



**Site 1**  
**\$5,900,000**

**Site 2**  
**\$2,350,000**



# RARE DEVELOPMENT OPPORTUNITY IN ROCHESTER, MINNESOTA

- Two sites available right off HWY 52
- Site 1: Existing Kia Building - 18,156 sf
  - 3.98 acres
- Site 2: Existing Leasing Building - 5,790 sf
  - 1.35 acres
- Rare development opportunity in Rochester, MN with a growing economy and home to the Mayo Clinic

[CLICK HERE FOR  
DEAL ROOM](#)

## CONTACT

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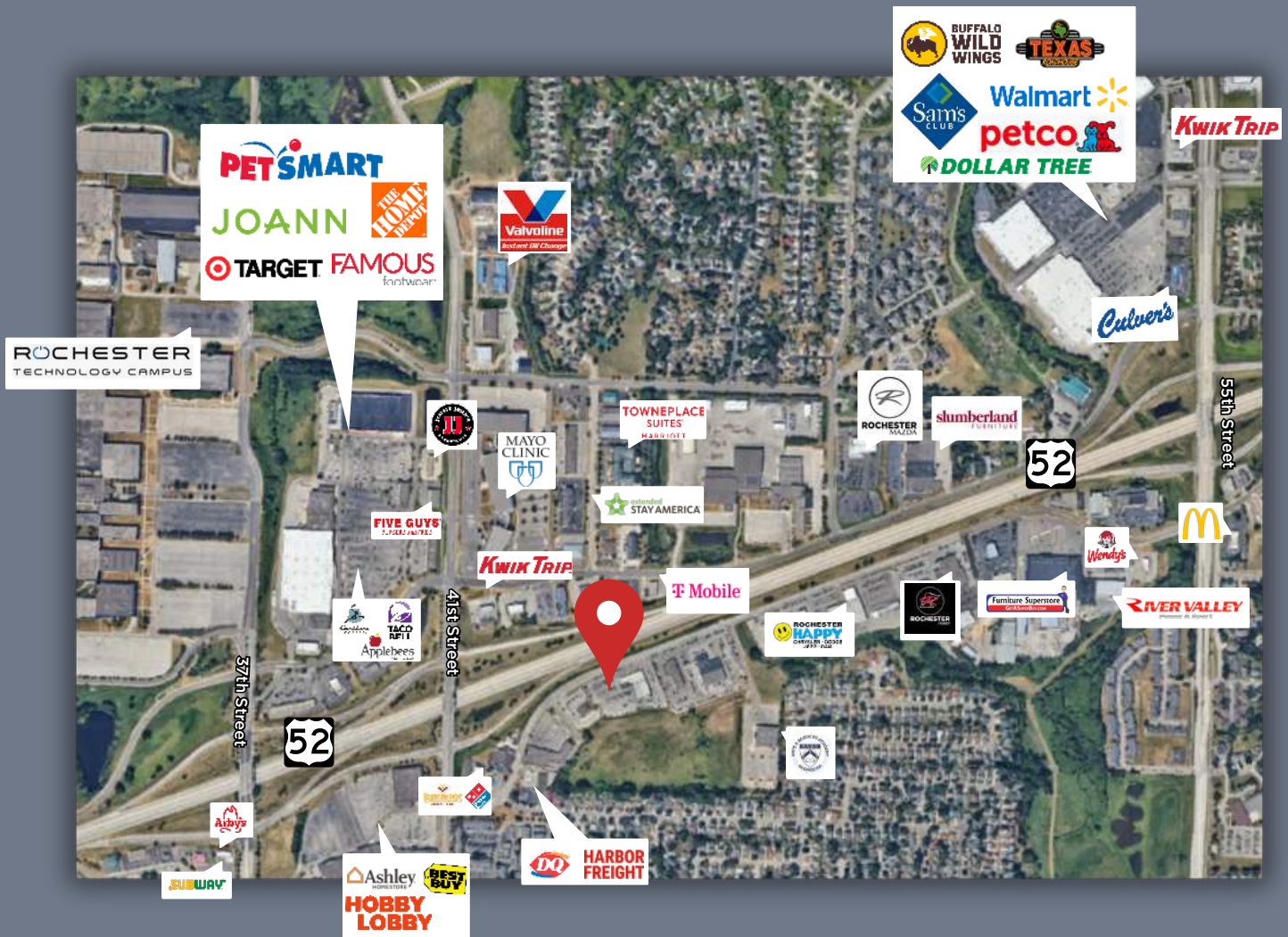
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# OVER 700 FEET OF DIRECT HWY 52 FRONTAGE



## 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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