

Retail Property For Lease

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. Barlow's 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 & Don's, Rosatis, Nothing Bundt Cakes, Jackson Hewitt, Great Clips and others. Other area retailers include Walgreens, Olive Garden, Home Furniture, Fresh Thyme, Caribou, Famous Dave's and Denny's.

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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:	Negotiable
Number of Units:	17
Available SF:	2,562
Building Size:	131,752 SF



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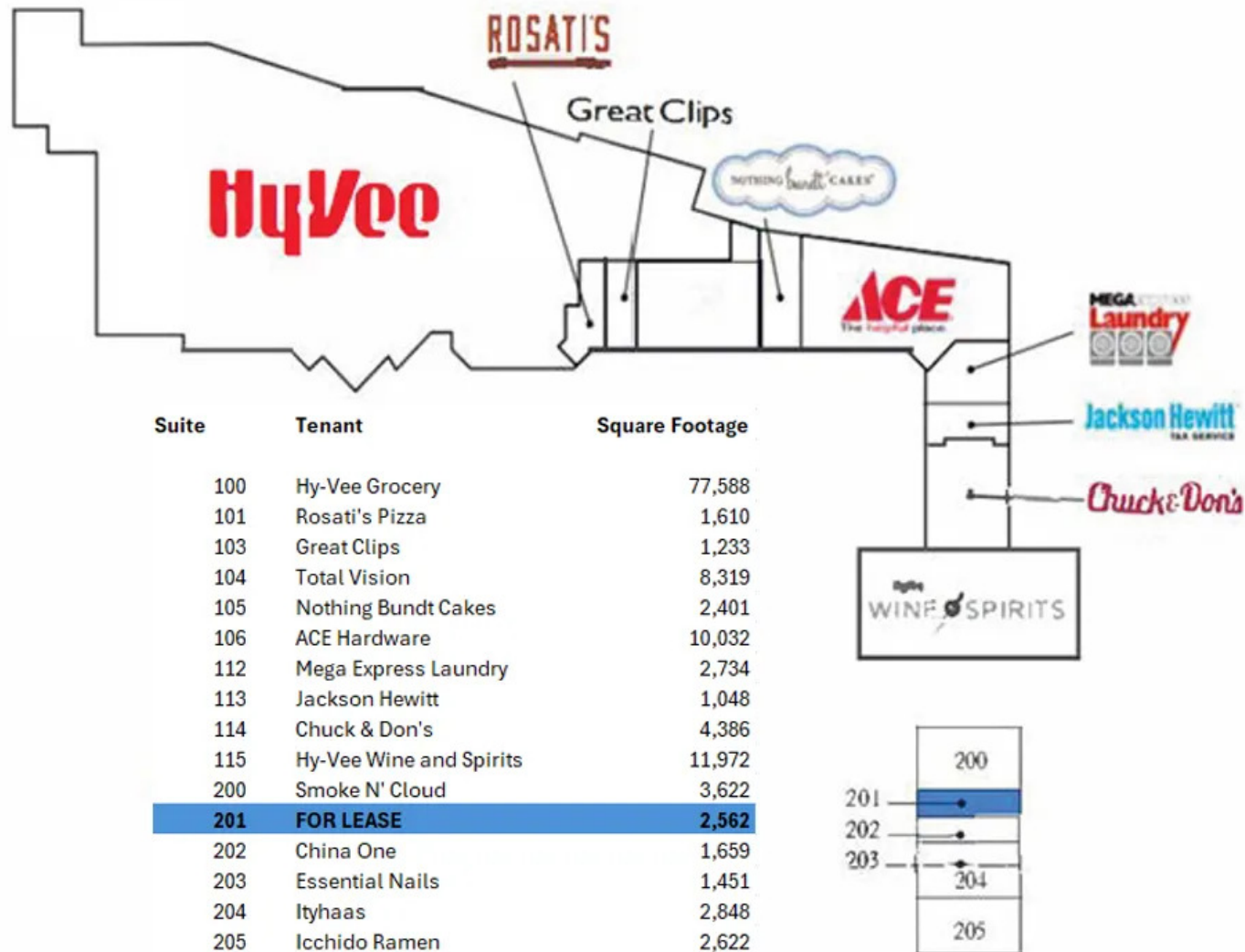
