

Cascade Lake & Recreation Area



1st Ave. SW.

18th Ave. SW.

2nd Ave. SW.

63

1747
2nd St SW
ROCHESTER, MN 55902

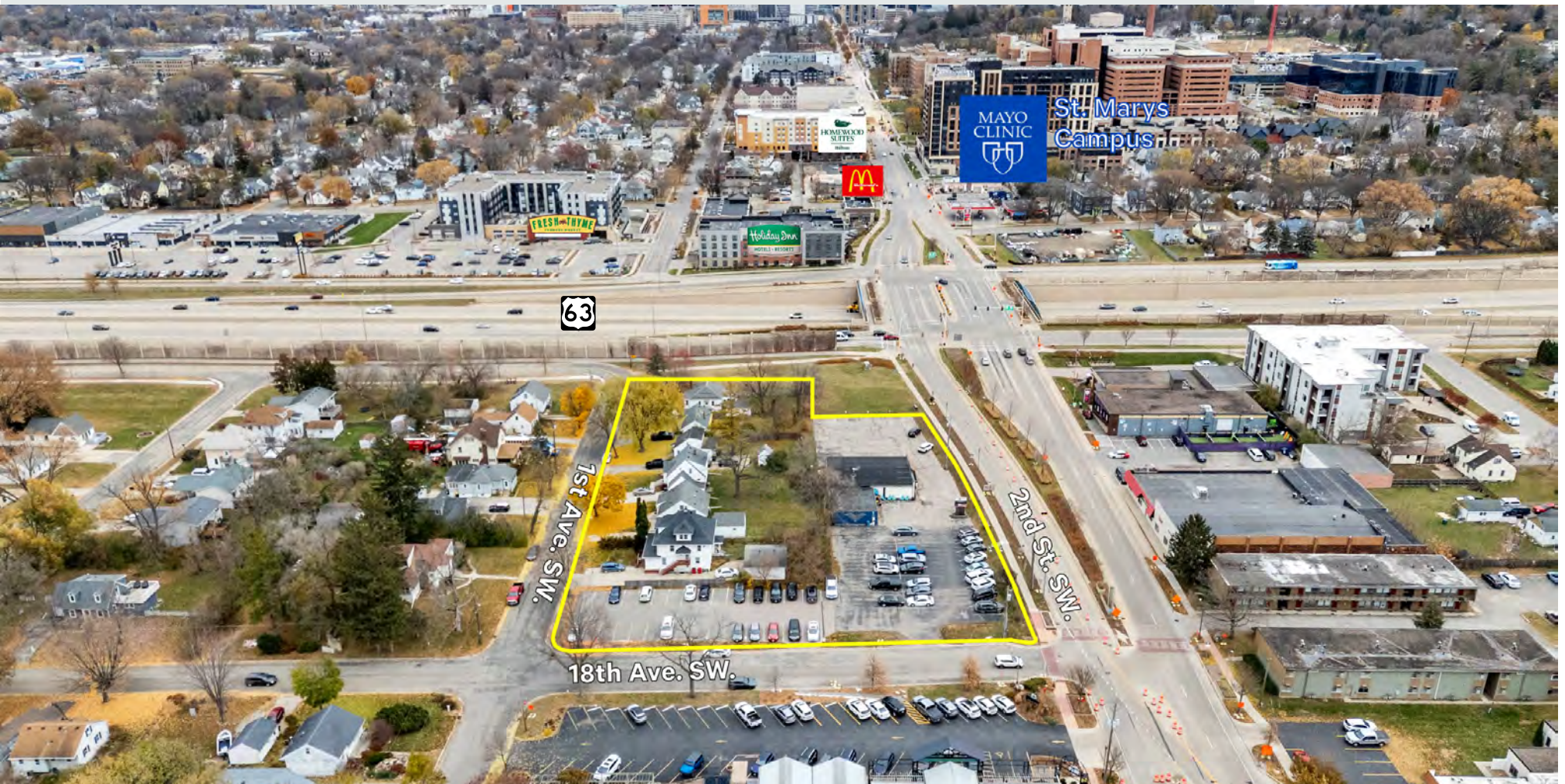
Mixed-Use Development
Site For Sale

CBRE

Property Highlights

PROPERTY DESCRIPTION

±1.75 acres of infill land in one of the fastest growing cities in the United States anchored by the world-famous Mayo Clinic. Property is best mixed-use development site in the Rochester market based on location, amenities, and access. Mayo Clinic currently employs over 44,000 in Rochester and is under construction on \$5 billion expansion. The property could support market rate, senior housing, hospitality, and ground floor related uses. Property is along the new Link Bus Rapid Transit that is under construction and will provide direct service to all major Mayo Clinic facilities.

