

# Barlow Plaza

1315 6th St NW, Rochester, MN 55901



## PROPERTY DESCRIPTION

Located at the primary entrance to Downtown Rochester and the Mayo Clinic, who is currently underway on a \$5 Billion expansion just 1 mile away. Barlow's plaza is the most central and largest grocery anchored shopping center in Rochester and an institution within the community boasting a long history of providing local residents and visitors premier access to grocery and other services. The shopping center is served by direct access to HWY 14, HWY 52 and Civic Center Drive, with multiple stop lit intersections providing easy ingress/egress. The center is anchored by HyVee and boasts other prominent retailers such as Ace Hardware, HyVee Liquor, Chuck & Don's, Rosatis, Nothing Bundt Cakes, Jackson Hewitt, Great Clips and others. Other area retailers include Walgreens, Olive Garden, Home Furniture, Fresh Thyme, Caribou, Famous Dave's and Denny's.

### CONTACT US

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## PROPERTY HIGHLIGHTS

- Strong tenant mix of national, regional & locals
- Convenient ingress/egress and direct access to major transportation routes
- 1-mile away from Mayo Clinic and their \$5 Billion expansion
- Dedicated and ample parking for tenants and visitors
- Professionally managed and maintained

## OFFERING SUMMARY

Lease Rate:	\$15.00 - 22.00 SF/yr (NNN)
Number of Units:	17
Available SF:	2,848 - 8,319 SF
Lot Size:	9.82 Acres



Retail Property For Lease

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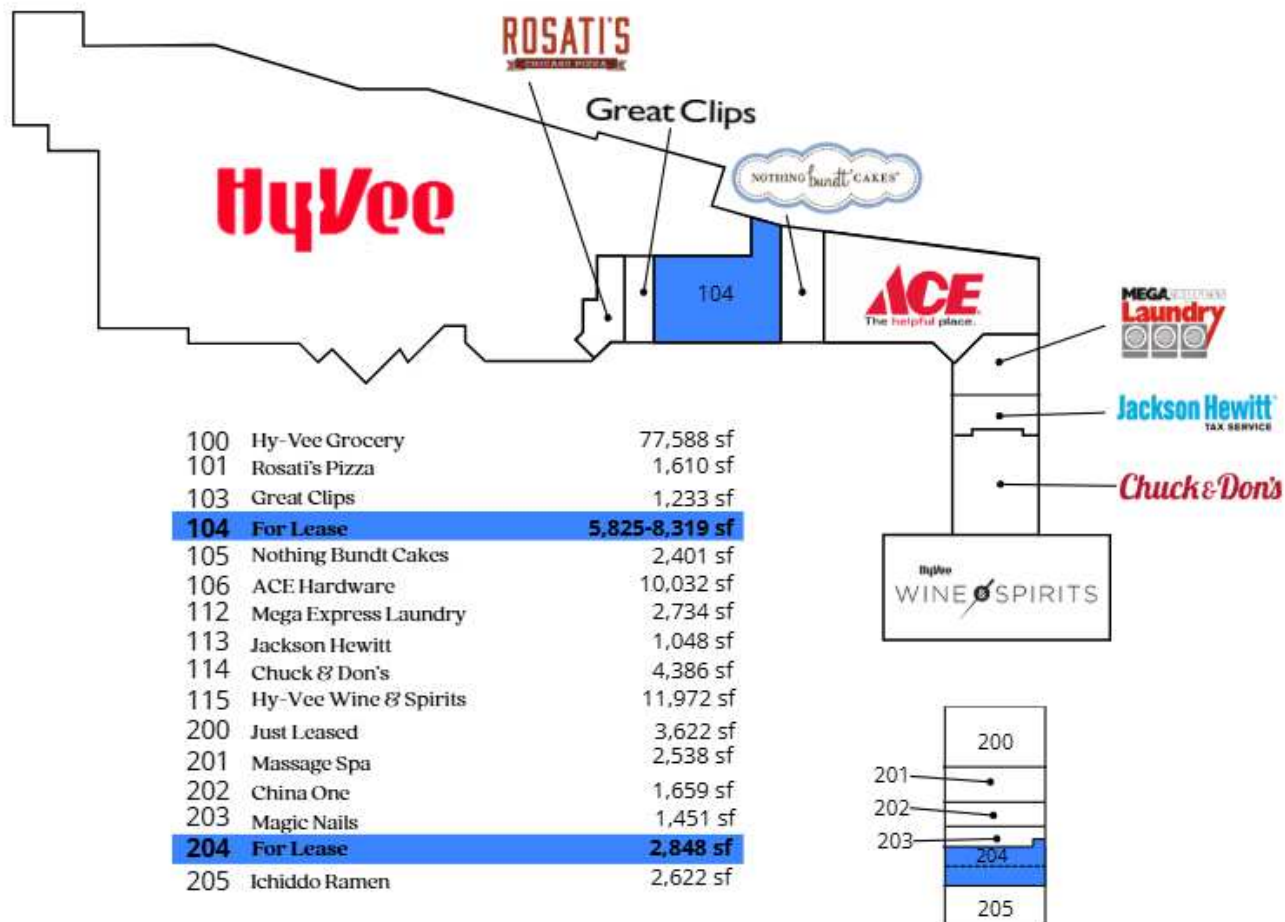
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**North Rock**  
REAL ESTATE

