

**1,211 SF  
AVAILABLE**

**4200 HIGHWAY 52 NORTH | ROCHESTER, MN 55901**



## PROPERTY HIGHLIGHTS

- Prominently located on Highway 52 North in Rochester
- Huge visibility
- High traffic counts
- Excellent parking
- Large signage on both pylon sign and above the front entrance
- Lots of glass windows on frontage
- High ceilings
- 1,211 SF inline space



**DARCI FENSKE**

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**PARAMARK REAL ESTATE SERVICES**

7392 Airport View Dr. SW

Rochester, MN 55902

(507) 285-5082

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**BUILDING INFORMATION**

<b>Location:</b>	4200 Highway 52 North
<b>Building Size:</b>	32,273 SF
<b>Space Available:</b>	1211 SF
<b>Base Rent:</b>	Negotiable
<b>Lease Type:</b>	NNN
<b>Lease Term:</b>	3-10 Years



**TRAFFIC COUNTS (vehicles per day)**

<b>West Frontage Road:</b>	37,000
<b>Cascade St. NW:</b>	1,000
<b>Highway 52 North:</b>	32,000
<b>18th Ave. NW:</b>	5,100
<b>North Broadway:</b>	11,700



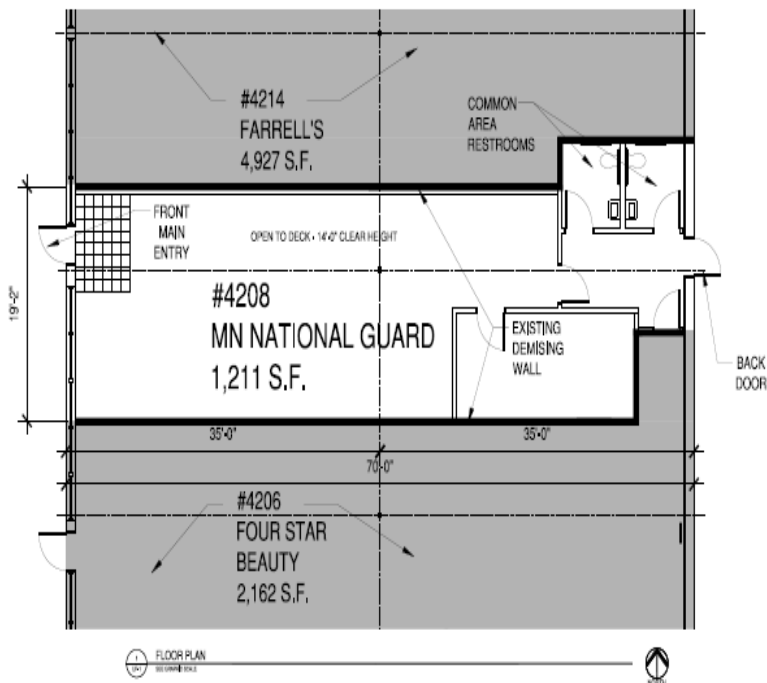
**DEMOGRAPHICS**

	1 MILE	3 MILES
<b>Population:</b>	11,536	97,786
<b>Households:</b>	4,690	39,983
<b>Average HH Income:</b>	\$57,000	\$70,000

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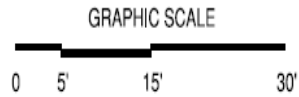
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**AS-BUILT UNIT PLAN**

