



Land For Sale

West End Development

2056 Scott Rd NW, Rochester, MN 55901

CONTACT US

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Jeff Brown

Partner

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1.43 Acres
For Sale

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West End Development Outlot

2056 Scott Rd NW, Rochester, MN 55901



OFFERING SUMMARY

Sale Price:	\$935,000
Price/SF Land	\$15.00/SF
Lot Size (Square Feet):	62,290
Lot Size (Acres):	1.43 Acres
Zoning:	LI - Light Industrial

PROPERTY HIGHLIGHTS

- Towner Companies development West End Wellness Campus Phase-1 is now 100% leased by successful tenants including; Onward Counseling and West End Blends
- Located across the street from Costco in one of Rochester busiest commercial corridors, just 1.5 miles from HWY-52 and 4 miles from downtown Rochester
- City water, sewer and storm water ran to phase-1 (Lot-A), providing efficient and low cost connections for Lot B
- Flat grade, shovel ready site, curb cut, curb, gutter, paved road access, fire hydrant, parking lot lighting, portions of shared parking and landscaping have been installed by developer as part of phase-1, substantially reducing a buyer's site development costs and timeline
- Storm water retention handled off-site maximizing developable square footage and lowering future maintenance and operating cost

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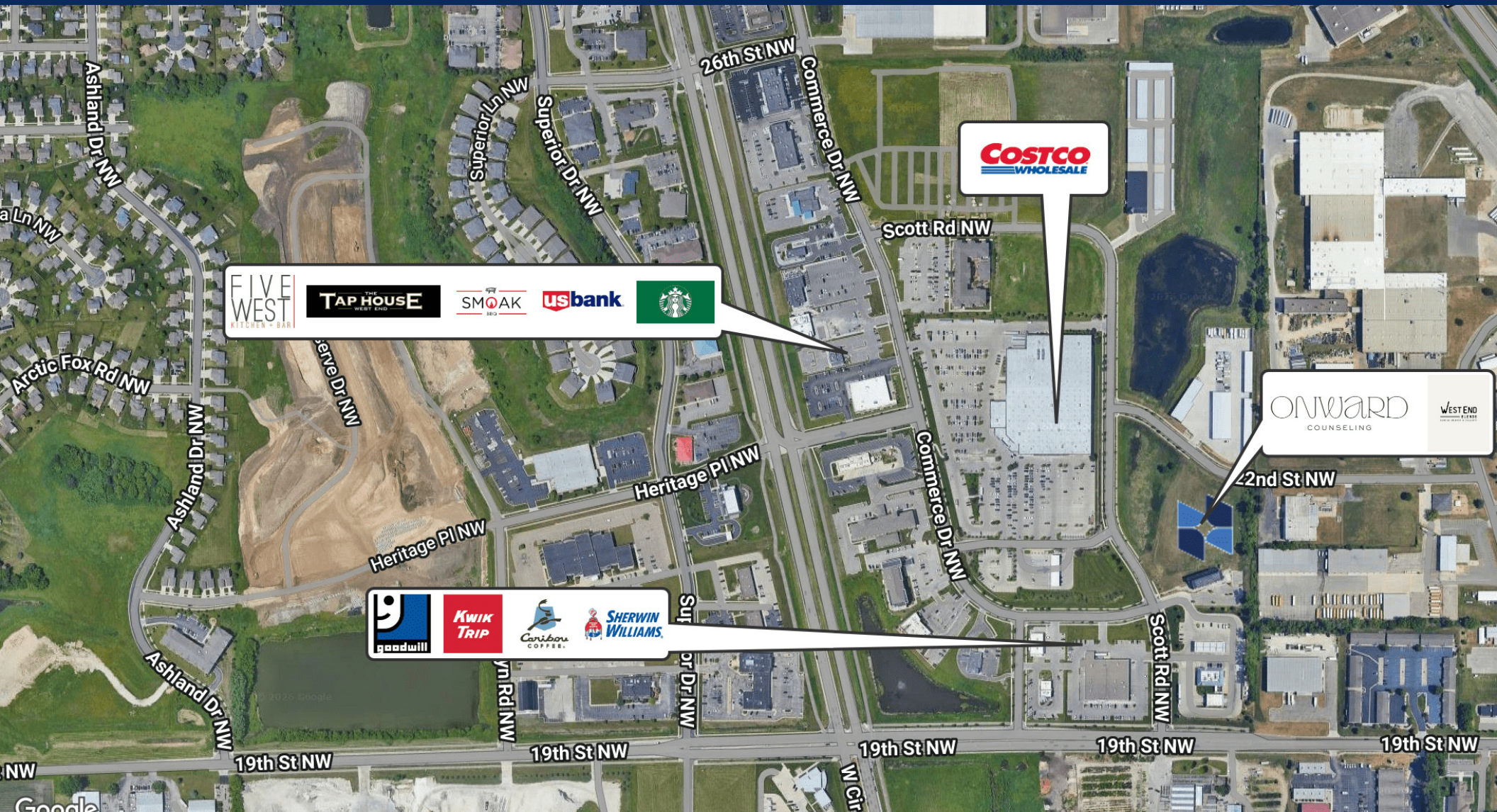
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Retail Map

