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# RETAIL SUITES PROPERTY

1090 MN-3 | Northfield, MN 55057

**FOR LEASE | \$11.75 - \$13.75/SF**

Suite 1040: 1,599 SF

Suite 1082/4: 2,135 SF





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## PROPERTY DESCRIPTION

This property is located just south of downtown Northfield, right along U.S. Highway 3. The location is accessible to both local and through traffic, offering visibility and convenience.

**Suite 1040 Features 1,599 Square Feet**

**Suite 1082/4 Features 2,135 Square Feet**

## PROPERTY HIGHLIGHTS

**High visibility**

**Vehicles Per Day: 19,474 (2025)**

**Well kept and professionally managed retail facility**

**Strong tenant base with multiple neighboring national brands**

**Flexible lease terms**

**Tenant improvement allowance available to qualified tenants**

## PROXIMITY HIGHLIGHTS

- Close to downtown Northfield, which is a charming, historic area with shops, restaurants, and cultural attractions
- A short drive to Carleton College and St. Olaf College, making the location attractive for students, faculty, and visitors to the area
- Highway access also means it is well-connected to surrounding areas, such as Faribault to the south and Minneapolis about 40 miles north



320.252.0404 | RICEPROPERTIES.COM

**BEN COPPERTHITE**

Rice Real Estate Broker | 612.242.4869

Ben.Copperthite@riceproperties.com



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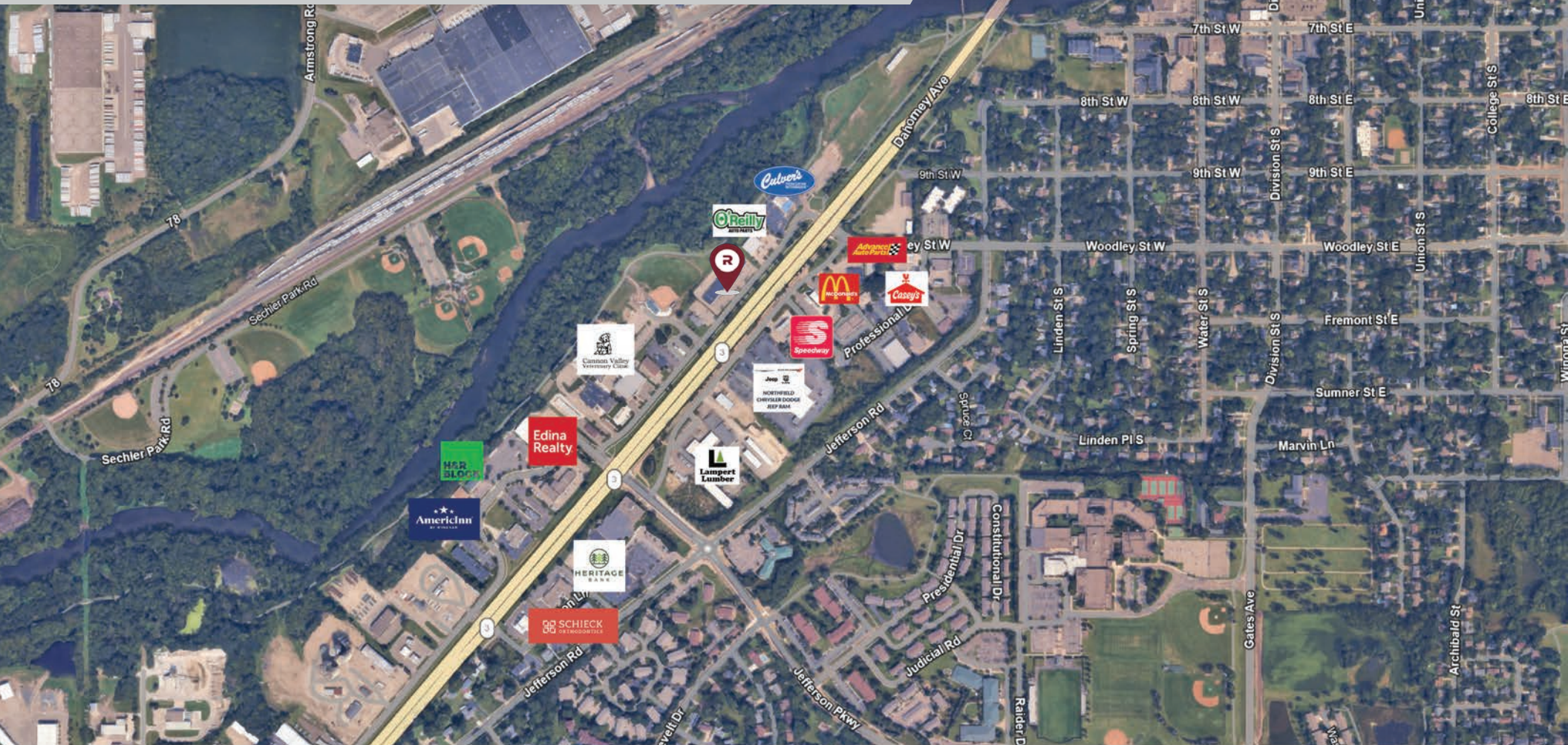
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## PROPERTY LOCATION

Aerial photo from Google



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