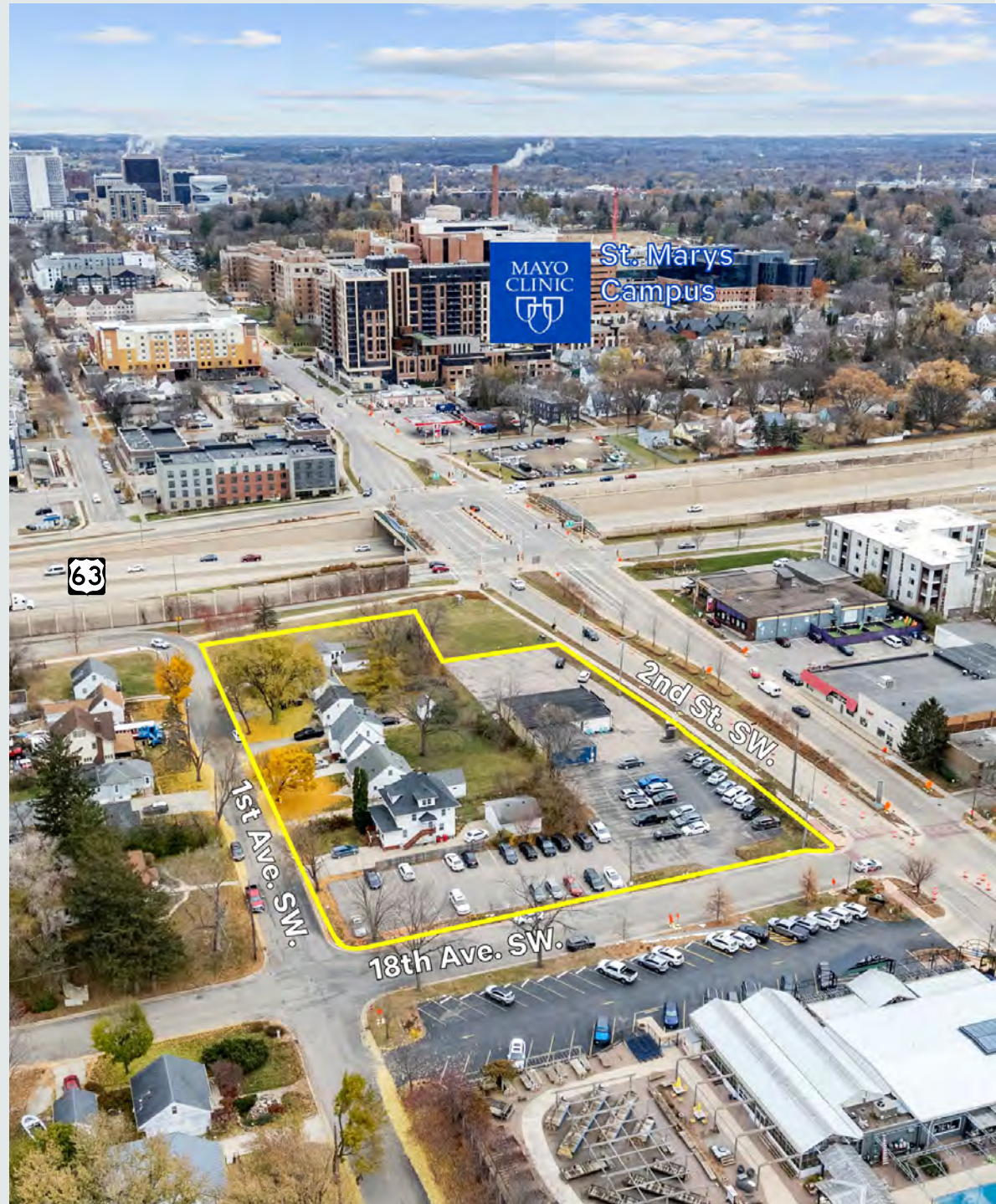


Property Highlights

PROPERTY DESCRIPTION

Property	±1.75 Acres consisting of 12 individual parcels located at the intersection of 2nd st SWC/HWY 63 in rochester, MN.
Zoning	MX-T Node
Site location	The property is well located at the NWQ of Hwy 63 and 2nd St SW providing direct access to 2 of the main traffic corridors in Rochester. Site is located at a lighted intersection of 2nd st SW & 18th Ave SW.
Future land use	Mixed-Use Transit Supportive Corridors
Access	Property can be accessed via 18th ave SW and 1st SW. Will be located along the new Rochester Link Bus Rapid Transit system. Quick access to Hwy 63, W Circle Dr, Hwy 14
Traffic counts	2nd st SW-13,448 VPD, Hwy 63-56,439 VPD
School	ISD 535, Rochester Public Schools
Price	\$8,500,000

- + Located at main intersection in Rochester, walking distance to St Mary's Hospital
- + Zoned-MX-T node, allowing high density, by right development, with 85 foot high development and zero lot lines
