

# Crossroads Shopping Center



## PROPERTY SUMMARY

- Prime "Main & Main" Location
- Flexible Space Opportunities
- Proven 60-Year Community Staple
- Built-In Customer Draw (National Anchors)

# Crossroads Shopping Center



<b>Address</b>	<b>Suite</b>	<b>Total Size</b>	<b>Lease Rate</b>	<b>CAM/ ReTax</b>
1201 Broadway Ave S, Rochester, MN 55904	28	20,775 sqft	\$12/SF/Year NNN	\$4.50
1201 Broadway Ave S, Rochester, MN 55904	42	2,470 sqft	\$19/SF/Year NNN	\$4.50



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# 1201 Broadway Ave S, Rochester, MN



Explore endless possibilities in this 20,775 sqft suite with an 8ft overhead door. Unleash your creativity on the open canvas, perfect for a tech hub, creative studio, or dynamic showroom. The flexible design and strategic dock door make it adaptable for any venture. Step into a world where innovation meets practicality, and let your imagination redefine this extraordinary space.

## Property Features

- Seamless Logistics & Loading
- Maximum Exposure & Foot Traffic
- Exceptional Value Pricing
- Massive "Anchor-Ready" Footprint

## Suite - 28

### TOTAL SIZE

20,775 sqft

### LEASE RATE

\$12 SF

### CAM / RETAX

\$4.50





# 1201 Broadway Ave S, Rochester, MN



Suite 42 offers a highly visible, move-in-ready retail space in one of Rochester's most established shopping hubs. This 2,470 sqft unit is perfectly positioned for a boutique, specialized service, or high-end showroom looking to capitalize on the massive daily traffic generated by neighboring national powerhouses.

## Property Features

- High-Visibility "End-Cap" Style Presence
- Convenient Customer Access
- Competitive Market Pricing
- Optimal Mid-Size Footprint

## Suite - 42

### TOTAL SIZE

2,470 sqft

### LEASE RATE

\$19 SF

### CAM / RETAX

\$4.50



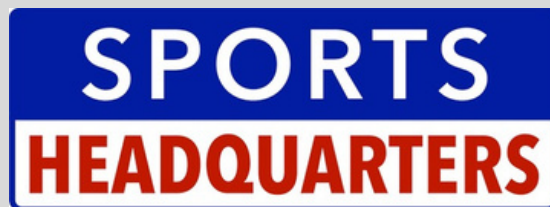


# Premier Retail Synergy

## Market-Leading Traffic Drivers



**Office DEPOT**  
**OfficeMax**



# Premier Retail Synergy

## Curated Service Mix & Regional Favorites



MADAY  
CHIROPRACTIC  
AND LASER



EDDIE'S REY DE LA BIRRIA



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