

# ROCHESTER, MN RETAIL REDEVELOPMENT

Retail Property For Sale



3708 HWY 63 NORTH  
ROCHESTER, MN 55906

 **BRISKY**  
COMMERCIAL

# TABLE OF CONTENTS

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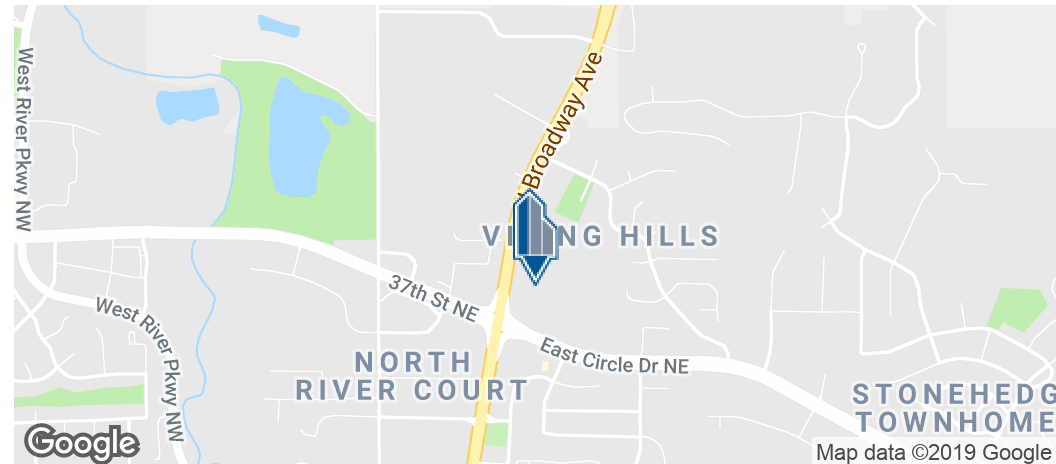
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## CONTENTS

EXECUTIVE SUMMARY.....	PAGE 3
AREA OVERVIEW.....	PAGE 4
RETAILER MAP.....	PAGE 5
AERIAL MAP.....	PAGE 6
LOCATION MAP.....	PAGE 7
DEMOGRAPHICS MAP & REPORT .....	PAGE 8
ADDITIONAL PHOTOS.....	PAGE 9
CONTACT INFORMATION.....	PAGE 10



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	10.4 Acres
Year Built:	1981
Building Size:	90,499 SF
Price / SF:	\$43.09

## PROPERTY OVERVIEW

Retail redevelopment opportunity in this excellent southern Minnesota community. Located in a bustling commercial area with established retail surrounding the site. This retail property has 90,499 SF and has great visibility, signage and ample parking.

Rochester is located on the Zumbro River's south fork and is Minnesota's third largest city and the largest city located outside of the Minneapolis-St. Paul- Bloomington Metropolitan Statistical Area. It is the home of Mayo Clinic and one of IBM's largest facilities.

## PROPERTY HIGHLIGHTS

- Great Visibility & Signage
- Ample Parking
- High Daily Traffic Counts
- Exceptional Market & Demographics

# AREA OVERVIEW



## LOCATION DESCRIPTION

Rochester is located on the Zumbro River's south fork and is Minnesota's third largest city and the largest city located outside of the Minneapolis-St. Paul- Bloomington Metropolitan Statistical Area.

The city of Rochester has been frequently recognized by Money Magazine, since the 1980's as one of the best places to live in the United States ranging from the best overall to the best in the Midwest. In addition to the cities other awards, as shown in the table below.

AWARD	YEAR
Top 100 Best Places to Live' 2019 - Livability.com	2019
Top 25 Convention Cities in the U.S.A. for 2019 - Meeting Source	2019
Mayo Clinic ranked as Best Hospital 2017-18 by U.S. News & World Report	2018
#3 'America's Most Innovative Cities' 2018 - 24/7 Wall Street	2018
#1 'Top 100 Best Places to Live' 2017 + 2016 - Livability.com	2017
Minnesota is #3 in "America's Top States for Business 2017 -CNBC	2017

## BUSINESSES IN ROCHESTER

Rochester is the home to the world renowned Mayo Clinic, which draws more than 2 million people from around the world annually. Rochester is home to many other thriving businesses as well.