- + Located along under construction Rochester Rapid Bus Line. This line will provide direct access to all of the major Mayo facilities
- + Close proximity to retail, recreational, and employment centers
- + Located within the Destination Medical Center (DMC) St Mary's District. DMC provides private/public partnership for new business and economic development



Parcel Information



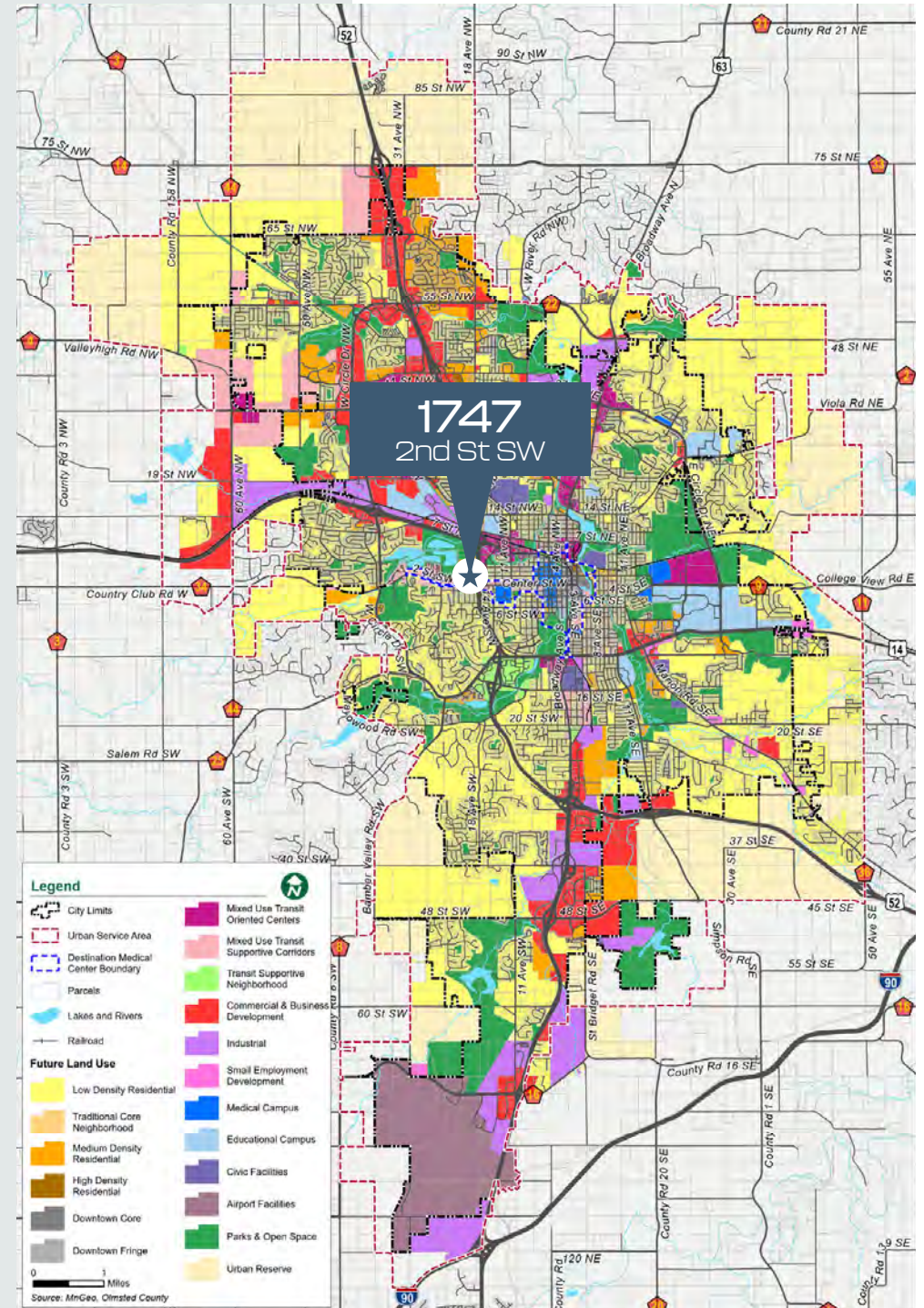
PID	ADDRESS	ACREAGE	TAXES
74.34.34.074118	1747 2nd ST SW	0.12	\$3,708
74.34.34.074116	1751 2nd ST SW	0.14	\$2,002
74.34.34.068137		0.11	\$2,530
74.34.34.068135	1741 2nd ST SW	0.11	\$14,012
74.34.34.074114		0.21	\$4,282
74.34.34.024709	1722 1st ST SW	0.15	\$3,284
74.34.34.024708	1728 1st ST SW	0.15	\$2,426
74.34.34.024707	1732 1st ST SW	0.15	\$2,444
74.34.34.024706	1736 1st ST SW	0.15	\$3,274
74.34.34.024705	1742 1st ST SW	0.15	\$3,354
74.34.34.024704	1746 1st ST SW	0.15	\$4,550
74.34.34.024703	110 18th Ave SW	0.16	\$2,808
Total		±1.75	\$48,674

