

Land | For Sale \$3.9 Million

CBRE

Infill Residential Land Redevelopment Site
±2.29 acres

504 E Center St.
Rochester, MN 55904





Property Highlights

- Located in the center of Rochester
- Located 0.6 miles from Rochester Mayo Clinic CBD Campus and 1.4 miles away from Mayo Clinic including expansion, St. Marys Campus
- Rochester Public School District 535
- Zoning and Future Land Use allows medium density residential
- \$5 Billion, 2.4 million sf expansion to Mayo Clinic Methodist campus currently underway
For more information, select this [link](#)
- Mayo Clinic expansion is expected to support 6,000 new jobs in the Rochester area
- Ability to acquire adjacent land sites for assemblage
- Walking distance to retail, restaurants, and parks.

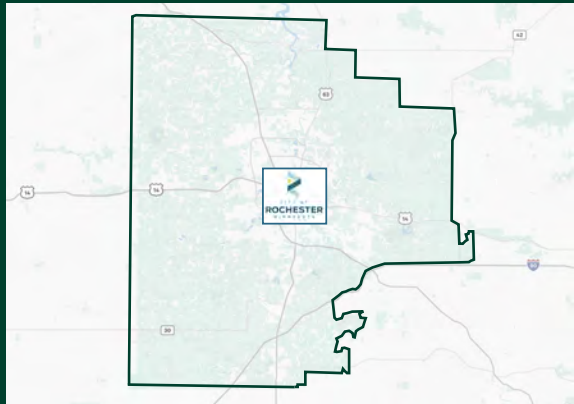
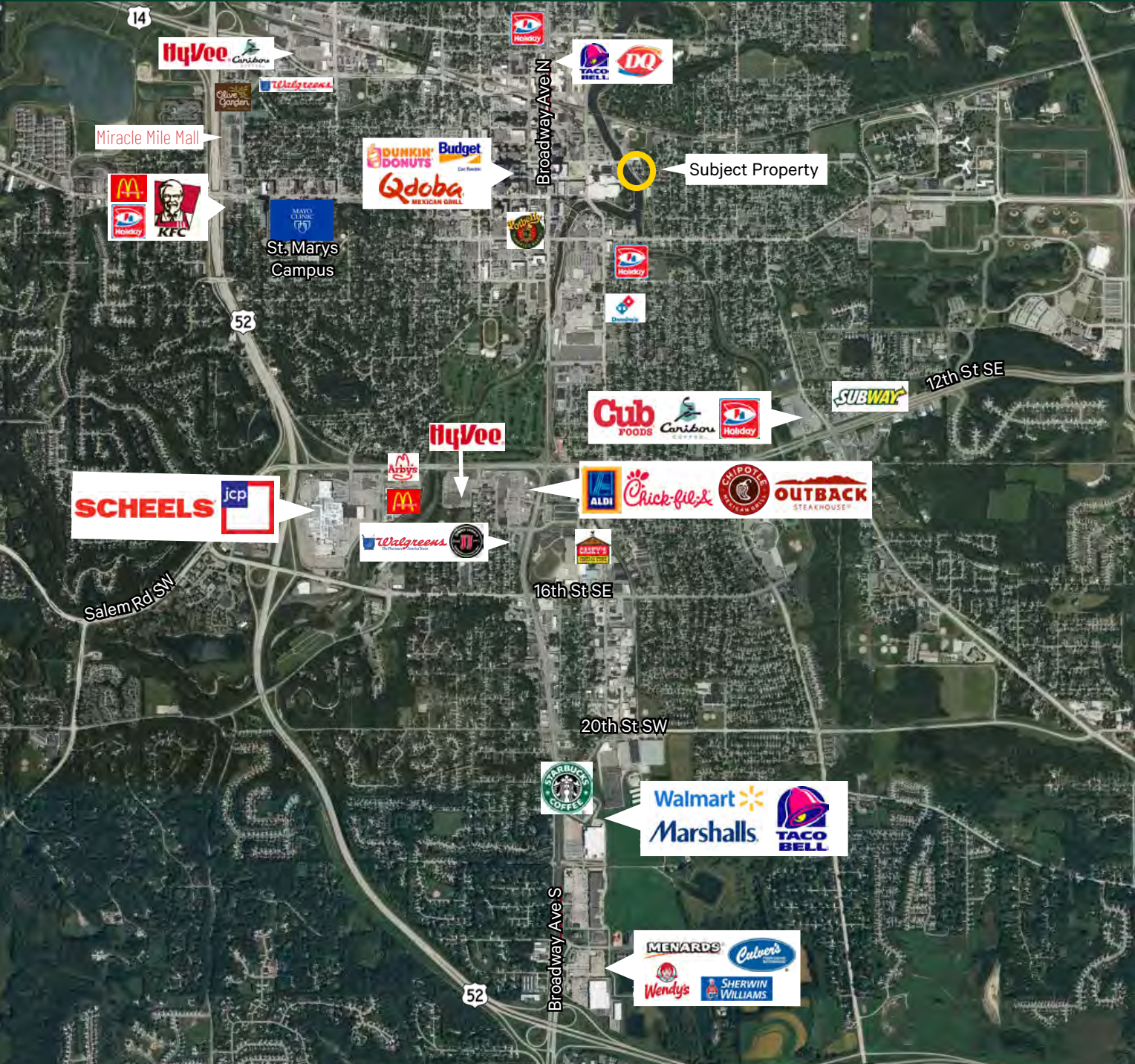
Traffic Counts	
Central St E	8,900 VPD
Broadway Ave N	20,400 VPD
Civic Center Dr NE	13,800 VPD
4th St SE	12,600 VPD