BUSINESS	NUMBER OF EMPLOYEES
Mayo Clinic	35,249
IBM	2,791
Rochester Public Schools	2,830
City of Rochester	1,328

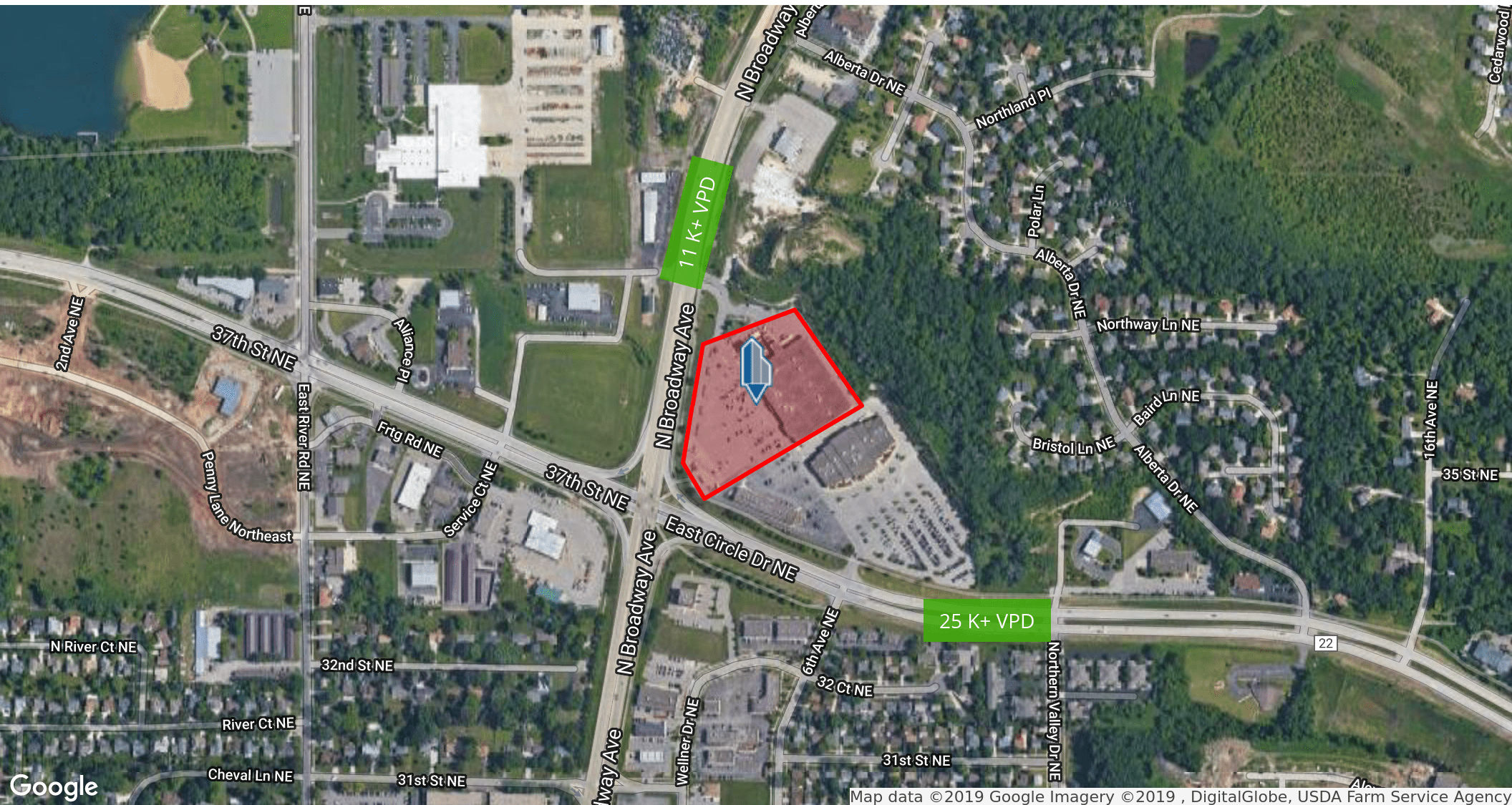


# RETAILER MAP





# LOCATION MAP





# AERIAL MAP

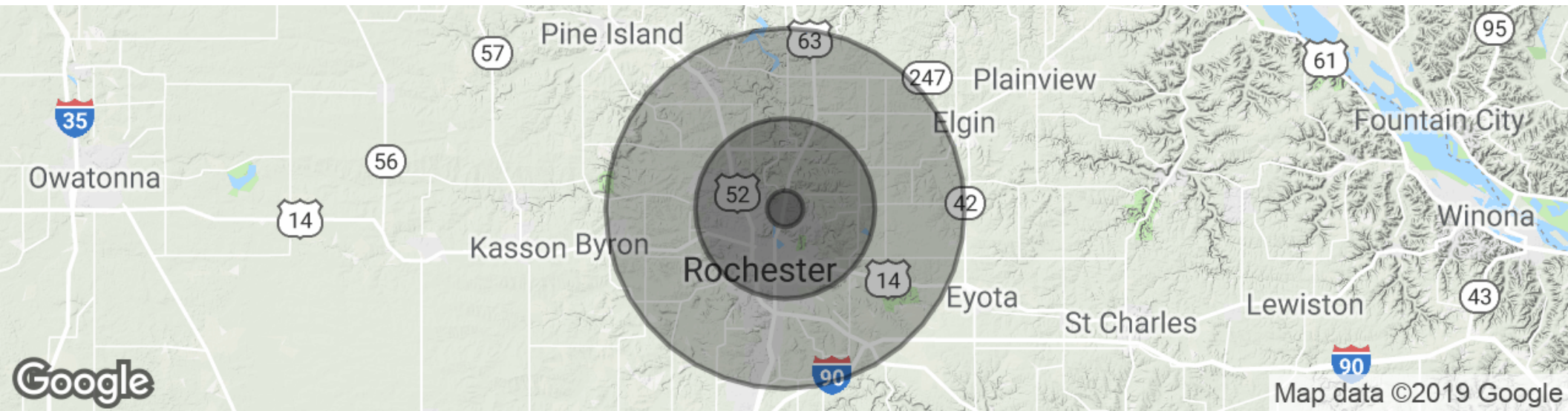


Google

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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,682	65,778	162,051
Median age	37.5	38.3	36.7
Median age (Male)	37.5	36.5	35.7
Median age (Female)	37.5	39.0	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,079	27,109	65,050
# of persons per HH	2.5	2.4	2.5
Average HH income	\$83,902	\$77,753	\$80,787
Average house value	\$195,459	\$200,471	\$221,246

\* Demographic data derived from 2010 US Census



# ADDITIONAL PHOTOS



# CONTACT INFORMATION



## BRIAN BRISKY

President & Principal Broker

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## PROFESSIONAL BACKGROUND

As the principal broker, president and founder of Brisky Commercial, Brian has a passion to run a smarter company that is filled with hard working individuals, all while maintaining sound core values and integrity. Throughout his career Brian has represented a wide range of national and regional retailers, institutions, and commercial entities throughout Wisconsin and Minnesota. He has a proven track record as a deal maker and is dedicated to realizing the best interests of his clients. He has extensive experience brokering a wide range of property classifications, including: retail, office, multifamily and more.

His passion for Real Estate can be seen in his dedication to helping Brisky grow and fulfill its mission. Brian specializes in landlord representation, investment and net-leased investment sales, as well as redevelopment and new development projects. As part of his business development responsibilities, Brian is able to leverage his extensive experience with various Real Estate segments and classes.

## EDUCATION

Brian graduated from Hamline University in 2002 with Bachelor of Arts degrees in Management and Political Science.

## MEMBERSHIPS

His dedication for continuous education can be seen through his numerous professional affiliations. Brian is an active member of the International Council of Shopping Centers (ICSC), MNCAR (MN Commercial Association of Realtors), and the Minnesota and Wisconsin REALTOR associations.

### BRISKY COMMERCIAL

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