

Barlow Plaza

1315 6th St NW, Rochester, MN 55901



PROPERTY DESCRIPTION

Located at the primary entrance to Downtown Rochester and the Mayo Clinic, who is currently underway on a \$5 Billion expansion just 1 mile away. Barlows plaza is the most central and largest grocery anchored shopping center in Rochester and an institution within the community boasting a long history of providing local residents and visitors premier access to grocery and other services. The shopping center is served by direct access to HWY 14, HWY 52 and Civic Center Drive, with multiple stop lit intersections providing easy ingress/egress. The center is anchored by HyVee and boasts other prominent retailers such as Ace Hardware, HyVee LIquor, Chuck & Dons, Rosatis, Nothing Bundt Cakes, Jackson Hewitt, Great Clips and others. Other area retailers include Walgreens, Olive Garden, Hom Furniture, Fresh Thyme, Caribou, Famous Daves and Dennys.

PROPERTY HIGHLIGHTS

- Strong tenant mix of national, regional & locals
- Convenient ingress/egress and direct access to major transportation routes
- 1-mile away from Mayo Clinic and their \$5 Billion expansion
- Dedicated and ample parking for tenants and visitors
- Professionally managed and maintained

OFFERING SUMMARY

Lease Rate:	Undisclosed
Number of Units:	17
Available SF:	2,562
Building Size:	131,752 SF

CONTACT US

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Retail Property For Lease

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MAYO CLINIC
MAIN CAMPUS

Mayo Clinic's Board of Trustees has approved *Bold. Forward. Unbound.*, a \$5 billion expansion of the Mayo Clinic is commencing in 2024. The expansion represents the largest private project in Minnesota history and is expected to drive growth in Rochester both during construction and upon completion.

MAYO CLINIC
SAINT MARYS CAMPUS

11th Ave. NW
13,900 VPD

16th Ave. NW
5,000 VPD

Civic Center Drive
31,000 VPD

14 41,000 VPD

52 95,000 VPD

BARLOW PLAZA | FAST FACTS

- Barlow Plaza is in a prime location almost 1 mile from the Mayo Clinic Campus near the intersection of Hwy 52 & Hwy 14
- POPULATION:**
1 Mi: 12,560 • 3 Mi: 79,370 • 5 Mi: 122,248
- AVERAGE HOUSEHOLD INCOME:**
1 Mi: \$74,142 • 3 Mi: \$90,144 • 5 Mi: \$99,446

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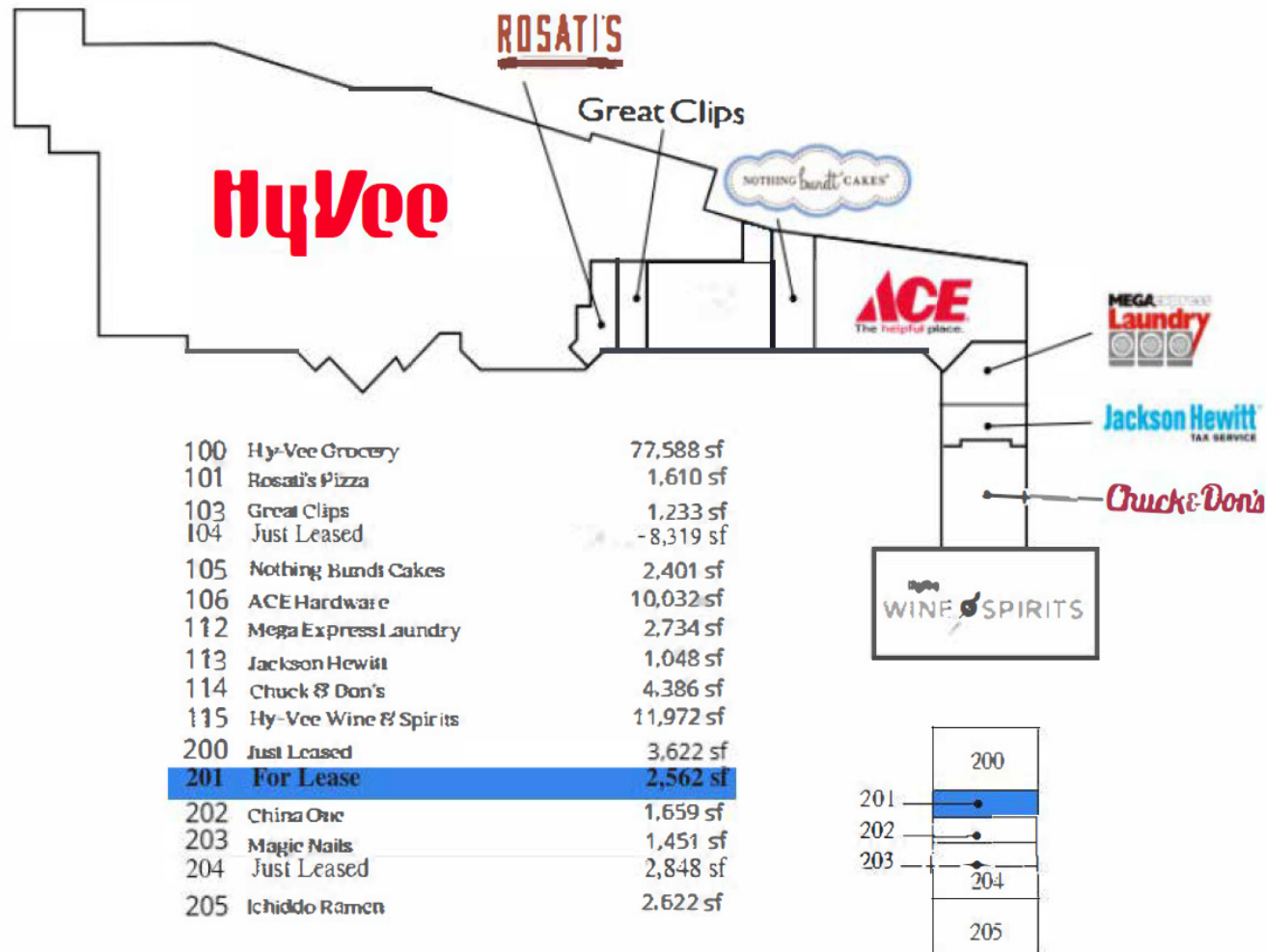
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,562 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201 (B)	Available	2,562 SF	NNN	Negotiable	-