Zoning & Future Land Use

MX-T – Transit-Oriented Development 1. Purpose The MX-T district is intended to provide opportunities for transit-supportive and transitoriented development (TOD). It requires intensities and patterns of development that support vibrant pedestrian activity, promote the use of transit, and discourage land uses and types of development that could interfere with transit ridership.

The MX-T district has three subdistricts as described below:

- + Purpose of Corridor Subdistrict The MX-T Corridor subdistrict is the least intensive of the three subdistricts. It is intended for areas adjacent to the transit stations and generally extends no more than one-quarter mile from the station. It includes high intensity businesses and highdensity residential uses. Ground floor commercial uses will occur along most street frontages.
- + Purpose of Node Subdistrict The MX-T Node subdistrict is the medium-intensity subdistrict. It is intended to create a transition in building height, development density, and range of uses between the Corridor subdistrict and the adjacent non-TOD developments and neighborhoods. This subdistrict contains mixed use development but is primarily characterized by residential uses.



Zoning & Future Land Use

Table 400.02-2 Mixed Use Zoning Districts

	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T [1]			MX-D		
						CORRIDOR	NODE	VILLAGE	FRINGE	MEDICAL	BUSINESS
Lot Dimensions (Minimum)											
Lot Area	None	None	None	None	None	None	None	None	None	None	None
Lot Width	None	None	None	None	None	None	None	None	None	None	None
Building Setbacks (Minimum/Maximum, in feet)											
Front	0/15	0/15	None	15	15		None			None	
Street Side [2]	7	7	None	7	7		2			None	
Interior Side	5	None	None	None	10		5			None	
Sum of Interior Sides	10	None	None	None	None	10	0	5		None	
Rear	5		7	None	8	5	0	5		None	
Building/Structure Height (Maximum in feet)											
Primary Structure	24	36	48	60	70	65	85	95	135	185	235

Table 400.02-2 Mixed Use Zoning Districts

	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T [1]			MX-D		
						CORRIDOR	NODE	VILLAGE	FRINGE	MEDICAL	BUSINESS
Accessory Structure	15[3]	15[3]	15[3]	25	25	30	30	30	30	30	30
Other Standards											
Maximum Building Length	None	None	None	None	None	300	300	300		None	
Maximum Floor Area Ratio	0.5	2.0	0.7	1.0	1	4	5	5		None	
Minimum Landscape Area	25%	15%	20%	15%	20%	5%	5%	5%	5%	8%	0%

Amenity Map

NEARBY AMENITIES



LINK BRT

PROPERTY IS ONE BLOCK FROM 19TH AVE STATION

Rochester's rapid bus line is called The Link BRT, a 2.8-mile Bus Rapid Transit system under construction in Rochester, MN. It will connect downtown to Cascade Lake via the 2nd Street SW corridor, aiming to ease congestion, reduce travel times, and provide a free, fare-free, high-frequency transportation option. The project is a collaboration between the City of Rochester, Mayo Clinic, and the Destination Medical Center (DMC).