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,848 - 8,319 SF	Lease Rate:	\$15.00 - \$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
104	Available	5,825 - 8,319 SF	NNN	\$15.00 SF/yr	Former Mestads/Celebrations bridal suite - A multiple decade staple in the Rochester community, recently closed for retirement. This space is located within the primary Barlows shopping center and offers retail user the opportunity to enjoy the demand generation of HyVee, Ace Hardware and several popular food establishments, with exceptional parking and accesss. Barlows Plaza is Rochesters largest grocery anchored shopping center near downtown and the Mayo Clinic.
204	Available	2,848 SF	NNN	\$22.00 SF/yr	Discover an ideal inline suite in Barlow's Outlot strip building, tailored for an experienced restaurant operator eager to leverage pre-existing kitchen equipment and tap into the high foot traffic generated by neighboring anchors like Hy-Vee, Ace Hardware, and a variety of popular eateries. Enjoy superior accessibility and ample parking in this prime location. Barlows Plaza is Rochester's largest grocery anchored shopping center near downtown and the Mayo Clinic.

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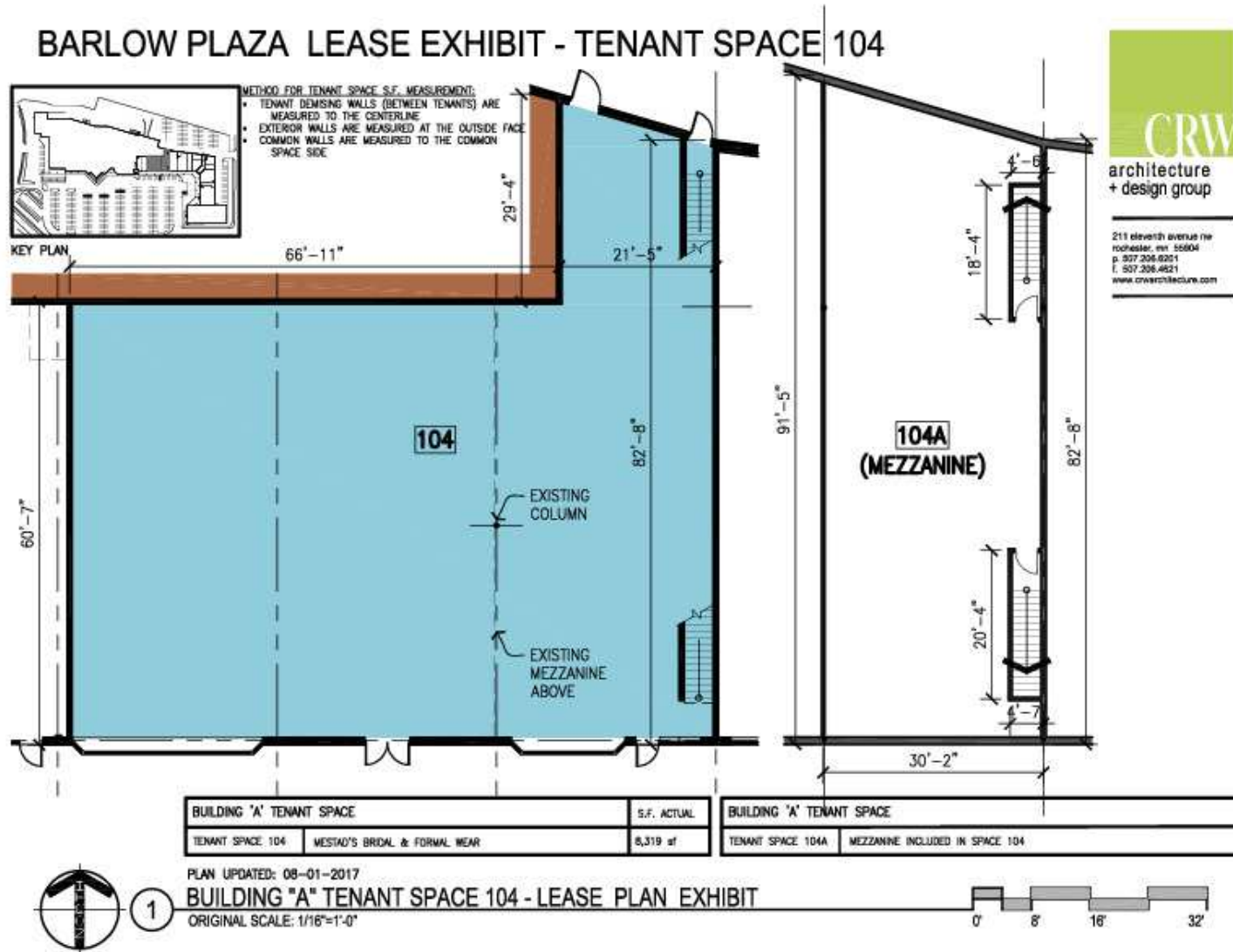
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# Barlow Plaza (Suite 104)

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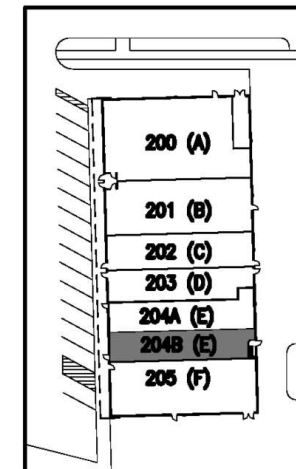
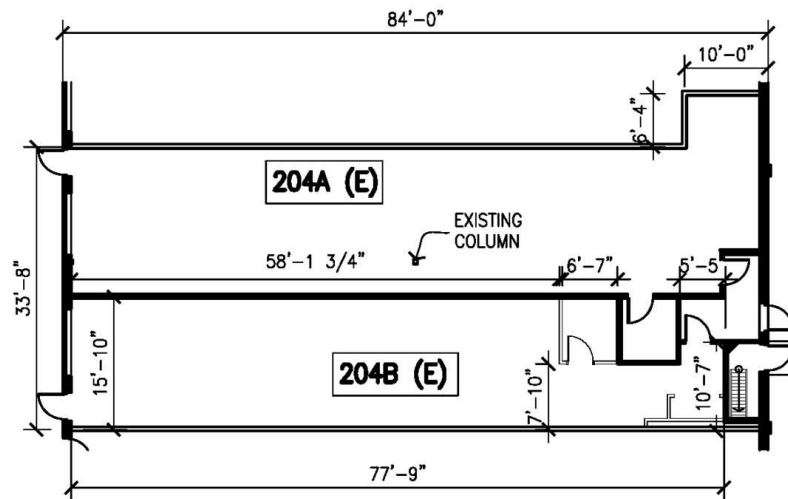
# Barlow Plaza (Suite 204)

