



Drive-Thru Restaurant Opportunity

4107 E Frontage Road NW, Rochester, MN 55901



Leaseable Space	2,400 SF
Lease Rate	\$34 SF NNN
CAM/ReTax	See Agent
Year Built	2013

- Drive-thru capability
- Large storefront windows with strong natural light
- Ample on-site parking
- Signage visible from Highway 52
- Located within Olmsted County's approved Cannabis Map
- ±2,400 SF versatile commercial space

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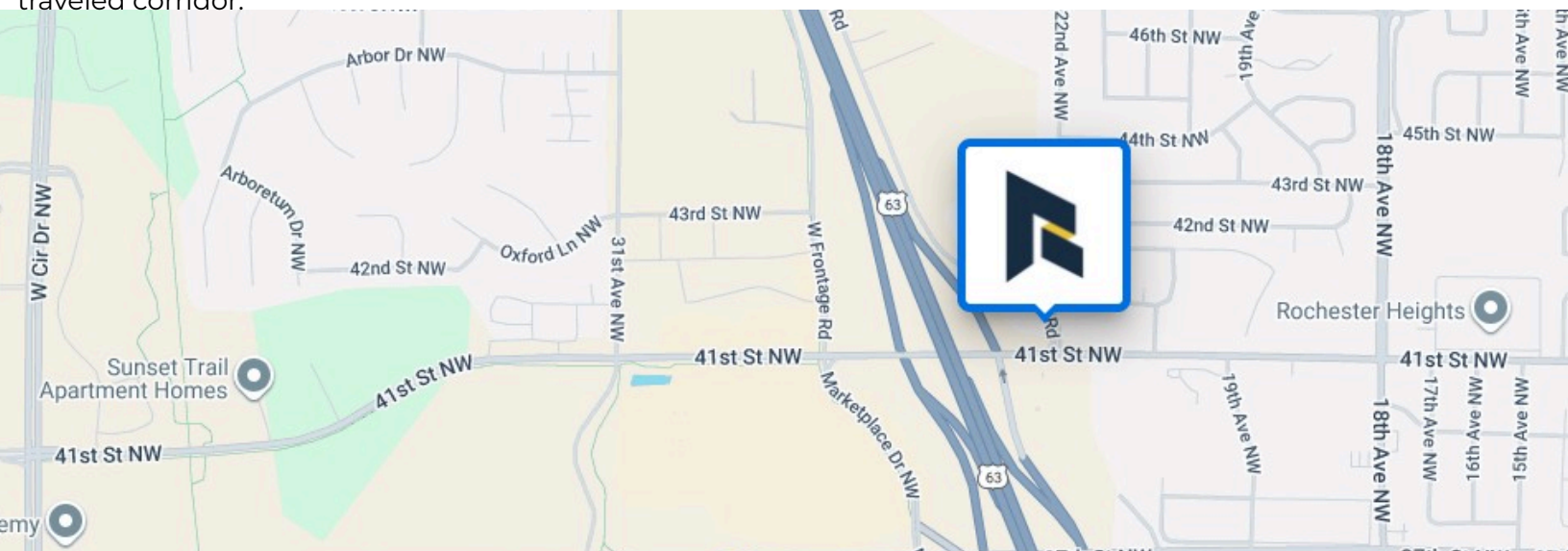


This ±2,400 SF commercial space offers excellent visibility and versatility, featuring expansive storefront windows that provide strong natural light and curb appeal. The property includes ample on-site parking and drive-thru capability, making it well-suited for retail, service, or food-related users.

Strategically positioned along Highway 52 in Northwest Rochester, the site benefits from high traffic exposure with signage visibility from Hwy 52, enhancing brand presence and accessibility. An outdoor patio area adds additional value and usability for customer-facing operations.

Further expanding its potential, the property is located within Olmsted County's approved Cannabis Map, allowing for a broader range of permitted business uses, subject to local regulations and approvals. This highly visible and adaptable space presents a strong opportunity for operators seeking convenience, exposure, and long-term growth in a well-traveled corridor.

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Laurie Keith
507.289.8000
Laurie@rgi-group.com

Dylan Carty
507.289.8000
dylan@rgi-group.com