



STRATEGICALLY POSITIONED, EXPERTLY MANAGED
BY MINNESOTA'S PREMIERE PAD GROUP

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SHOPPES ON MAINE 1.47 ACRE PAD SITE

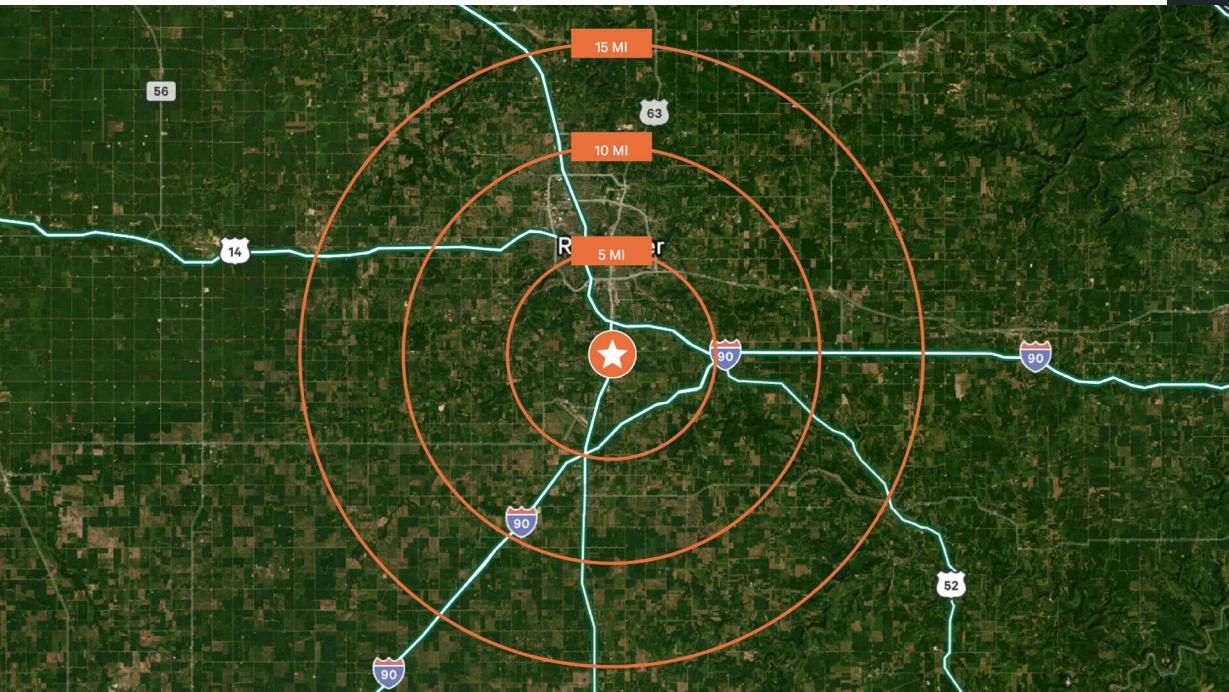
FOR LEASE, GROUND LEASE OR BUILD-TO-SUIT

CBRE

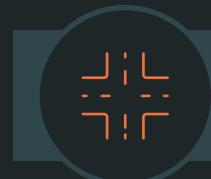
PROPERTY OVERVIEW

DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Population	54,345	145,378	169,126
Daytime Population	103,873	170,169	184,397
Households	22,793	59,661	68,370
Average Household Income	\$128,447	\$123,147	\$124,668



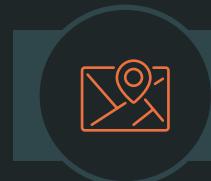
Target and Lowe's anchored pad site



Located at signalized intersection



1.47 Acres



Zoned Commercial



11,330 VPD on 48th St SE



28,420 VPD on Hwy 52

PRIME LOCATION



Nestled in the heart of Rochester, MN, 4788 Maine Ave SE offers convenient access to major highways such as Highway 52 and 48th St SE facilitating seamless connectivity to the metro and nearby areas. Residents and visitors alike benefit from a variety of nearby amenities, including shopping centers, dining options, and recreational parks, ensuring that everything needed for daily living is just a short drive away.



TRUSTED EXPERTISE: PREMIERE PAD GROUP



The Premiere Pad Group has consistently demonstrated unparalleled success in managing retail pad and outlet listings, setting the standard for excellence in the industry. With years of combined expertise and a deep understanding of the market, we pride ourselves on our ability to navigate complex transactions and deliver results for our clients in a multitude of circumstances.



MATT FRIDAY



DAVID DALY

CURRENTLY AVAILABLE

1.3 Acres - 14321 Nicollet Ct, Burnsville

0.98 Acres - 5910 Neal Ave, Oak Park Heights

1.17 Acres - NEQ Cedar Ave & 179th St W, Lakeville

2.49 Acres - NEQ Cedar Ave & 179th St W, Lakeville

1.40 Acres - 720 US 10 S, St. Cloud

RECENT SALES

1.35 Acres - 16345 Terrey Pine Dr, Eden Prairie

1.55 Acres - 10000 Rockford Rd, Plymouth

0.59 Acres - 3342 Nicollet Ave, Minneapolis

2.51 Acres - 11578 207th St W, Lakeville

1.3 Acres - 2030 Twin Lakes Pkwy, Roseville

5.33 Acres - 4250 Haines Rd, Hermantown

1.25 Acres - 3751 Lexington Ave, Arden Hills

1.07 Acres - 3465 124th Ave NW, Coon Rapids

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