#	PID	Address	Zoning	Future Land Use	Acres	Taxes
1	743633026583	504 E Center Street, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.2 acres	\$3,690
2	743633026582	20 Mayo Park Drive SE, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.18 acres	\$2,062
3	743633026580	22 Mayo Park Drive SE, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.11 acres	\$3,342
4	743633026579	22 Mayo Park Drive SE, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.02 acres	\$162.00
5	743633026578	524 E Center Street, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.31 acres	\$4,280
6	743633026576	19 6th Avenue SE, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.13 acres	\$2,320
7	743633026575	17 6th Avenue SE, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.13 acres	\$2,570
8	743633026574	15 6th Avenue SE, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.13 acres	\$4,154
9	743633026573	532 Center Street E, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.22 acres	\$3,300
10	743633026572	538 Center Street E, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.1 acres	\$2,106
11	743633026571	518 Center Street E, Rochester MN, 55904	R-2x Residential	Medium Density Residential	0.22 acres	\$462.00

Area Map

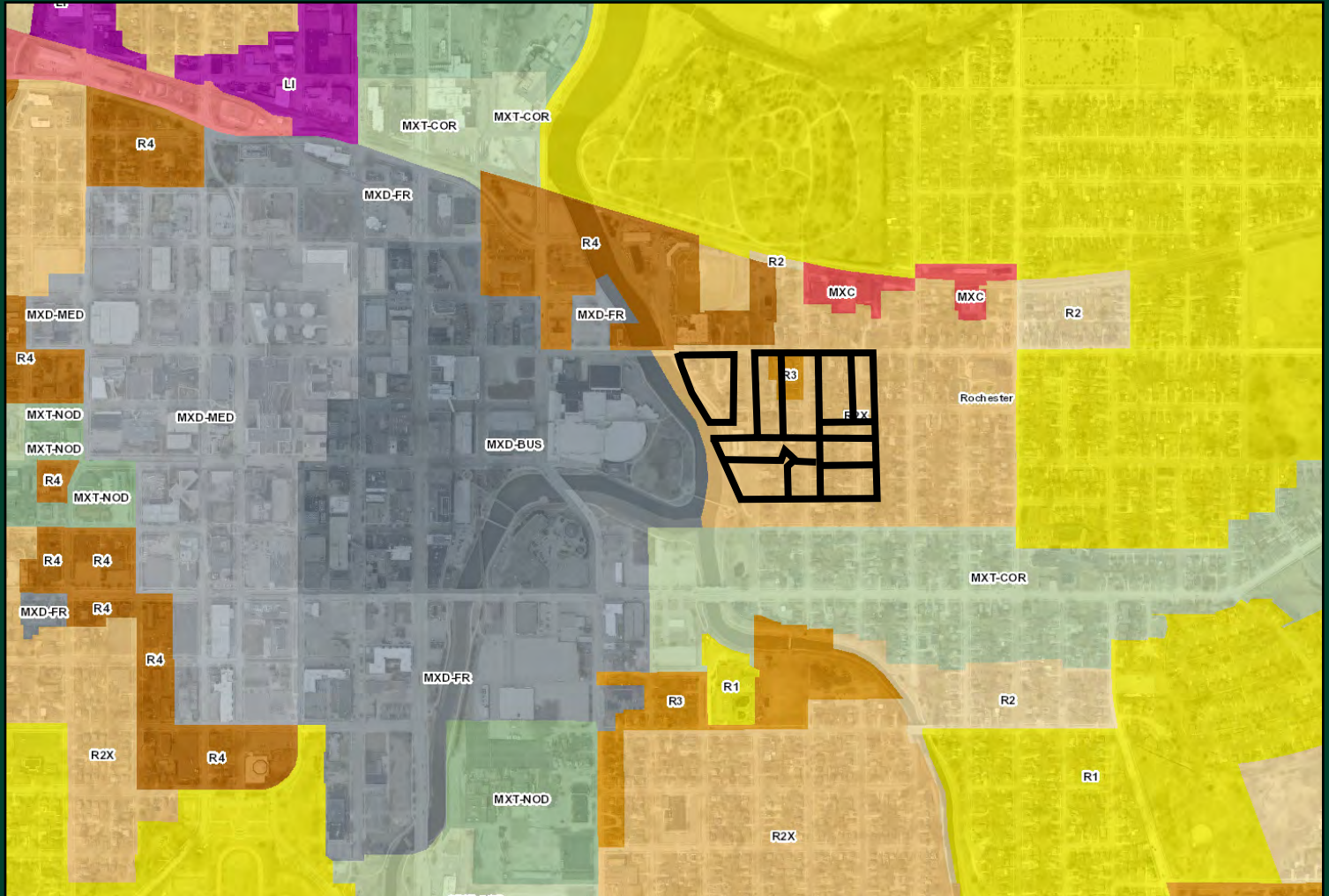


Map of Rochester



Travel Distances		
Highway 53	1.5 Miles	5 Minutes
Mayo St. Mary's Campus	0.5 Miles	3 Minutes
Apache Mall	2.5 Miles	11 Minutes
Crossroads Shopping Center	1.9 Miles	7 Minutes
Rochester International Airport	8.9 Miles	19 Minutes
Minneapolis	87 Miles	1 Hour 34 Minutes
MSP International Airport	79 Miles	1 hr 21 Minutes
St. Paul	76 Miles	1 Hour 17 Minutes