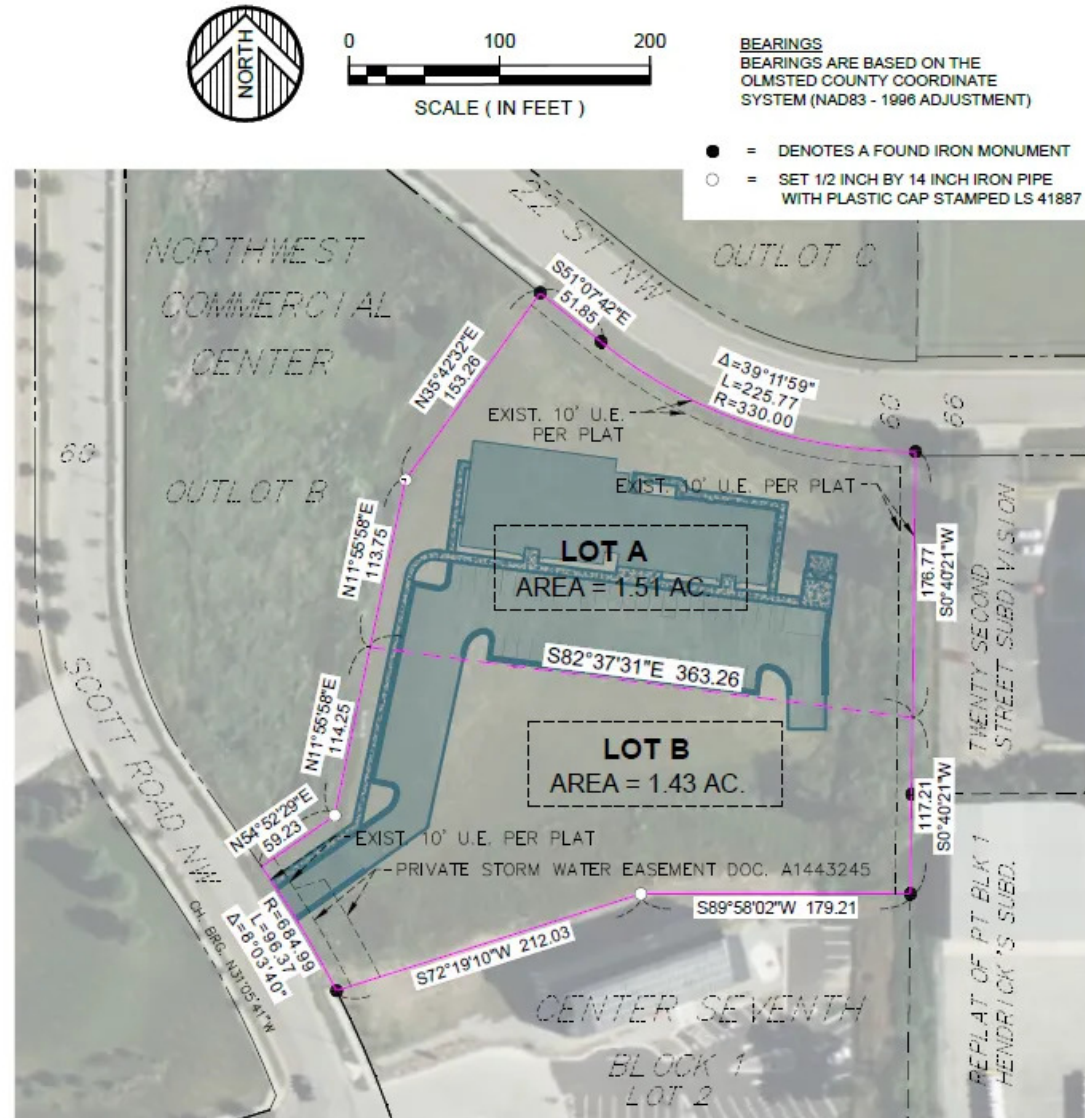


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Site Plan



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Example Site Concept Plan

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 **North Rock**
REAL ESTATE

Land For Sale

Example Rendering



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Phase-1 West End Development

100% Leased | Onward Counseling, West End Blends, more to be announced soon!



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Rochester Market Overview

2056 Scott Rd NW, Rochester, MN 55901



ROCHESTER, MN

Rochester, Minnesota, is a thriving regional hub anchored by the world-renowned Mayo Clinic, the state's largest employer with more than 45,000 employees. Mayo generates over \$16 billion in annual revenues, fueling steady demand across healthcare, research, and professional services.

The city is experiencing transformative growth through the \$5.6 billion Bold. Forward. Unbound Mayo Clinic venture in conjunction with the Destination Medical Center initiative, a 20-year public-private partnership designed to enhance Rochester into a global destination for healthcare and innovation. This effort continues to drive robust population growth, high-income household formation, and sustained demand for office and medical space.

