

**4,800 SF
AVAILABLE**

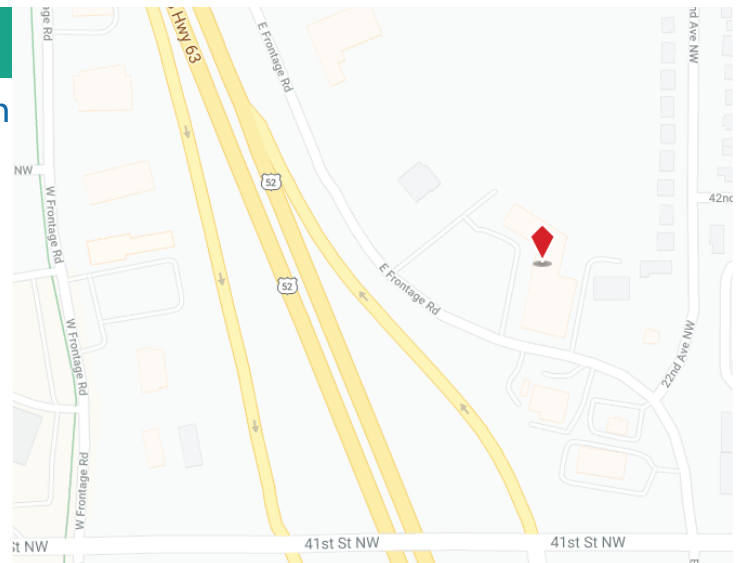
4200 Highway 52 North | Rochester, MN 55901

ROCHESTER SHOPPING CENTER



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
- Endcap space
- Lots of glass windows on frontage
- High ceilings



DARCI FENSKE

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PARAMARK REAL ESTATE SERVICES

7392 Airport View Dr. SW

Rochester, MN 55902

(507) 285-5082

paramark.us

4200 Highway 52 North | Rochester, MN 55901



BUILDING INFORMATION

| | |
|-------------------------|--------------------------|
| Location: | 4200 Highway 52 North |
| Building Size: | 32,273 SF |
| Space Available: | 2 Units at 2,400 SF each |
| Base Rent: | Negotiable |
| Lease Type: | NNN |
| Lease Term: | 3-10 Years |



TRAFFIC COUNTS

(vehicles per day)

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

OPERATING EXPENSES

| | |
|-----------------------------|------------|
| CAM & Insurance: | \$3.95 psf |
| Real Estate Taxes: | \$3.21 psf |
| Total: | \$7.16 psf |



DEMOGRAPHICS

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------------|----------|----------|----------|
| Population: | 11,536 | 55,772 | 97,786 |
| Households: | 4,690 | 22,330 | 39,983 |
| Average HH Income: | \$57,000 | \$72,000 | \$70,000 |

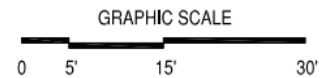
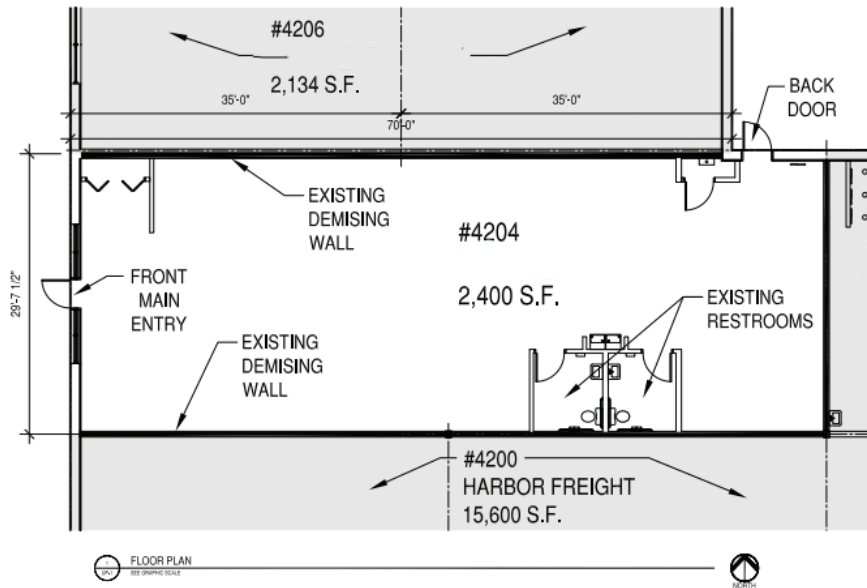
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AS-BUILT UNIT PLAN

| UNIT | AS OF | VERSION |
|------|---------|---------|
| 4204 | 7/23/13 | UP - 1 |

TENANT SUMMARY - AVAILABLE

| | |
|-------------|----------|
| RETAIL AREA | 2,400 SF |
| TOTAL | 2,400 SF |

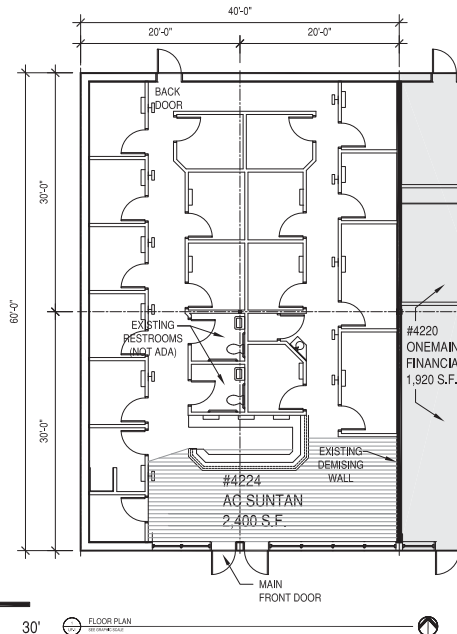
ROCHESTER SHOPPING CENTER - UNIT 4204

ROCHESTER SHOPPING CENTER
4200 NORTH HWY 52 FRONTAGE ROAD
ROCHESTER, MN 55901

DATE: 7/23/13
DRAWN BY: JASON GRAY

CSM 4200 Highway 52 North, Suite 4204
Rochester, MN 55901
DEVELOPED REAL ESTATE FOR RETAIL
BUSINESS & COMMERCIAL