Zoning



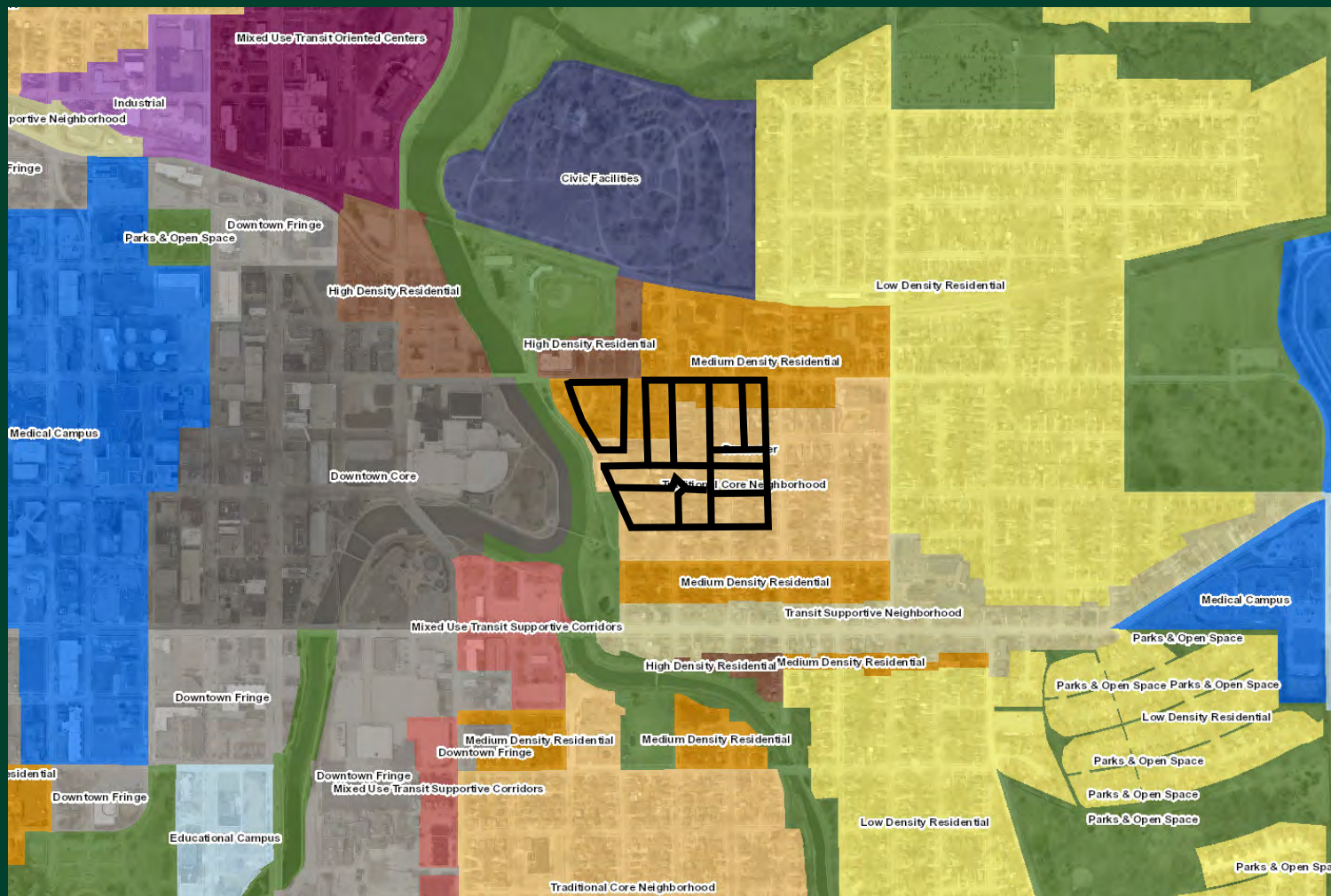
R-2x Residential Zoning

- The R-2x district is intended to maintain and promote areas with a mixture of residential dwelling types of overall low- to medium-density near the downtown core. This district is established to support residential infill and reinvestment that is compatible with the existing characteristics of development. Certain supportive non-residential uses may be provided within the district.