1315 6th St NW, Rochester, MN 55901

## BARLOW PLAZA LEASE EXHIBIT - TENANT SPACE 204B (E)



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KEY PLAN - BUILDING 'B'

BUILDING 'B' TENANT SPACE		S.F. PER LEASE (E)	S.F. ACTUAL
TENANT SPACE 204B (E)	VACANT	1,296 sf	1,296 sf

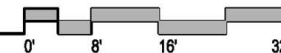
METHOD FOR TENANT SPACE SQUARE FOOTAGE MEASUREMENT:  
• TENANT DEMISING WALLS (BETWEEN TENANTS) ARE MEASURED TO THE CENTERLINE  
• EXTERIOR WALLS ARE MEASURED AT THE OUTSIDE FACE  
• COMMON WALLS ARE MEASURED TO THE COMMON SPACE SIDE



PLAN UPDATED: 09-24-2024

### BUILDING "B" TENANT SPACE 204B 'E' - LEASE PLAN EXHIBIT

ORIGINAL SCALE: 1/16"=1'-0"



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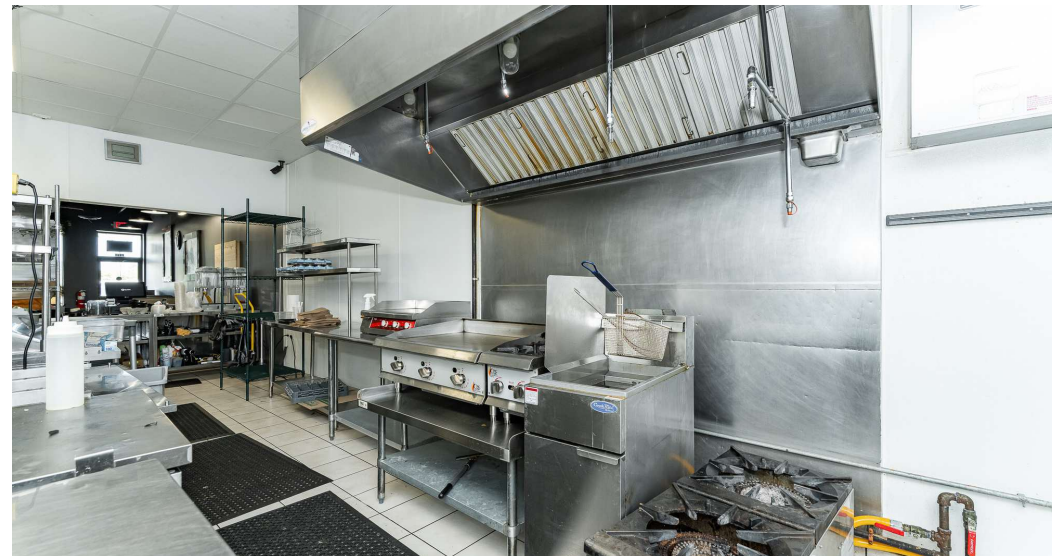
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Retail Property For Lease

