

Rochester Marketplace Outlot

For Lease

3839 Marketplace Dr NW, Rochester, MN 55901



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Property overview & demographics

- Prime Target-anchored outlot opportunity.
- Great access from US-52.
- Strong national co-tenancy in the area.
- Strong daytime traffic driven by nearby retail, office, and healthcare.
- Ideal for QSRs, coffee, & financial.

Site information

Location: 3839 Marketplace Dr NW,
Rochester, MN 55901

Description: Retail outlot for lease

Availability

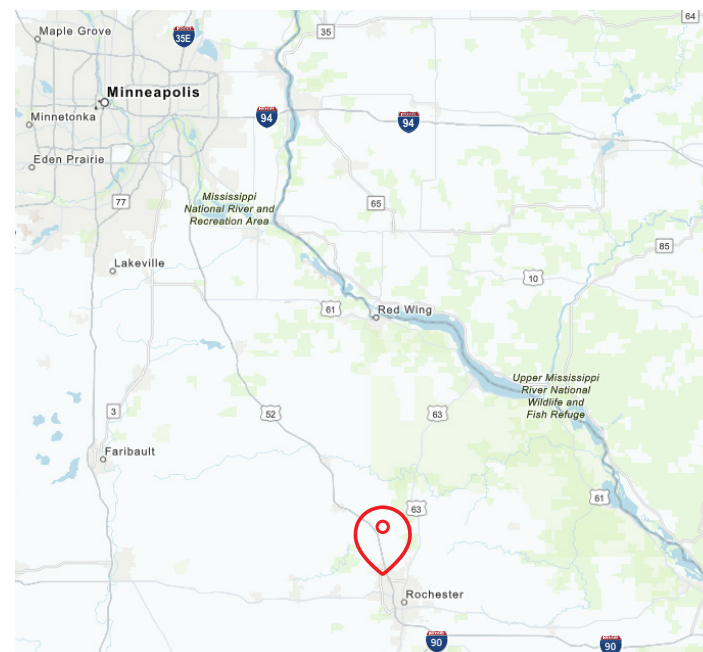
Lot Size: 0.3 - 0.75 acres

Traffic counts

US-52: 56,573 vpd

41st Street NW: 19,432 vpd

37th Street NW: 19,597 vpd



Nearby retailers



	1 mile radius	3 mile radius	5 mile radius
Population	9,093	64,849	106,685
Median HH Income	\$67,393	\$87,415	\$85,573
Average HH Income	\$96,463	\$109,368	\$119,327

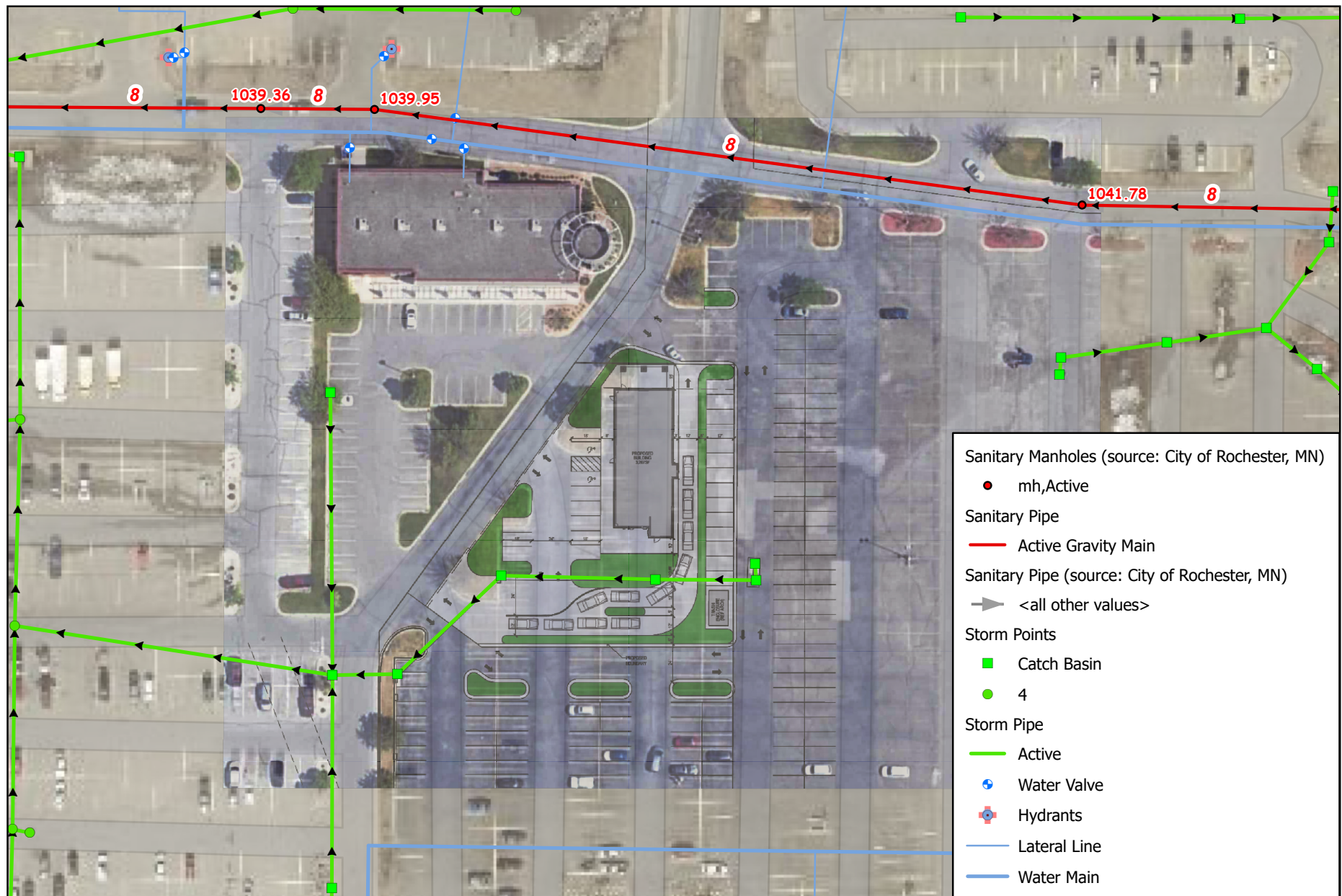
* Source: 2024 Esri, U.S. Census



Site Plan - Concept B



Site Plan - Utility



Contact Us >>

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