- | | |
|------|---------------------------------------|
| AG | Agriculture |
| MX-N | Mixed Use Neighborhood Scale |
| MX-S | Mixed Use Street Oriented |
| MX-C | Mixed Use Center |
| MX-G | Mixed Use General |
| MX-I | Mixed Use Institutional |
| MX-D | Mixed Use Downtown Business |
| MX-D | Mixed Use Downtown Fringe |
| MX-D | Mixed Use Downtown Medical |
| MX-T | Transit Oriented Development Corridor |
| MX-T | Transit Oriented Development Node |
| MX-T | Transit Oriented Development Village |
| R-1 | Mixed Use Single Family |
| R-2 | Low Density Small Lot |
| R-2x | Low Density Residential Infill |
| R-3 | Medium Density Residential |
| R-4 | High Density Residential |
| BP | Business Park |
| LI | Light Industrial |
| SI | Special Industrial |
| H | Holding Zone |

For additional information on Rochester zoning, select this [link](#)

Comprehensive Land Use Plan



Medium Density Residential

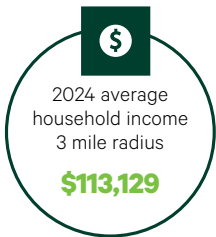
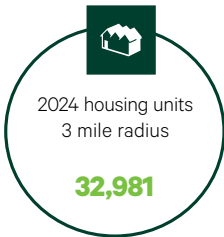
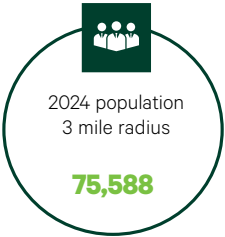
- Medium Density Residential zoning is intended to maintain and promote predominantly multifamily residential dwellings. It is appropriate for medium-density areas or existing low-density areas where there is a need to encourage higher-density redevelopment. Certain supportive non-residential uses and civic uses, consistent with the character of the area are permitted.



For additional information on future land use planning select this [link](#)

Wetlands Map





POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	15,498	75,588	116,307
2029 Population - Five Year Projection	16,300	77,253	119,329
2020 Population - Census	14,989	73,005	112,547
2010 Population - Census	15,060	66,956	101,762
2020-2024 Annual Population Growth Rate	0.79%	0.82%	0.78%
2024-2029 Annual Population Growth Rate	1.01%	0.44%	0.51%



HOUSEHOLDS

2024 Households - Current Year Estimate	7,733	32,981	49,053
2029 Households - Five Year Projection	8,366	34,281	51,124
2010 Households - Census	6,883	28,284	41,591
2020 Households - Census	7,337 87.3%	31,512 92.7%	46,949 93.6%
2020-2024 Compound Annual Household Growth Rate	1.24%	1.08%	1.04%
2024-2029 Annual Household Growth Rate	1.59%	0.78%	0.83%
2024 Average Household Size	1.87	2.22	2.31



HOUSEHOLD INCOME

2024 Average Household Income	\$81,553	\$113,129	\$119,935
2029 Average Household Income	\$94,191	\$128,464	\$136,447
2024 Median Household Income	\$55,291	\$79,131	\$84,897
2029 Median Household Income	\$62,027	\$88,370	\$97,087
2024 Per Capita Income	\$40,605	\$49,543	\$50,901
2029 Per Capita Income	\$48,013	\$57,160	\$58,767



HOUSING UNITS

2024 Housing Units	8,807	35,548	52,469
2024 Vacant Housing Units	1,074 12.2%	2,567 7.2%	3,416 6.5%
2024 Occupied Housing Units	7,733 87.8%	32,981 92.8%	49,053 93.5%
2024 Owner Occupied Housing Units	3,071 34.9%	19,396 54.6%	30,541 58.2%
2024 Renter Occupied Housing Units	4,662 52.9%	13,585 38.2%	18,512 35.3%



EDUCATION

2024 Population 25 and Over	11,324	53,415	81,264
HS and Associates Degrees	5,842 51.6%	23,867 44.7%	36,700 45.2%
Bachelor's Degree or Higher	4,979 44.0%	26,603 49.8%	40,389 49.7%

