

FOR LEASE

Stone Crossing

1221 3rd Ave SW
Rochester, MN



Comments

Great location on heavily trafficked area between Apache Mall and Crossroads Shopping Center off of Highway 14 E. Endcap retail store front on main level. Second floor office suites available immediately.

TENANT INCENTIVE - 6 MONTHS FREE BASE RENT TO QUALIFIED TENANTS WITH A 3-5 YEAR TERM



Building/Land

Min Available: 476 sf
Max Available: 1926 sf
Main Floor
Base Rent: \$14.00/sf
CAM / TAX: \$7.15/sf
2ND Floor Office
Base Rent: \$10.00/sf
CAM / TAX: \$7.24/sf
Lease Type: NNN
Lease Term: 3-5 yrs.

Additional

Traffic Counts
South Broadway - 49,400 cpd
Highway 14 E - 43,100 cpd
Daytime Population
3 mile - 5 mile
87,772 128,386

Contact

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