UNIT	AS OF	VERSION
4208	4/27/16	UP - 1

TENANT SUMMARY - AVAILABLE	
RETAIL AREA	1,211 SF
TOTAL	1,211 SF



**ROCHESTER SHOPPING CENTER - UNIT 4208**

ROCHESTER SHOPPING CENTER  
400 NORTH HWY 42 FRENCH ROAD  
ROCHESTER, MN 55901

DATE: 4/15/16  
DRAWN BY: MPT/KR/PCB

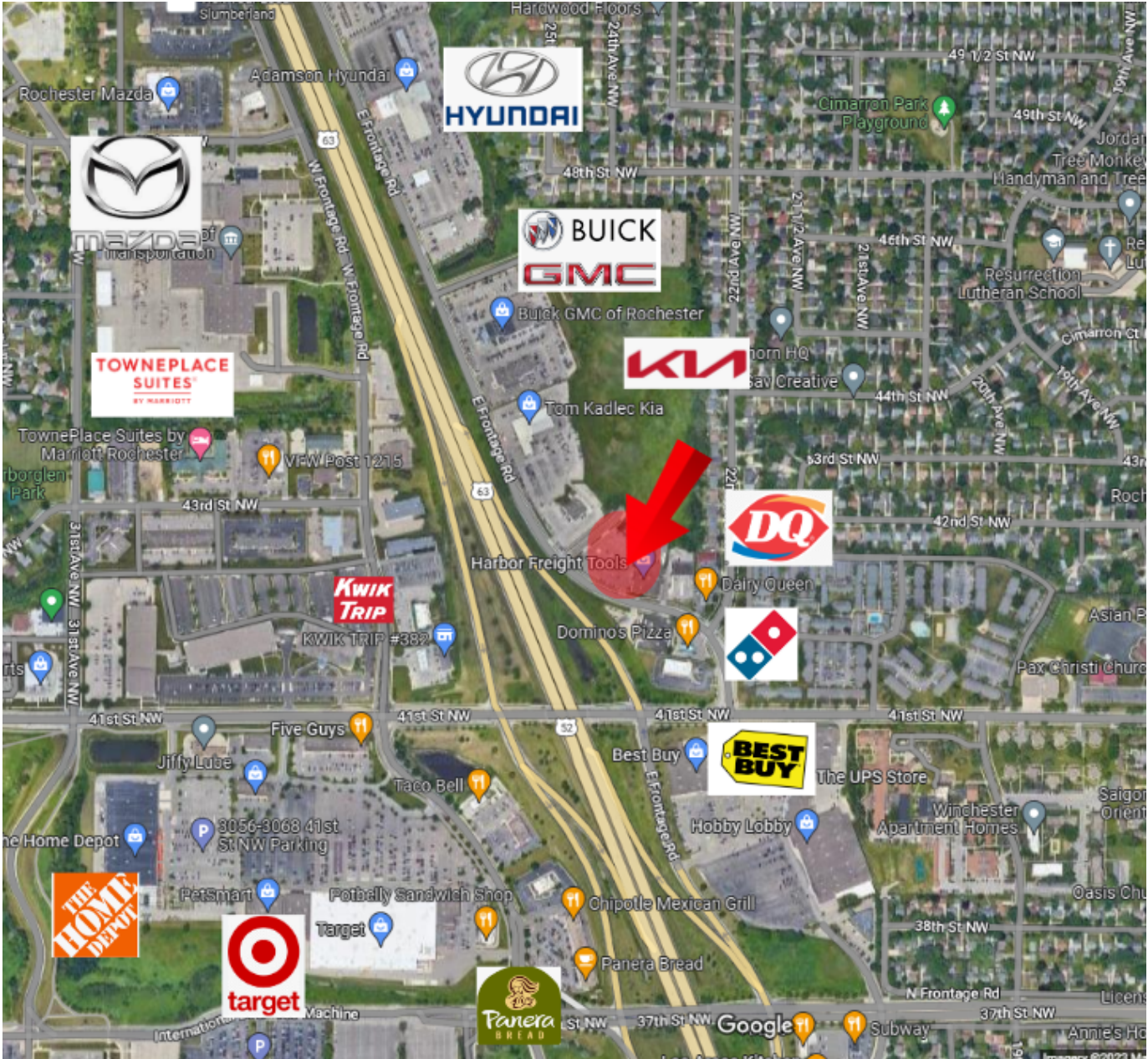
**CSM** Commercial Space Management  
100 Washington Avenue South, Suite 1000  
Rochester, MN 55901  
Tel: (507) 285-5082 Fax: (507) 285-5083  
DEVELOPER: BELL SERVICES FOR RETAIL, SERVICES & CONVENIENCE

UP-1

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