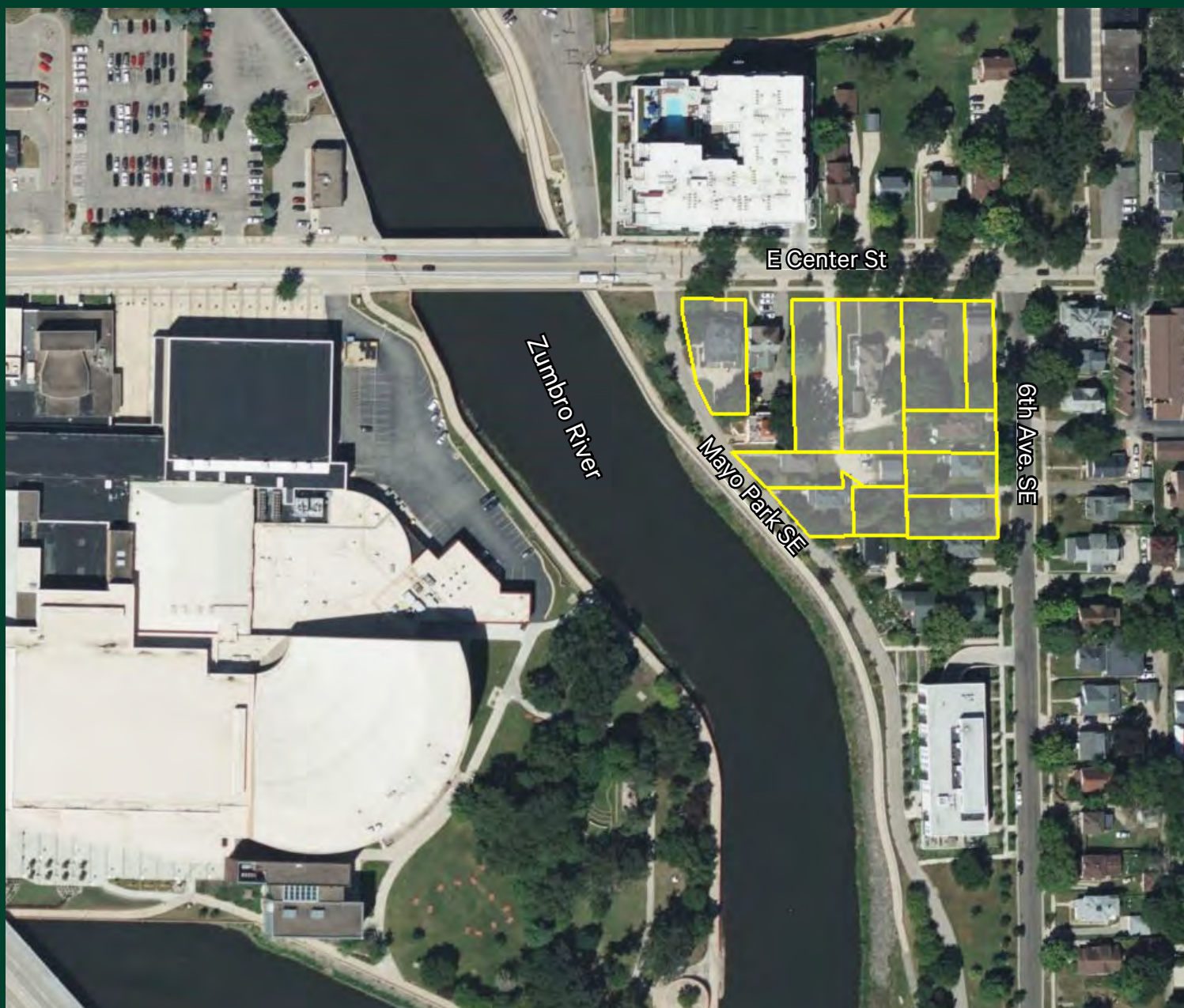


PLACE OF WORK

2024 Businesses	1,040	3,157	4,485
2024 Employees	145,659	179,737	203,711

504 E Center St.
Rochester, MN 55904

For Sale



Contact Us

Brian Pankratz

Senior Vice President

952 924 4665

brian.pankratz@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE