



HAMILTON
REAL ESTATE GROUP



REALTY
GROWTH
INCORPORATED



RARE DEVELOPMENT OPPORTUNITY IN ROCHESTER, MINNESOTA

- 17.01 acres located right on HWY 52
- Existing buildings:
 - Kia Building - 18,156 sf
 - Leasing Building - 5,790 sf
- Rare development opportunity in Rochester, MN with a growing economy and home to the Mayo Clinic

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AND DEAL ROOM

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OVER **700 FEET** OF DIRECT HWY 52 FRONTAGE



TRAFFIC COUNTS

55th Street - 18,200 CPD 37th Street - 20,400 CPD
 HWY 52 - 52,227 CPD 41st Street - 21,008 CPD

WITHIN A 1 MILE RADIUS

11,019 **4,373**
 Total Population Households

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