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Barlow Plaza (Suite 201 B)

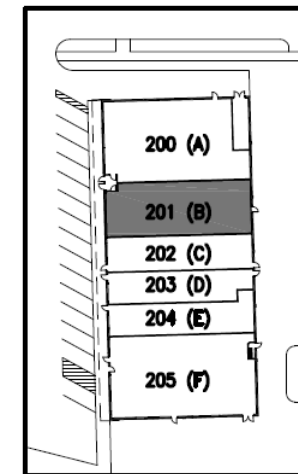
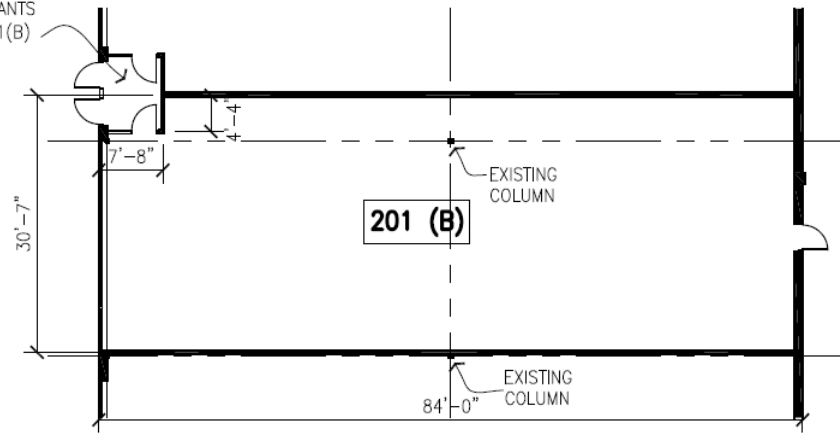
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BARLOW PLAZA LEASE EXHIBIT - TENANT SPACE 201 (B)



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SHARED VESTIBULE
SQ.FT. AREA SPLIT
BETWEEN TENANTS
200(A) & 201(B)



KEY PLAN

BUILDING 'B' TENANT SPACE		S.F. PER LEASE (B)	S.F. ACTUAL
TENANT SPACE 201(B)	SOCCER ADVANTAGE	2,562 sf	2,538 sf

- METHOD FOR TENANT SPACE SQUARE FOOTAGE MEASUREMENT:**
- TENANT DEMISING WALLS (BETWEEN TENANTS) ARE MEASURED TO THE CENTERLINE
 - EXTERIOR WALLS ARE MEASURED AT THE OUTSIDE FACE
 - COMMON WALLS ARE MEASURED TO THE COMMON SPACE SIDE