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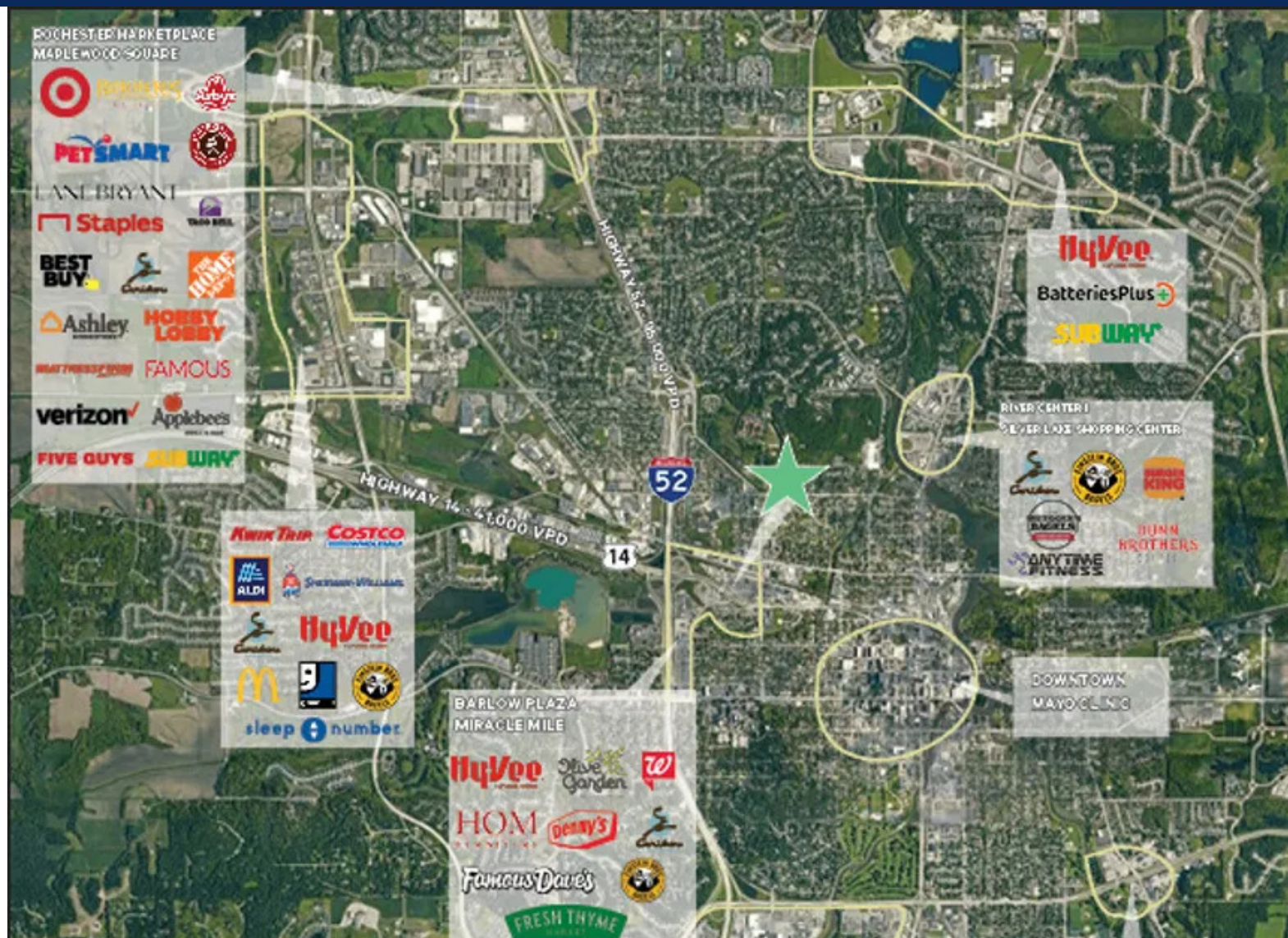
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	10 Years
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	In-line retail suite in the Barlows outlot strip center with exceptional facade and pylon signage opportunity. Located at the east entrance to the HyVee anchored Barlows plaza providing exceptional access, parking and visibility. This space is an exceptional opportunity for retail users to enjoy the demand generation of HyVee, Ace Hardware and several popular food establishments. Barlows Plaza is Rochester's largest grocery anchored shopping center near downtown and the Mayo Clinic.

