

Exceptional Branding Opportunity: Free-Standing Retail/Service Space

1600 N Broadway Ave, Rochester, MN 55906



**\$13 PSF
NNN**



1,292 SF



**0.31
ACRES**

- **Prime Exposure:** 21,000+ vehicles per day on North Broadway.
- **White-Boxed:** Clean, open shell ready for custom build-out.
- **Maximum Branding:** High-visibility pylon and building signage.
- **Prime Location:** Minutes from Downtown/Mayo with dedicated parking.



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