

# Miracle Mile Shopping Center



## PROPERTY SUMMARY

- Recent Upgrades
- Prime Visibility
- Convenient Location
- Parking & Accessibility

# Miracle Mile Shopping Center

| Address                                 | Total Size | Lease Rate          | CAM/ReTax |
|---|------------|---------------------|-----------|
| 116 17th Ave NW<br>Rochester, MN 55901  | 5,035 sqft | \$19/SF/Year<br>NNN | \$8.75    |
| 36 17th Ave NW<br>Rochester, MN 55901   | 5,481 sqft | \$19/SF/Year<br>NNN | \$8.75    |
| 122 17th Ave NW<br>Rochester, MN 55901  | 9,500 sqft | \$16/SF/Year<br>NNN | \$8.75    |
| 29 16th Ave NW,<br>Rochester, MN 55901  | 1,350 sqft | \$19/SF/Year<br>NNN | \$8.75    |
| 102 17th Ave NW,<br>Rochester, MN 55901 | 1,456 sqft | \$19/SF/Year<br>NNN | \$8.75    |
| 160 17th Ave NW,<br>Rochester, MN 55901 | 362 sqft   | \$19/SF/Year<br>NNN | \$8.75    |

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# 116 17th Ave NW Rochester, MN 55901



This approximately 5,000 sq. ft. space (tenant to verify exact size) is perfect for both large national companies and small businesses. Its versatility makes it ideal for retail, office, dining, medical, education, podcasting, health and wellness, and more. With an open layout ready for custom build-out, the possibilities are endless!

## Property Features

- Prime Location
- Parking Abundance
- Incredible Highway Visibility
- ADA Accessible
- Dynamic Surroundings



**Total Size**  
5,035 sqft

**Lease Rate**      **CAM / RETAX**  
\$19 SF              \$8.75





**36 17th Ave NW Rochester, MN 55901**



## Property Features

- Prime Location
- Parking Abundance
- Incredible Highway Visibility
- ADA Accessible
- Dynamic Surroundings

**Total Size**  
5,481 sqft

**Lease Rate**  
\$19 SF

**CAM / RETAX**  
\$8.75



This approx. 5,481 sq. ft. (tenant to verify) turn-key retail space is prominently located in the Miracle Mile Center, a well known shopping hub adjacent to Highway 52—one of the busiest roads in Rochester. Perfectly positioned to serve both local residents and international visitors, this site offers outstanding exposure, ample parking, and flexibility for a range of uses, including but not limited to, retail, offices, food services, or corporate operations.





# 122 17th Ave NW Rochester, MN 55901



## Property Features

- Prime Location
- Parking Abundance
- Incredible Highway Visibility
- ADA Accessible
- Dynamic Surroundings

Discover the potential of this versatile commercial property at 122 17th Ave NW in Rochester, MN. Situated near St. Mary's Hospital (part of the Mayo Clinic) and a major highway, this location provides high traffic and excellent visibility.



**Total Size**  
9,500 sqft

**Lease Rate**     **CAM / RETAX**  
\$16 SF             \$8.75





# 29 16th Ave NW, Rochester, MN 55901



## Property Features

- Prime Location
- ADA Accessible
- Parking Abundance
- Vibrant Surroundings
- Easy Highway Access

This approximately 1,350 sq. ft. space (tenant to verify) offers a prime location with quick access to Highway 52, just blocks from St. Mary's Hospital and minutes from downtown Rochester — home to the world-renowned Mayo Clinic, which welcomes over 3.5 million visitors each year. Thoughtfully designed as a yoga studio, the layout easily adapts to a variety of uses, including fitness, retail, office, medical, education, health and wellness, or creative workspaces. With an open layout, private restroom, and warm modern finishes, this space is ready to support your business vision.



**Total Size**  
1,350 sqft

**Lease Rate**      **CAM / RETAX**  
\$19 SF              \$8.75





**102 17th Ave NW, Rochester, MN 55901**



## Property Features

- Prime Location
- ADA Accessible
- Parking Abundance
- Vibrant Surroundings
- Incredible Highway Visibility

**Total Size**  
1,456 sqft

**Lease Rate**     **CAM / RETAX**  
\$19 SF             \$8.75



**160 17th Ave NW, Rochester, MN 55901**



## Property Features

- Prime Location
- ADA Accessible
- Parking Abundance
- Vibrant Surroundings
- Incredible Highway Visibility

**Total Size**  
1,456 sqft

**Lease Rate**  
\$19 SF

**CAM / RETAX**  
\$8.75





# Miracle Mile Shopping Center



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