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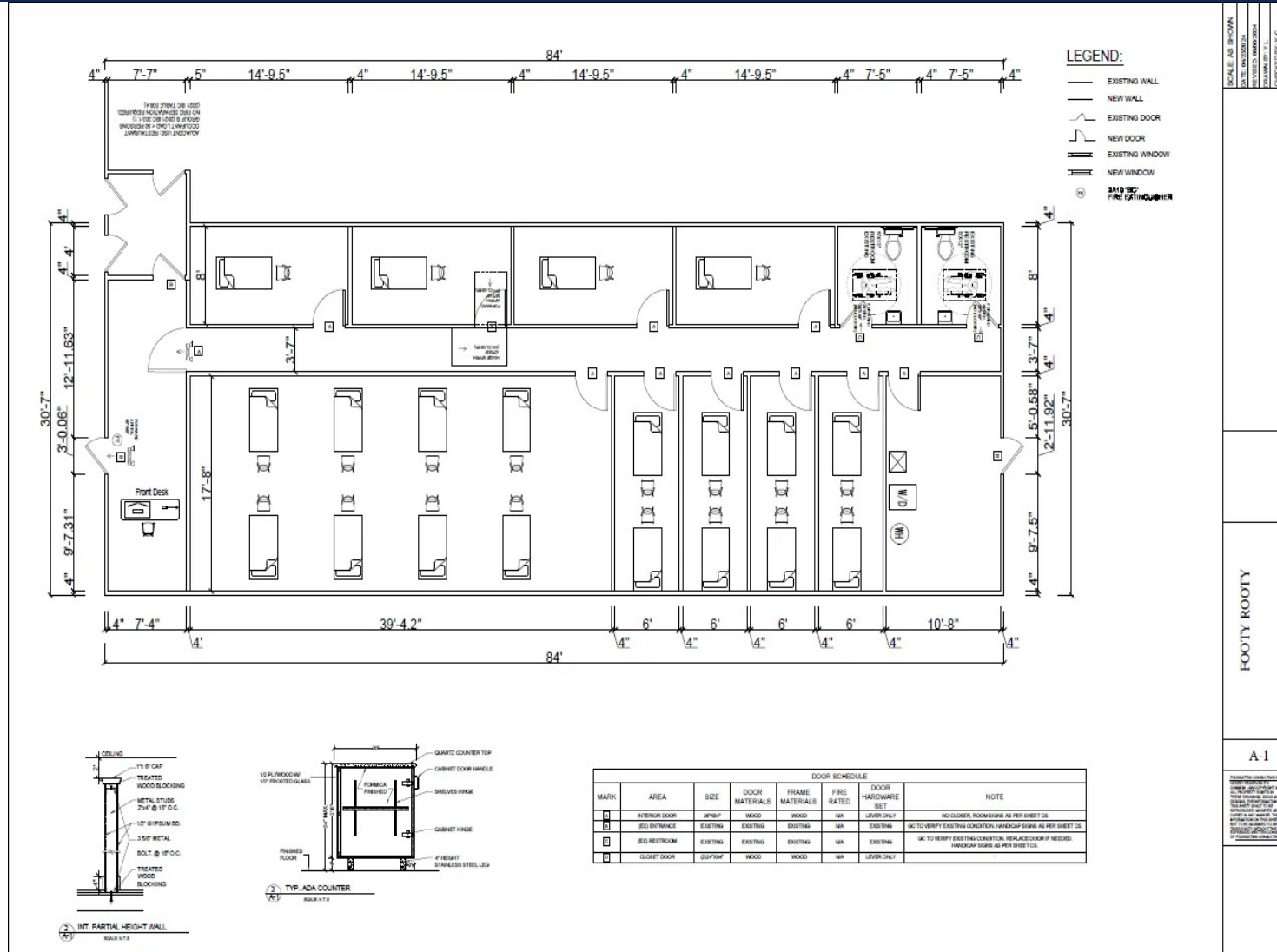
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Barlow Plaza (Suite 201B)

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