



Site 1
\$5,900,000



Site 2
\$2,350,000

FOR SALE

**RARE DEVELOPMENT OPPORTUNITY
IN NW ROCHESTER, MN**

FEATURES

- 11.58 Acres – UNDER CONTRACT
- Tom Kadlec Kia Site available: 18,156 sf. Building + 3.98 acres – \$5.9M
- Tom Kadlec Leasing Site available: 5,790 sf Building + 1.35 acres- \$2.35M
- Don't miss this rare opportunity right on Hwy 52 in Rochester, MN!

[CLICK HERE FOR
DEAL ROOM](#)



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OVER 700 FEET OF DIRECT HWY 52 FRONTAGE



TRAFFIC COUNTS

55th Street - 18,200 CPD	37th Street - 20,400 CPD
HWY 52 - 52,227 CPD	41st Street - 21,008 CPD

WITHIN A 1 MILE RADIUS

11,019	4,373
Total Population	Households