



Uptown Retail Center - For Lease

1902 2nd St SW, Rochester, MN 55902

Leaseable Space

490 SF - 1,596 SF

Lease Rate

\$18 PSF

CAM/ReTax

\$8 PSF

Building Size

7,808 SF

- High visibility along 2nd Street SW
- Excellent traffic and exposure
- Newly improved building façade
- Convenient access and on-site parking

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Position your business for success in this retail space located along highly traveled 2nd Street SW. This property offers exceptional visibility, strong traffic counts, and excellent exposure in one of Rochester's key commercial corridors. The building features a newly updated façade, providing a fresh, professional look that enhances curb appeal.

The space offers versatility with the option to divide into two suites—one at 490 sq. ft. and the other at 1,106 sq. ft.—making it suitable for a wide range of retail or service-based uses seeking a prominent, accessible location.

This property is also positioned along the future Link Bus Rapid Transit (BRT) line, a fare-free, electric bus service currently under development. Running along a 2.8-mile corridor on Second Street SW, Link will connect major destinations including Mayo Clinic campuses, downtown, and the University of Minnesota-Rochester. Construction is underway, with operations expected to begin in 2027, offering increased accessibility and potential customer traffic.

An excellent opportunity to secure space in a high-growth, high-visibility area of Rochester.

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