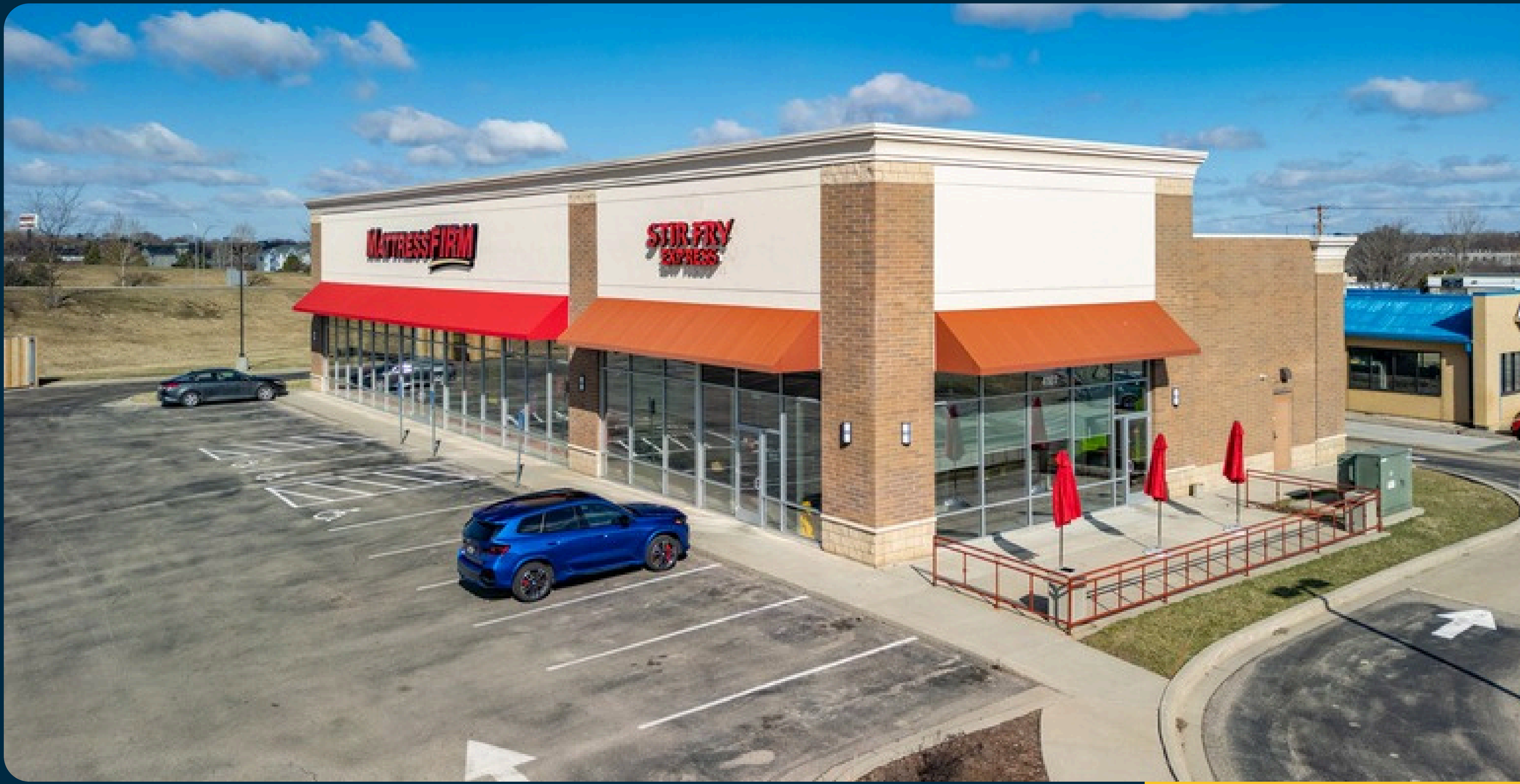

Stabilized Two-Tenant Investment
High-Visibility Hwy 52 Corridor

4107 E Frontage Rd Hwy 52
NW Rochester, MN 55901

REALTY GROWTH

Property Highlights

Property Description

This ±7,522 SF free-standing retail asset offers a rare, 100% leased investment opportunity along one of Rochester's primary commercial arteries. Built in 2013, the property features high-quality modern construction, a flexible two-tenant layout, and a high-demand drive-thru suite—a critical component for long-term tenant retention and asset value. The center is currently anchored by Mattress Firm and Stir Fry Express, offering a stable income stream in a well-maintained facility. With its combination of a manageable footprint, recent vintage, and strong tenant mix, this property is an ideal fit for 1031 exchange buyers or investors seeking a low-maintenance, stabilized asset in a high-growth market.

