

SPACE AVAILABLE

Marion Retail Center

1217 Marion Rd SE Rochester, MN 55904

AVAILABLE

2 suites+

1,780 SF Endcap Resturant
Buildout w/type 1 hood

TRAFFIC COUNT

31,000+

Combined VPD at Hwy 14 &
Marion Rd

YEAR BUILT

2013

Modern Retail Construction

AVAILABILITY

Immediate

Contact for pricing



Location Highlights

SIGNALIZED INTERSECTION

Located at US Hwy 14 & Marion Rd SE — a major 4-way signalized intersection capturing over 39,000 combined VPD. Rochester's primary east-west retail artery with 18,737 VPD on Hwy 14 and 12,700 VPD on Marion Rd SE.

GROCERY SHADOW-ANCHOR

Direct proximity to a thriving big box center anchored by Cub Foods and Planet Fitness — proven retail destinations driving consistent cross-shopping traffic to Marion Retail Center daily.

MAYO CLINIC ECONOMY

Rochester is anchored by the world-renowned Mayo Clinic (\$6B+ annual economic impact) and the transformative \$6.5B Destination Medical Center development, ensuring exceptional long-term economic stability.

TURNKEY RESTAURANT BUILDOUT

Purpose-built 2013 restaurant suite with full commercial kitchen, walk-in cooler, grease trap, hood ventilation, 200A 3-phase electrical, and large glass storefront — significant TI savings for an incoming F&B operator.







135 Unit New Development

18,000+ VPD

13,000+ VPD



Trade Area Demographics

3 - MILE	5 - MILE
60,242 2025 Population	106,427 2025 Population
\$115,773 Avg. Household Income	\$123,940 Avg. Household Income
96,534 Daytime Population	139,086 Daytime Population

Source: U.S. Census / Esri 2025 estimates. Daytime population includes workers and residents.

SUITE 700 — EXISTING BUILDOUT SPECIFICATIONS

TOTAL SF 1,780 SF	GREASE TRAP On-site w/type 1 hood	KITCHEN 2 nd gen buildout	HVAC / HOOD 2, 7.5 ton RTUs + exhaust system	
ELECTRICAL 200A, 3-phase	STOREFRONT Large glass end-cap	Other Spaces Range from 0-1,500 SF		

Strong Retail Trade Area

Marion Retail Center is embedded in one of Rochester's densest retail corridor along US Hwy 14

Area Tenants Include:

Cub Foods	Planet Fitness	Burger King	Kwik Trip	Circle K	Caribou Coffee	Subway	Little Caesars
Dollar Tree	ALDI	Chick-fil-A	Great Clips	FedEx	Walgreens	Apollo Liquor	

LEASING CONTACT —

EXCLUSIVE LEASING REPRESENTATIVE

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PROPERTY

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