CROSSROADS SHOPPING CENTER

1201 BROADWAY AVE S ,
ROCHESTER, MN 55904

PRESENTED BY

REALTY GROWTH

CROSSROADS SHOPPING CENTER - NATIONAL ANCHOR RETAIL OPPORTUNITY

1201 BROADWAY AVE S, ROCHESTER, MN 55904

This lease opportunity offers available spaces within the Crossroads Shopping Center, a well-established hub hosting a diverse mix of national and local retailers. With a rich history of 60 years serving the community of Rochester, MN, the center occupies a prominent location at the corner of S Broadway and Hwy 14 East, making it a prime destination for businesses seeking visibility and accessibility.

- **Prominent Location on South Broadway Ave**
- **Well Established Shopping Center**
- **Strong tenancy including national and local retailers**
- **High visibility and accessibility**

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Prime Anchor Retail Opportunity

Suite 28

Explore endless possibilities in this 20,775 sqft suite with an 8ft overhead door. Unleash your creativity on the open canvas, perfect for a tech hub, creative studio, or dynamic showroom. The flexible design and strategic dock door make it adaptable for any venture. Step into a world where innovation meets practicality, and let your imagination redefine this extraordinary space.

- **Expansive Footprint:** Offers a generous 20,775 square feet of open-canvas retail space.
- **Convenient Loading Access:** Features an 8-foot overhead dock door, making shipping, receiving, and loading highly efficient.
- **Versatile Layout:** The highly adaptable design is perfectly suited for a wide variety of uses, including a dynamic showroom, tech hub, or creative studio.
- **Lease Details:** Available at $12/SF/Year Triple Net (NNN)

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Prime Endcap Retail Opportunity

Suite 42

Suite 42 offers a highly visible, 2,470-square-foot retail opportunity within the well-established Crossroads Shopping Center. Located at the bustling intersection of South Broadway Avenue and Highway 14 East, this suite provides an excellent storefront presence right next to strong anchor tenants like Burggraf's Ace Hardware. With 60 years of history serving the Rochester community, the center boasts a dynamic mix of national and local retailers, ensuring consistent foot traffic and a built-in customer base for your growing business.

- **Optimal Retail Footprint:** 2,470 square feet of adaptable retail space, perfectly sized for a boutique, specialty store, or professional service provider.
- **Prime Co-Tenancy:** Situated directly adjacent to Burggraf's Ace Hardware, benefiting from cross-traffic generated by major center anchors like Aldi, Dollar Tree, and Chick-fil-A.
- **High-Traffic Location:** Strategically positioned at the highly accessible corner of South Broadway and Hwy 14 East, offering maximum visibility to daily commuters.
- **Competitive Lease Terms:** Available at $19/SF/Year Triple Net (NNN)

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