UP-1



GRAPHIC SCALE



FLOOR PLAN

AS-BUILT UNIT PLAN

| UNIT | AS OF | VERSION |
|------|---------|---------|
| 4224 | 7/23/13 | UP - 1 |

TENANT SUMMARY - AVAILABLE

| | |
|-------------|----------|
| RETAIL AREA | 2,400 SF |
| TOTAL | 2,400 SF |

ROCHESTER SHOPPING CENTER - UNIT 4224

ROCHESTER SHOPPING CENTER
4200 NORTH HWY 52 FRONTAGE ROAD
ROCHESTER, MN 55901

DATE: 7/23/13
DRAWN BY: JASON GRAY

CSM 4200 Highway 52 North, Suite 4204
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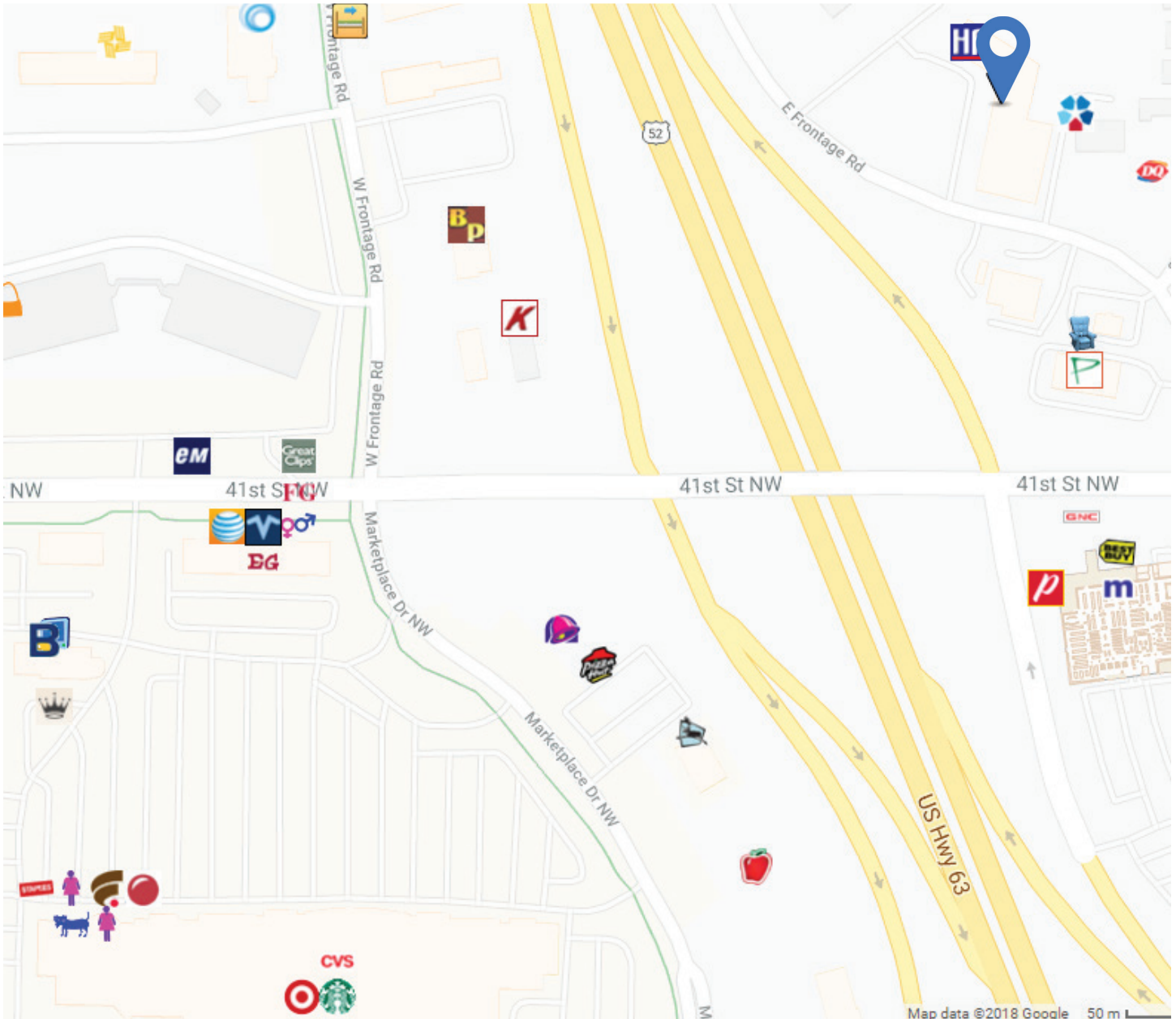
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= Available Property

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