Location Description

Strategically positioned along the high-traffic Highway 52 corridor, the property at 4107 E Frontage Rd NW offers exceptional visibility and accessibility in the heart of Rochester's commercial district. The site benefits significantly from its location along a primary commercial artery, capturing the attention of over 43,000 vehicles per day and ensuring constant brand awareness for its tenants. Navigability is a key asset for this location, as the property features convenient signalized access and prominent pylon signage that cater to both local commuters and regional travelers. Furthermore, its proximity to Downtown Rochester and the world-renowned Mayo Clinic places the asset at the center of one of Minnesota's most dynamic economic engines. Beyond its immediate positioning, the property's inclusion within the Olmsted County Cannabis-approved zone provides unique, long-term versatility, offering significant potential for future leasing or repositioning strategies.

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Zoning

MX-G Mixed Use General /
Olmsted County Cannabis-Approved Zone

Site Location

The property offers exceptional visibility and accessibility, capturing over 43,000 vehicles per day. Positioned with signalized access and prominent pylon signage, it serves both local commuters and regional travelers, just minutes from Downtown Rochester and the Mayo Clinic.

Tenancy

Currently 100% occupied by Mattress Firm and Stir Fry Express, offering a stable, low-maintenance income stream.

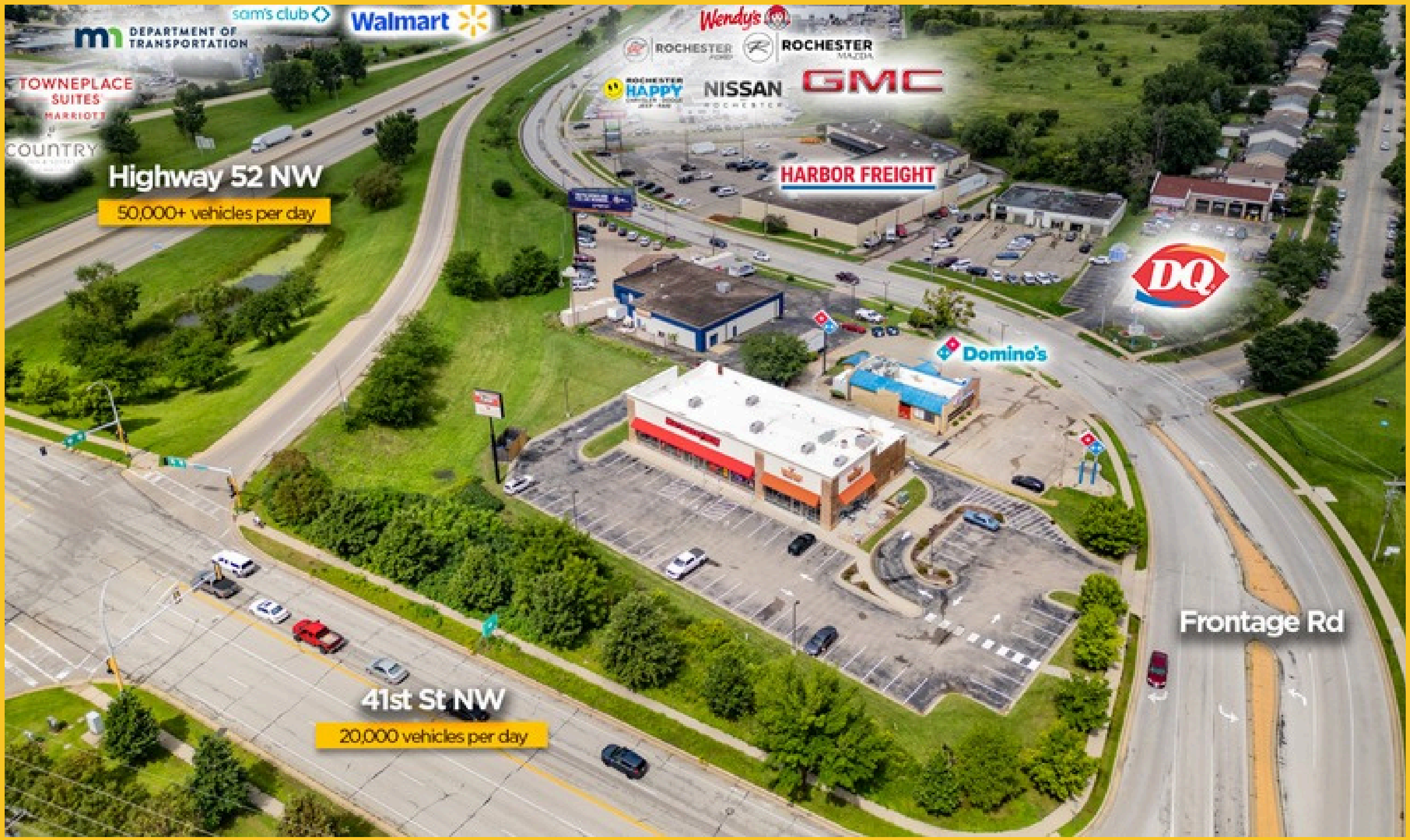
- **High-Visibility Corridor:** Prime positioning on the Highway 52 frontage, capturing over 43,000 VPD.
- **Passive Investment:** Triple Net (NNN) lease structures provide an investor-friendly, low-maintenance ownership experience.
- **Future-Proof Positioning:** Located within the highly desirable Olmsted County Cannabis-approved zone, offering significant long-term repositioning versatility.
- **Modern Asset Quality:** Built in 2013, the property features a functional drive-thru suite and a high-quality building profile.