Rochester's strategic location—just 85 miles southeast of Minneapolis-St. Paul—offers excellent connectivity via Highway 52 and Rochester International Airport. The city consistently ranks among the top U.S. metros for livability, healthcare access, and economic stability, making it one of the Midwest's most dynamic secondary markets.

WHY ROCHESTER?

Demographic Strength: Rapidly growing population base with high average household incomes (\$125,000+ within 5 miles), supporting office, healthcare, retail, and housing demand.

Economic Stability: Ranked consistently among the top U.S. metros for livability and healthcare access, Rochester benefits from recession-resistant demand drivers tied to healthcare and research.

Diverse Tenant Demand: A dynamic mix of medical, professional services, technology, and retail users creates a balanced and resilient leasing environment.

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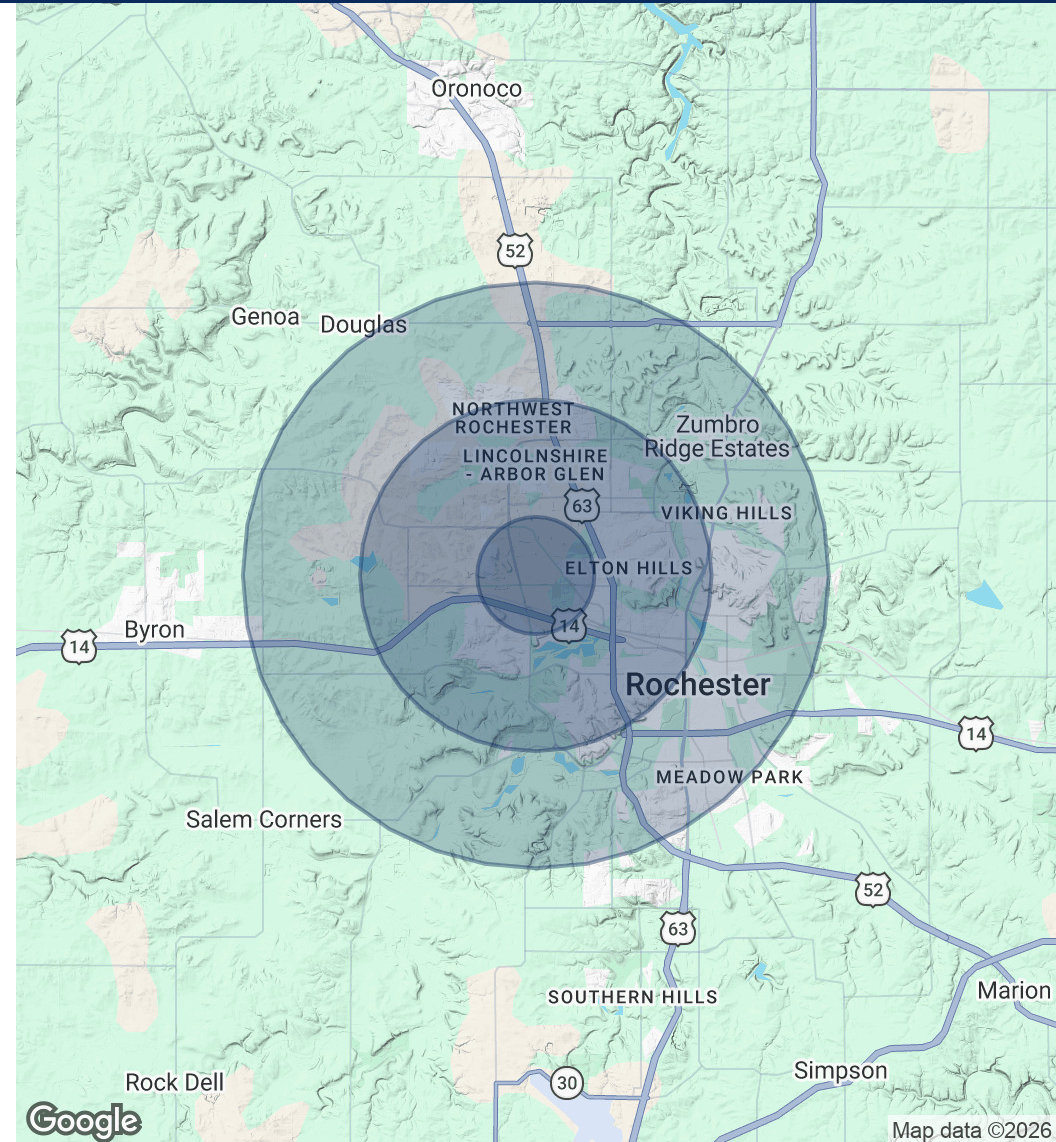
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,192	62,078	104,418
Average Age	30.0	37.4	38.3
Average Age (Male)	30.4	36.3	37.0
Average Age (Female)	34.4	38.5	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,021	25,964	44,167
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$88,148	\$116,685	\$119,339
Average House Value	\$274,286	\$330,680	\$335,143

2023 American Community Survey (ACS)



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