

## VARIETY OF SPACES

100 1ST AVE SW | ROCHESTER, MN 55902

### FIRST AVENUE SUITES | PEACE PLAZA



## PROPERTY HIGHLIGHTS

- Turnkey retail and restaurant spaces available
- Highly desirable Peace Place location
- Highly desirable location on 1st Avenue SW
- Location is steps away from Mayo Clinic
- High foot and vehicle traffic counts
- Prominent full glass frontage
- Premium downtown corner overlooking Peace Plaza, full of entertainment, arts & culture



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**FLOOR  
PLANS**

**MAIN LEVEL**



**MAIN LEVEL SPACES 101 - 105** SCALE: 1/16" = 1'-0"



**MAIN LEVEL SPACES 101 - 104** SCALE: 1/16" = 1'-0"

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**SPACE 104: FORMERLY "PRIMP"**

<b>Service Type:</b>	Modified Gross Lease
<b>Space Available:</b>	1,707 SF
<b>Space Type:</b>	Renovated
<b>Lease Term:</b>	Negotiable
<b>Space Use:</b>	Retail
<b>Floor:</b>	1st Floor


**TRAFFIC COUNTS (vehicles per day)**

<b>West Center Street:</b>	7,800
<b>3rd Avenue SW:</b>	3,950
<b>2nd Street SW:</b>	11,400
<b>Broadway Avenue S:</b>	22,000
<b>4th Avenue SW:</b>	12,600


**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>
<b>Population:</b>	15,886	75,659
<b>Households:</b>	8,205	32,388
<b>Average HH Income:</b>	\$60,482	\$81,266
<b>Average Age:</b>	38	38
<b>Daytime Employees:</b>	84,983	113,137

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### SPACE 103: FORMERLY "JERK KING"

<b>Service Type:</b>	Modified Gross Lease
<b>Space Available:</b>	1,989SF
<b>Space Type:</b>	Renovated
<b>Lease Term:</b>	Negotiable
<b>Space Use:</b>	Turn-Key Restaurant
<b>Floor:</b>	1st Floor



### TRAFFIC COUNTS (vehicles per day)

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**"PRIMP"**



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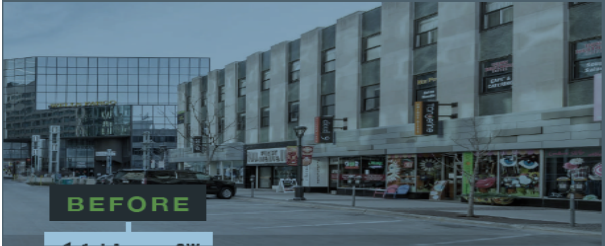
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**"JERK KING"**



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