

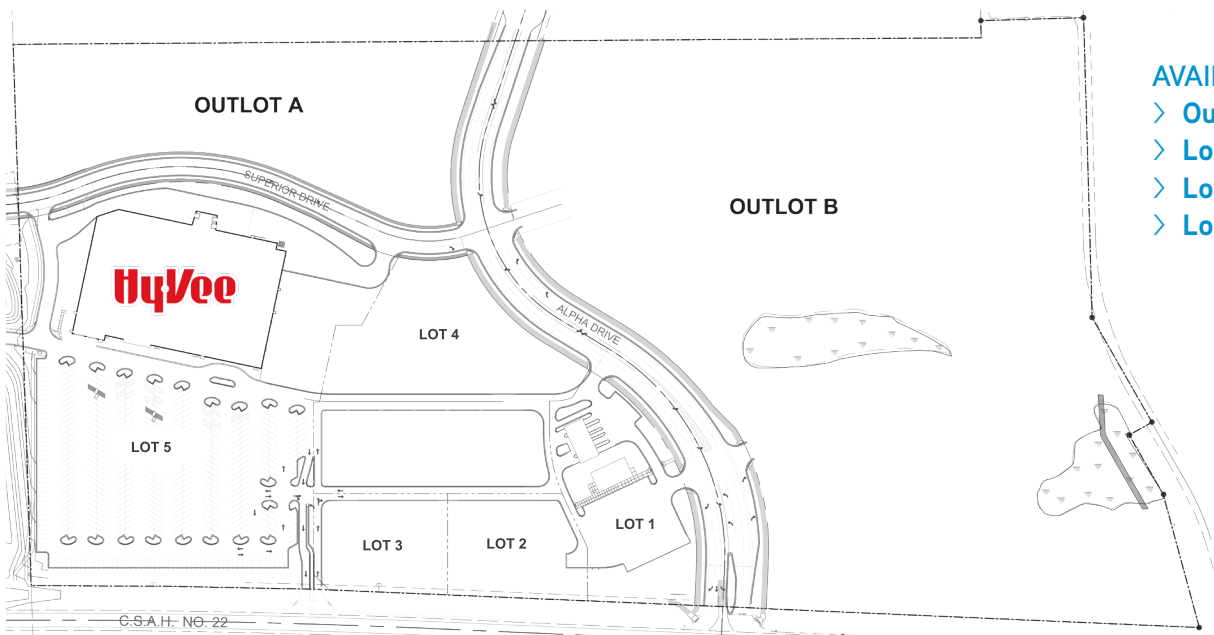
RETAIL DEVELOPMENT SITE FOR SALE OR LEASE >

# Hy-Vee Rochester

NWQ 41st St NW and W Circle Dr NW | Rochester, MN



PARTNER **XTEAM**  
RETAIL ADVISORS



## AVAILABLE FOR SALE:

- > **Outlot B** 24.7 Acres
- > **Lot 2** 1.21 Acres
- > **Lot 3** 1.15 Acres
- > **Lot 4** 4.19 Acres

## CONTACT US

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## ROCHESTER HY-VEE | SITE INFORMATION

- > **Location** NWQ 41st St NW and W Circle Dr NW, Rochester, MN
- > **Description** Retail Development
- > **Center Retail GLA** Approximately 145,000 SF
- > **Land Available** Approximately 25 Acres

### AVAILABLE FOR LEASE:

- > 2,000 - 20,900 SF

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	47,245	85,467	117,759
Median HH Income	\$65,008	\$61,854	\$62,357
Average HH Income	\$82,564	\$86,023	\$85,730

*\* Source: ESRI 2015 Est.*

### TRAFFIC COUNTS:

- > 41st St W 10,400 vpd
- > W Circle Dr NW 18,600 vpd

*\* Source: Minnesota Department of Transportation 2014 Study. Averages are per day total cars*

### 2018 (EST) EXPENSES:

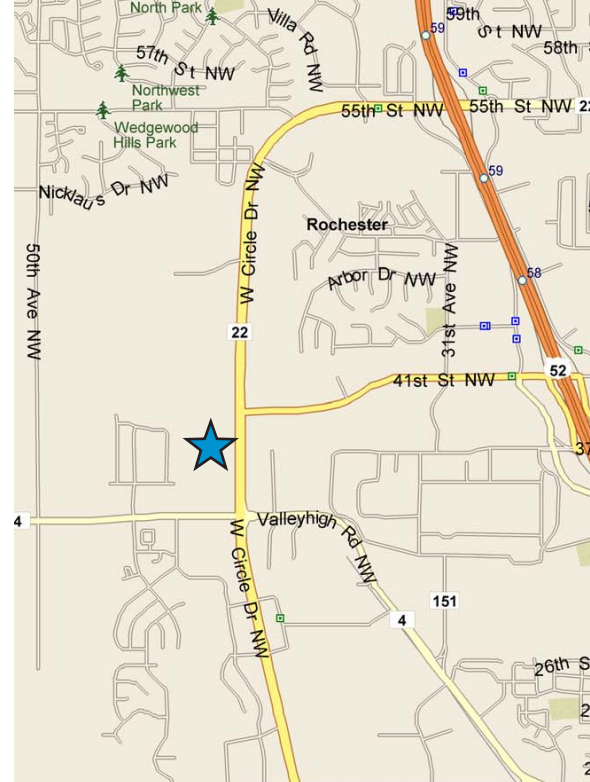
**Total Estimates** TBD

### AREA TENANTS:

- > Arby's
- > Best Buy
- > Costco
- > Gander Mountain
- > Jimmy John's
- > Noodles
- > Petco
- > Staples
- > Walmart
- > Ashley Furniture
- > Buffalo Wild Wings
- > Culver's
- > Hobby Lobby
- > McDonald's
- > Panera
- > Petsmart
- > Subway
- > Wendy's
- > Bakers Square
- > Chipotle
- > Five Guys
- > Home Depot
- > Menards
- > Papa John's
- > Sam's Club
- > Target

### COMMENTS:

In-Line retail and outlot pad opportunities are available next to and in front of a new Hy-Vee grocery store, which is under construction in northwest Rochester. This site is Hy-Vee's fourth location in Rochester. The site is well located on West Circle Drive NW at 41st Street NW, in the heart of the growing and vibrant northwest residential and commercial corridor. The site offers excellent demographics, traffic volume, ease of access and visibility. An adjacent parcel of 25 acres is also available for acquisition for residential and commercial uses. Immediate availability.



## Contact Us

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