Route

Connects Cascade Lake, Downtown Rochester, Mayo Clinic campuses, and the Downtown Waterfront Southeast area along the 2nd Street SW corridor.



Construction

Began in June 2025, with an anticipated opening in November 2026.



Service

Expected to operate weekdays from 5 a.m. to midnight and weekends from 8 a.m. to midnight.



Features

The system will include dedicated lanes, 12 electric buses, 12 stations with climate-controlled shelters, and off-board fare payment.



Frequency

During peak hours, buses are planned to run every five minutes; other times, every 10 minutes.



Cost

The project has an estimated cost of \$143.4 million.





Mayo Clinic Expansion

Rochester, Minnesota (Flagship Campus)

This is the largest project, with a total investment of approximately \$5 billion over six years.

Project Overview

The plan involves constructing five new buildings totaling 2.4 million square feet to create “clinical neighborhoods” that bring services (labs, imaging, consultations, surgery, etc.) to the patient, rather than moving the patient between locations.

Timeline: Significant construction began in early 2024, with some facilities targeted to open as early as 2028 and the entire project expected to be completed by 2030.

Status: Demolition of existing structures, including the former Lourdes High School and the Ozmun complex, is underway to make room for the new facilities.

Features: The expansion will include a new logistics center with robotic automation, two new parking ramps, and a central arrival experience.



Downtown Rochester

With over 125,000 residents, Rochester is the third largest city in Minnesota, and is one of the fastest growing premier markets in the state. It is home to the world renowned Mayo Clinic and Rochester International Airport. The Mayo Clinic, Rochester employs over 42,000 people and welcomes 1.3 million patients, from 130 different countries, every year.

Recently, Rochester has shown to be a land of opportunity as the Mayo Clinic has started construction on a \$5 billion dollar expansion that will bring in 6,000 jobs to support cutting edge medical innovations. More information on the expansion found [here](#).



Rochester Overview

ROCHESTER, MINNESOTA

Located on the Zumbro River's south fork, the city of Rochester has a population of 125,341. It is the seat of Olmsted County, Minnesota's third-largest city, and the largest city located outside of the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area.

125,341

2024 Population

51,969

2023 Households

\$119,751

Average Household Income

53,978

2028 Projected Households





Economy

Mayo Clinic forms the core of Rochester's economy. The Clinic's many facilities, along with hotels, restaurants and retail stores, comprise nearly all of the city's downtown. Excluding the state government, Mayo Clinic is the largest employer in Minnesota. Other care providers, including the Rochester Federal Medical Center, are significant employers.

Seven employees at the Rochester IBM campus created IBM Employees Credit Union, which is now Think Mutual Bank, a chain of banks in the Rochester and Twin Cities metropolitan areas. The economy of Rochester is also influenced by the agricultural nature of the region. Kerry Flavours and Ingredients maintains a production plant in Rochester that specializes in fermented ingredients found in breads, meats, and other processed foods.



Housing

In 2023, the estimated number of owner occupied homes in Rochester is 51,969 while there are 16,696 renter occupied units.



Education

Rochester Public Schools enrolls more than 17,500 students in the seventh largest district in Minnesota with 48 public primary and secondary schools. The city is divided into three public high school attendance zones: John Marshall, Mayo and Century. Private schools in the city include Lourdes, Schaeffer Academy, and Rochester STEM Academy.

Higher education in Rochester has been concentrated at University Center Rochester in the city's southeast outskirts, where Rochester Community and Technical College shares a campus with a branch of Winona State University. The University of Minnesota offered degrees through UCR until 2007, when the University of Minnesota Rochester was established downtown. Rochester is also home to Augsburg College, College of St. Scholastica, and St. Mary's University. The Mayo Clinic offers graduate medical education and research programs through the Mayo Medical School and Mayo Graduate School.



Spotlight on Mayo Clinic

MINNESOTA'S DESTINATION MEDICAL CENTER

Rochester has long been home to the Mayo Clinic, a world-renowned medical facility. However, it is the growth the city is about to embark upon that is going to be the driver for the future. It has a 20 year, \$5.6 billion economic development plan to become one of the leading medical destinations in the world. Each year, Mayo Clinic attracts more than 1.3 million patients from all 50 states and 150 countries. In addition, Mayo generated \$595 million in operating income on \$16.3 billion in revenue last year.

