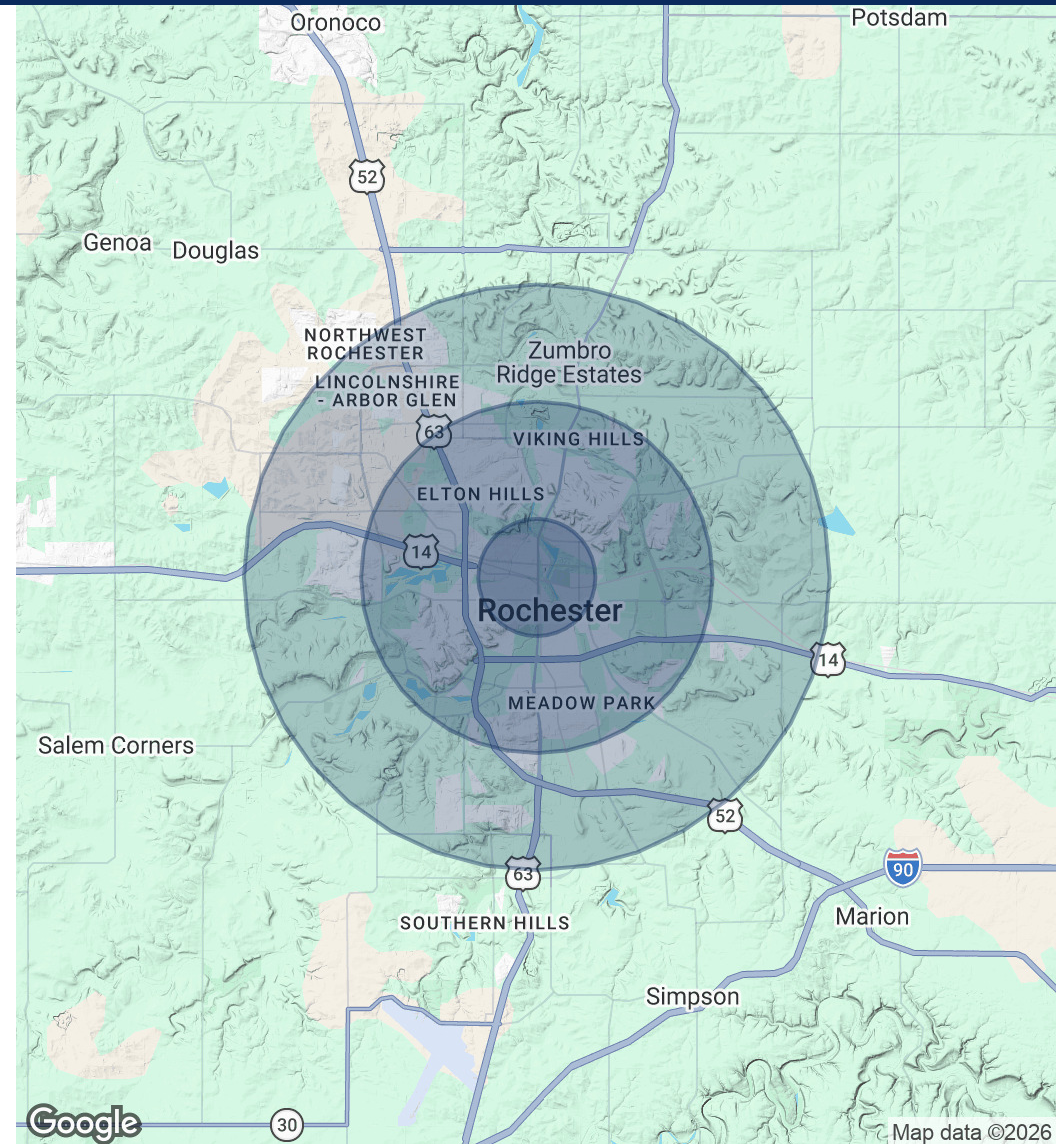
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,526	70,287	112,973
Average Age	41.0	38.6	38.7
Average Age (Male)	37.4	36.8	37.3
Average Age (Female)	42.8	40.8	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,085	31,365	47,600
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$85,765	\$109,319	\$119,946
Average House Value	\$248,980	\$302,821	\$330,449

2023 American Community Survey (ACS)



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