Investment Summary

$3,300,000	7,522 SF	1.29 Acres	2013
List Price	Building Size	Lot Size	Year Built

Address	4107 E Frontage Rd Hwy 52 NW Rochester, MN 55901
Year Built	2013
Number of Buildings	1
Total Building Size	7,522 SF
Number of Tenants	2
Lease Structure	Triple Net (NNN)
Current Tenants	Mattress Firm, Stir Fry Express

Site Location Map



Why Rochester

Top-Tier National Rankings (2025-2026)

- #19 Best Medium-Sized City in the U.S.
- #5 Best Place to Live in Minnesota.
- #72 Best Place to Live in the U.S. Overall.

Economic Resilience & Quality of Life

- High Income: $92,472 Median Household Income (exceeds national average).
- Low Vacancy Support: 3.2% Unemployment rate vs. 4.5% National average.
- Efficiency: 14.6-minute average commute (8 minutes faster than U.S. avg).
- Stable Growth: Driven by the Mayo Clinic and the $5.6B Destination Medical Center initiative.

The Upper Midwest's Premier Growth Market

Rochester is more than a medical hub; it is a burgeoning economic engine and a premier lifestyle destination. Currently the third-largest city in Minnesota, Rochester has consistently outperformed regional and national averages in population stability, job creation, and quality-of-life rankings.

Livability Top 100: Currently ranked as the #27 Best Place to Live in the U.S. (Livability 2025), proving its appeal to all age demographics, from young professionals to retirees.

Recreational Connectivity: The city boasts over 100 miles of paved trails and massive investments in public spaces like the Cascade Lake Recreation Area.

Educational Excellence: Rochester Public Schools (ISD 535), the district, is consistently rated among the best in the state, making it a primary draw for high-income families and professionals.

The Global Anchor

The World's Healthcare Destination

The Mayo Clinic is not just a healthcare provider; it is the foundation of Rochester's global economic engine. Consistently ranked the #1 hospital in the world by Newsweek, it attracts a high-affluence patient base and a world-class workforce, creating an insatiable demand for high-quality housing, retail, and services.

"BOLD. FORWARD. UNBOUND." Expansion

Mayo Clinic has broken ground on its most significant expansion in history. This transformative multi-year project will redefine the downtown landscape and bolster all surrounding submarkets.

- $5 Billion Capital Investment
- 2.4 Million SF New Construction
- 6,000 New Jobs by 2030

The DMC Advantage: A $5.6 Billion Public-Private Partnership

As Minnesota's largest public-private partnership, the $5.6 billion DMC initiative is a 20-year strategic plan that positions Rochester as the global epicenter for healthcare innovation and the world's premier destination for medical excellence.

- $585 Million in Public Funding
- The Link BRT ($143M): A high-frequency, Bus Rapid Transit system opening in November 2026.
- Targeted Growth Districts
- Infrastructure-First Strategy

Stabilized Two-Tenant Investment

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