Mayo, which is already one of the largest private hospitals in the world, unveiled billion-dollar expansion plans for its Rochester campus in June 2023. Construction could start in 2024 on a redesign that streamlines the layout of Mayo's parking, clinic and hospital facilities which would modernize the campus. A preliminary map (located on pages 10-11) presents a project that could reshape the skyline of the city and will drive jobs, transit (air and rail) and development.

All of this development driven by the DMC bodes very well for Rochester over the next 20 years. Mayo Clinic Transportation improvements are not limited to road infrastructure; the regional airport has added direct Delta flights from Detroit, Chicago, and Atlanta, and the frequency of these flights is expected to increase. In addition to this, a high speed passenger rail connecting Rochester to Minneapolis/St. Paul via the MSP International Airport is in the planning stages.



WORLDWIDE RENOWNED RESEARCH AND CARE CAMPUS

Mayo Clinic Ranked
**"#1 in more specialties
than any other hospital"**
2023-2024

Mayo Clinic awarded
"Nursing Magnet"
status

Mayo Clinic awarded
"#1 in Minnesota"
2023-2024



Mayo Clinic Ranked
"Best Children's Hospitals"
2023-2024

Mayo Clinic Ranked
"best hospitals Honor Roll"
2023 & 2024

Mayo Clinic awarded
**"Diversity inc top hospital
and health system"**
Designation earned annually
since 2011

Mayo was ranked
"The World's Best Hospital"
in 2023
Newsweek

Mayo Clinic is a nonprofit worldwide leader in medical care, research and education for people from all walks of life. Mayo Clinic's mission is to inspire hope and contribute to health and well-being by providing the best care to every patient through integrated clinical practice, education and research. Their primary value is "The needs of the patient come first." Mayo Clinic is located in the heart of downtown Rochester, Minnesota with more than 40,000 Mayo staff and students.

Mayo Clinic Campus

The Mayo Building and Gonda Building are the heart of the downtown campus. Most of the doctor's offices and examination rooms, as well as some testing areas, are located in these buildings. Mayo's extended downtown campus comprises about 30 buildings and 5 parking ramps.

Mayo Clinic Hospital Campuses

- + Mayo Clinic Hospital, Methodist Campus - 794-beds
- + Mayo Clinic Hospital, Saint Marys Campus - 1,265-bed
- + Mayo Eugenio Litta Children's Hospital (part of the Saint Marys Campus) - 85-bed

Mayo Clinic has major campuses in Rochester, Minnesota, Scottsdale and Phoenix, Arizona, and Jacksonville, Florida. The Mayo Clinic Health System has dozens of locations in several states.

Mayo Clinic in Rochester, MN is nationally ranked in 13 adult and 8 pediatric specialties and are involved in more than 12,000 clinical studies. Mayo Clinic is a 2,059-bed general medical and surgical facility and had 4.9 million outpatient visits and 118,014 hospital admissions in 2022. It is also accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) as of 2023.

Mayo Clinic Forms the Core of Rochester's Economy

42,000

People employed in the city by the Mayo Clinic in 2024

Mayo Clinic Cares for Over

1.3M

People from all 50 states and 150 countries (2024)

TOP HOSPITAL IN THE NATION

#1

Diabetes & Endocrinology
Gastroenterology & Gi Surgery
Pulmonology & Lung Surgery