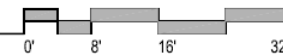


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PLAN UPDATED: 07-26-2017

BUILDING "B" TENANT SPACE 201 'B' - LEASE PLAN EXHIBIT

ORIGINAL SCALE: 1/16"=1'-0"



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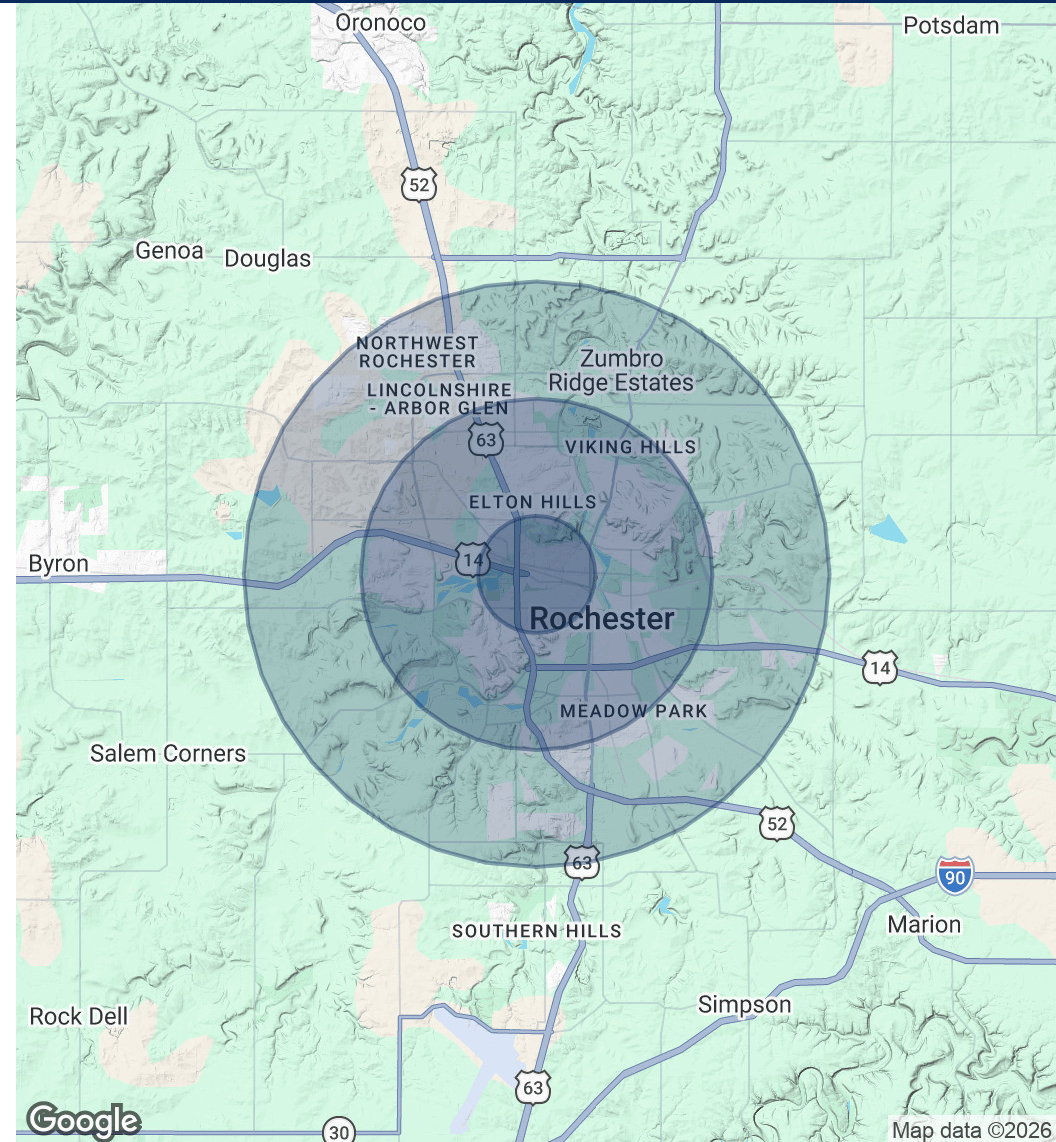
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,599	79,245	120,447
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,394	34,538	49,771
# of Persons per HH	2	2.3	2.4
Average HH Income	\$91,614	\$111,619	\$125,712
Average House Value	\$344,881	\$347,760	\$366,734

2020 American Community Survey (ACS)



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