# Suite 204 Pictures

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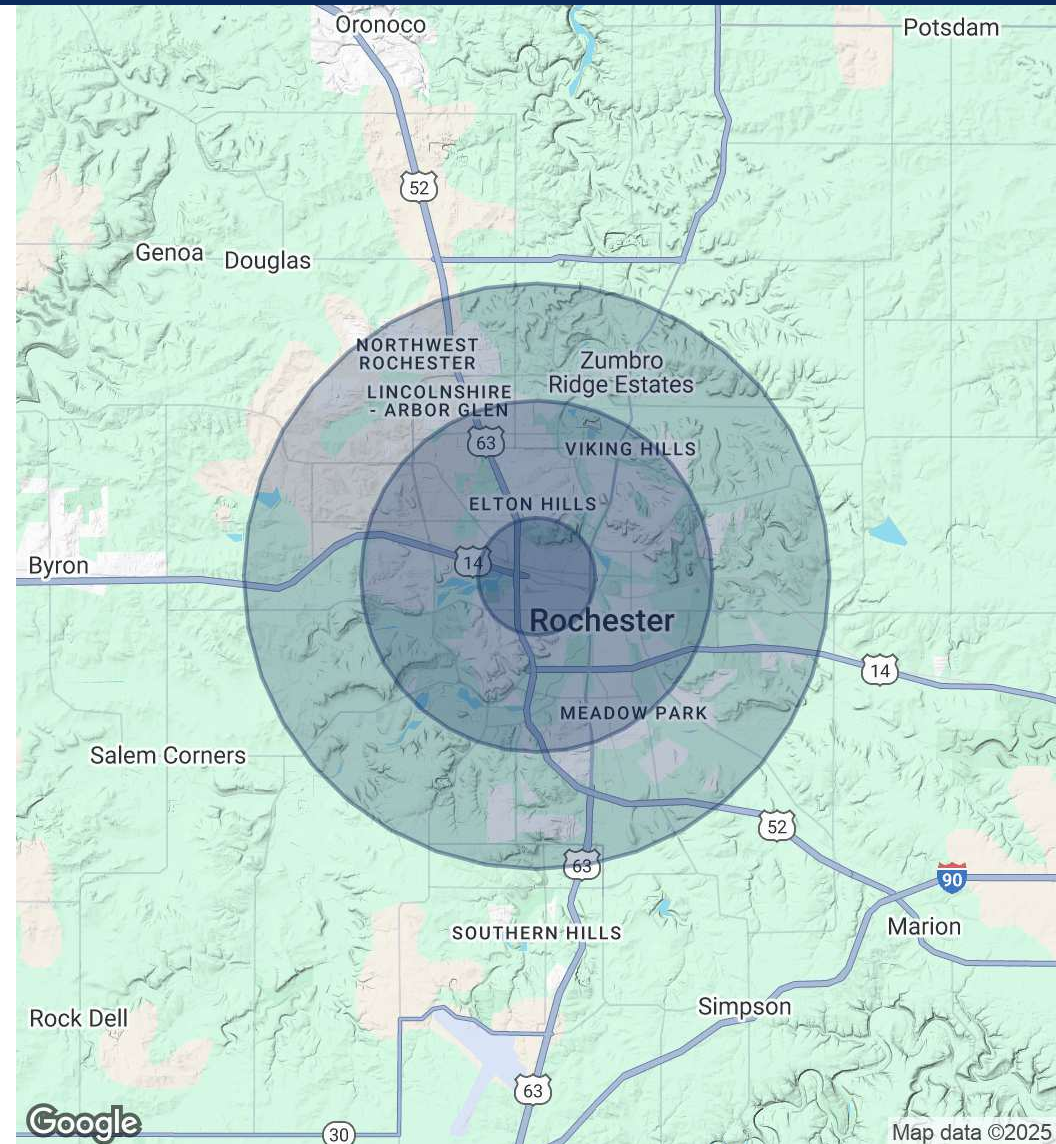
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,599	79,245	120,447
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,394	34,538	49,771
# of Persons per HH	2	2.3	2.4
Average HH Income	\$91,614	\$111,619	\$125,712
Average House Value	\$344,881	\$347,760	\$366,734

*Demographics data derived from AlphaMap*



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