#3

Cancer Cardiology & Heart
Surgery Obstetrics &
Gynecology Orthopedics

#4

Rheumatology Ear, Nose & Throat
Neurology & Neurosurgery Urology

#5

Geriatrics

#11

Rehabilitation



Rochester's Major Employers

Mayo CLinic

42,000

Employees

IBM

2,800

Employees

Rochester Public Schools

2,872

Employees

Olmsted Medical Center

1,371

Employees

Olmsted County

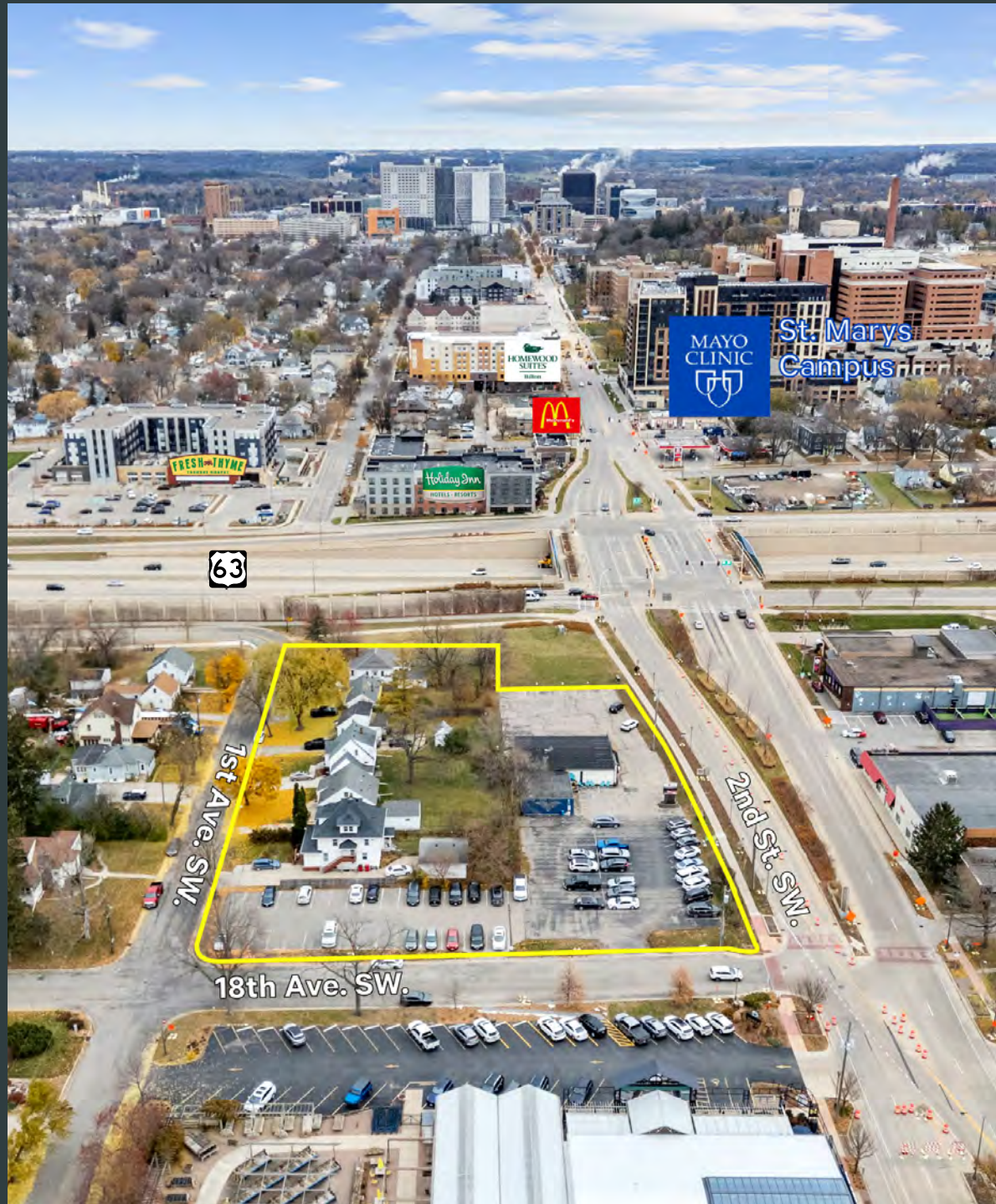
3,658

Employees

City Of Rochester

1,166

Employees



Demographics

Employment

92,678

Employees

3,537

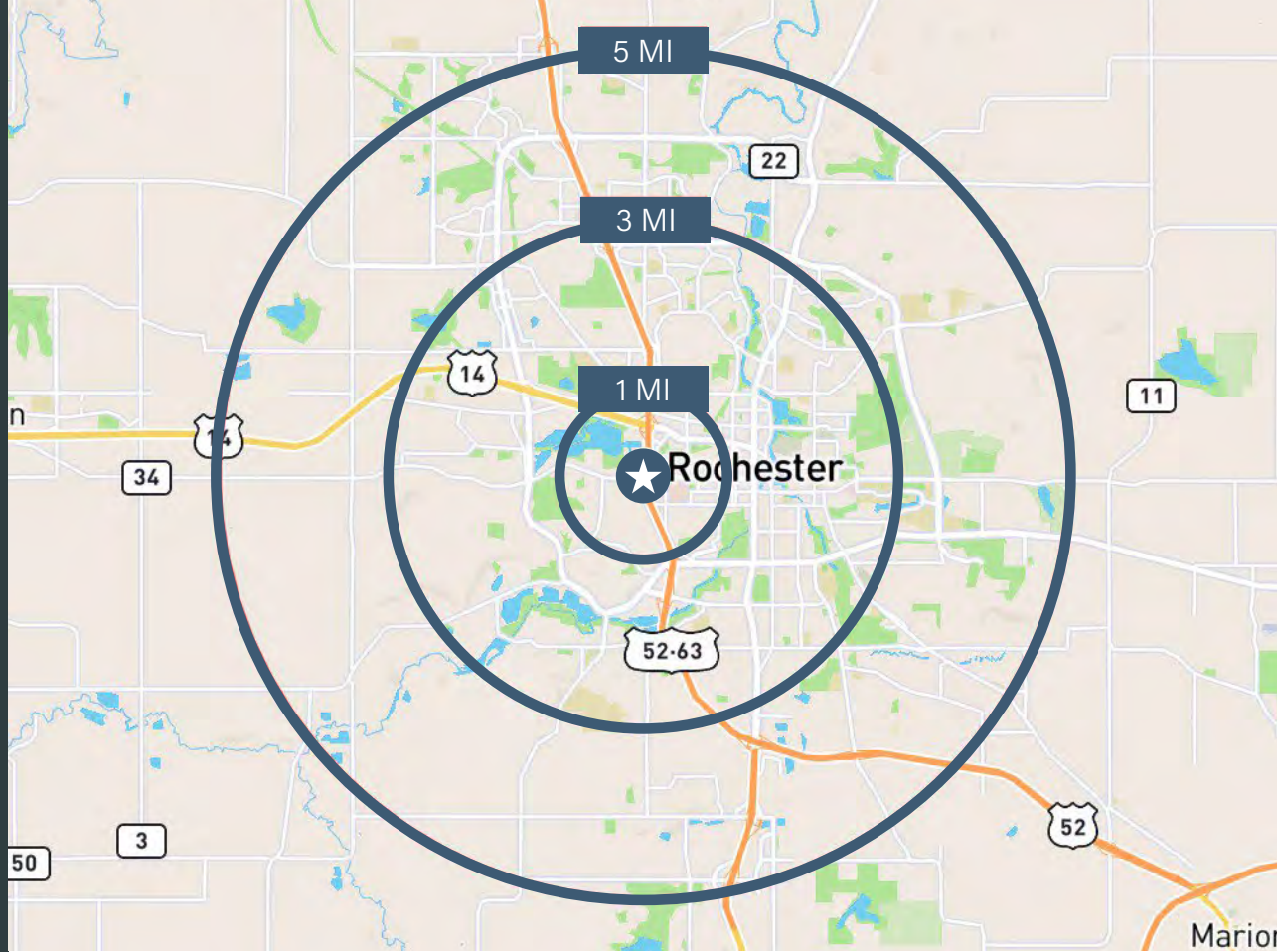
Businesses

3.8%

Residential Unemployment Rate



- Master's/Professional/Doctorate - 24.1%
- Bachelor's - 26.6%
- Other - 49.3%



	1 MILE	3 MILES	5 MILES
Population			
2024 Population - Current Year Estimate	11,355	75,838	123,303
2020 Population - Census	10,569	73,748	118,919
2020-2024 Annual Population Growth Rate	1.38%	0.53%	0.69%
Households			
2024 Households - Current Year Estimate	5,714	33,351	51,787
2020-2024 Compound Annual Household Growth Rate	1.46%	0.85%	1.07%
2024 Average Household Size	1.96	2.20	2.32
Household Income			
2024 Average Household Income	\$131,789	\$113,634	\$125,083
2024 Median Household Income	\$83,514	\$78,161	\$87,179
2024 Per Capita Income	\$64,759	\$50,167	\$52,606
Place of Work			
2024 Businesses	590	3,562	4,641



1747

2nd St SW

ROCHESTER, MN 55902

1747
2nd St SW



MIXED-USE DEVELOPMENT SITE FOR SALE

SALE CONTACTS

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