



FOR SALE

**4444 HWY 52 N
ROCHESTER, MN 55901**

PRICE **\$5,900,000**

TYPE OFFICE | RETAIL | MIXED-USE

BUILDING SIZE +/- 18,156 SQFT

FEATURES

- Rare opportunity awaits at this nearly 4-acre commercial site with unbeatable highway frontage and exposure. The former home to Tom Kadlec Kia includes an 18,156 SF building with showroom, offices, service bays, and more. With some of the strongest traffic counts in Rochester, this property offers unparalleled potential for both reuse or redevelopment.
- Located in a well-established commercial corridor and just minutes from the Mayo Clinic and Downtown Rochester, this is an ideal site for investors, developers, or owner-users looking to capitalize on Rochester's continued growth.

[CLICK HERE FOR
DEAL ROOM](#)



Chad Behnken, CCIM | Principal

chad@coreregroup.com

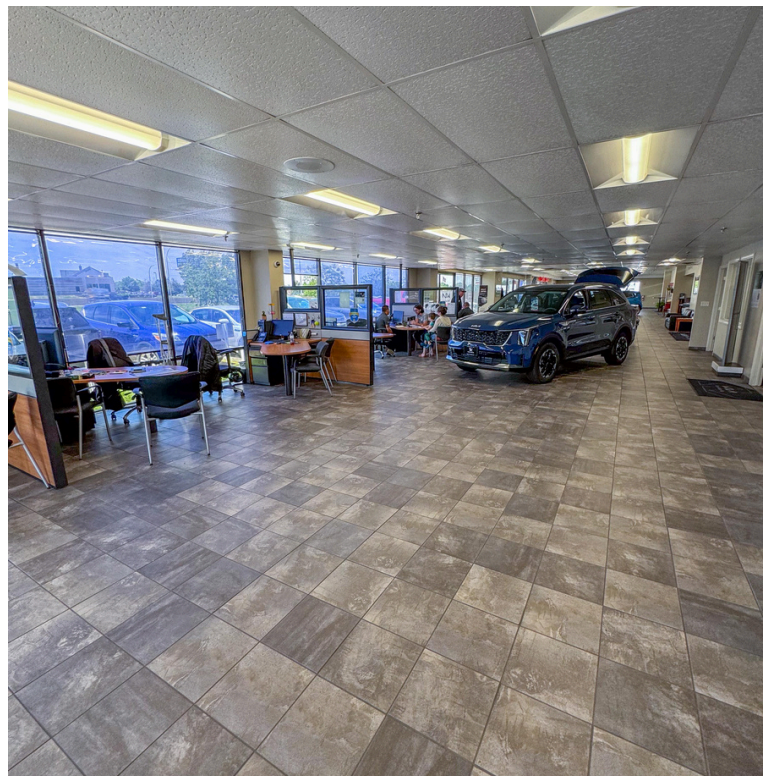
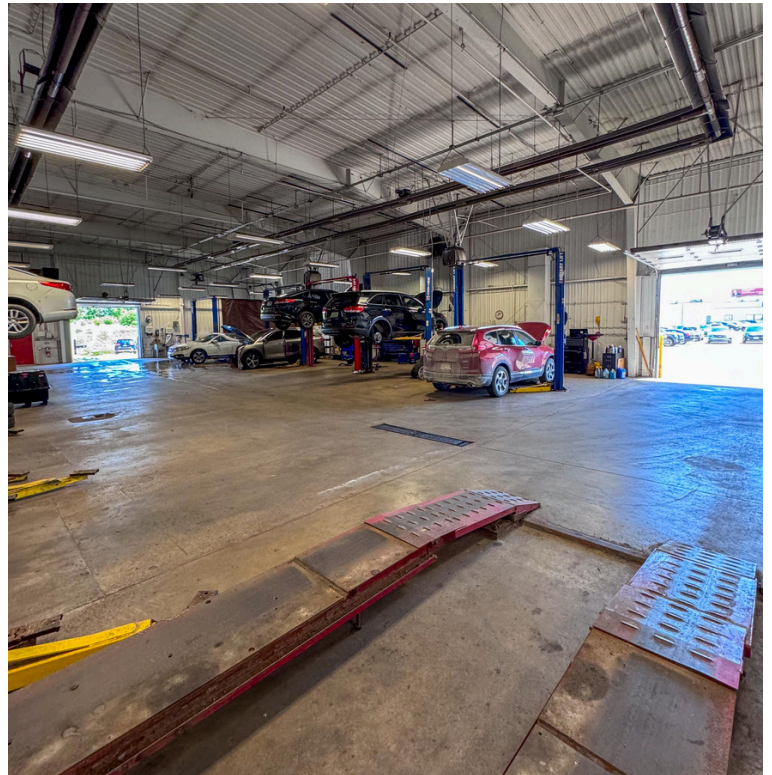
507.251.7667 (M)



Matt Gove

matt@rgi-group.com

507.951.1147 (M)



OVER 700 FEET OF DIRECT HWY 52 FRONTAGE



TRAFFIC COUNTS

55th Street - 18,200 CPD	37th Street - 20,400 CPD
HWY 52 - 52,227 CPD	41st Street - 21,008 CPD

WITHIN A 1 MILE RADIUS

11,019	4,373
Total Population	Households