



**AVISON
YOUNG**

INDUSTRIAL FOR SALE/LEASE

455

ROCHESTER MEDICAL DR NW
Stewartville, MN

Partnership. Performance.

Opportunity

57,500 Square Feet Available

Newly Construction in 2014

Excellent Manufacturing, Medical, and Production Space

Highly Maintained

Easy Access to I-90 via Hwy 63

Close Proximity to Mayo Clinic



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OFFERING SUMMARY

Sale Price: \$4,475,000

Price / SF: \$77.83

Lot Size: 10.49 Acres

Building Size: 57500 SF

PROPERTY HIGHLIGHTS

- To be inserted after Avison Young site visit

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	594	3,786	17,451
Total Population:	1,558	9,933	44,176
Average HH Income:	\$62,717	\$66,993	\$89,087



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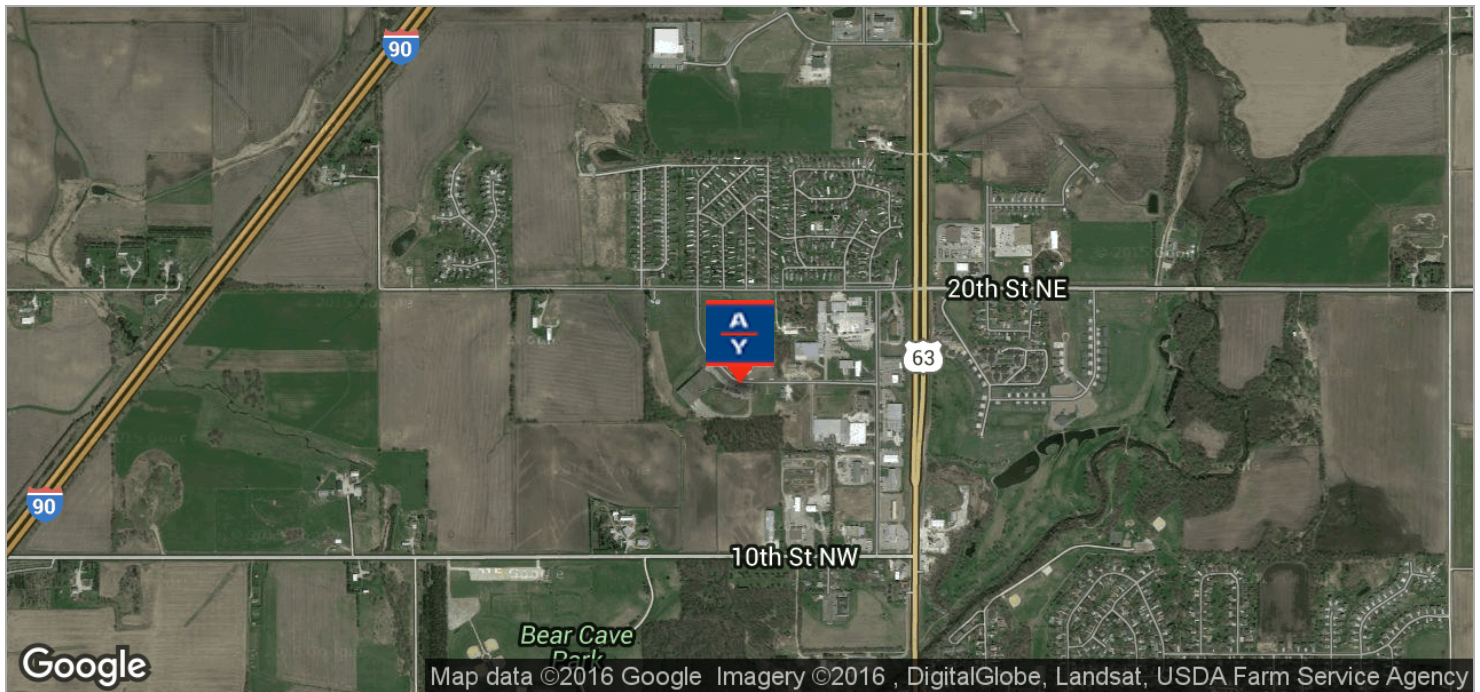
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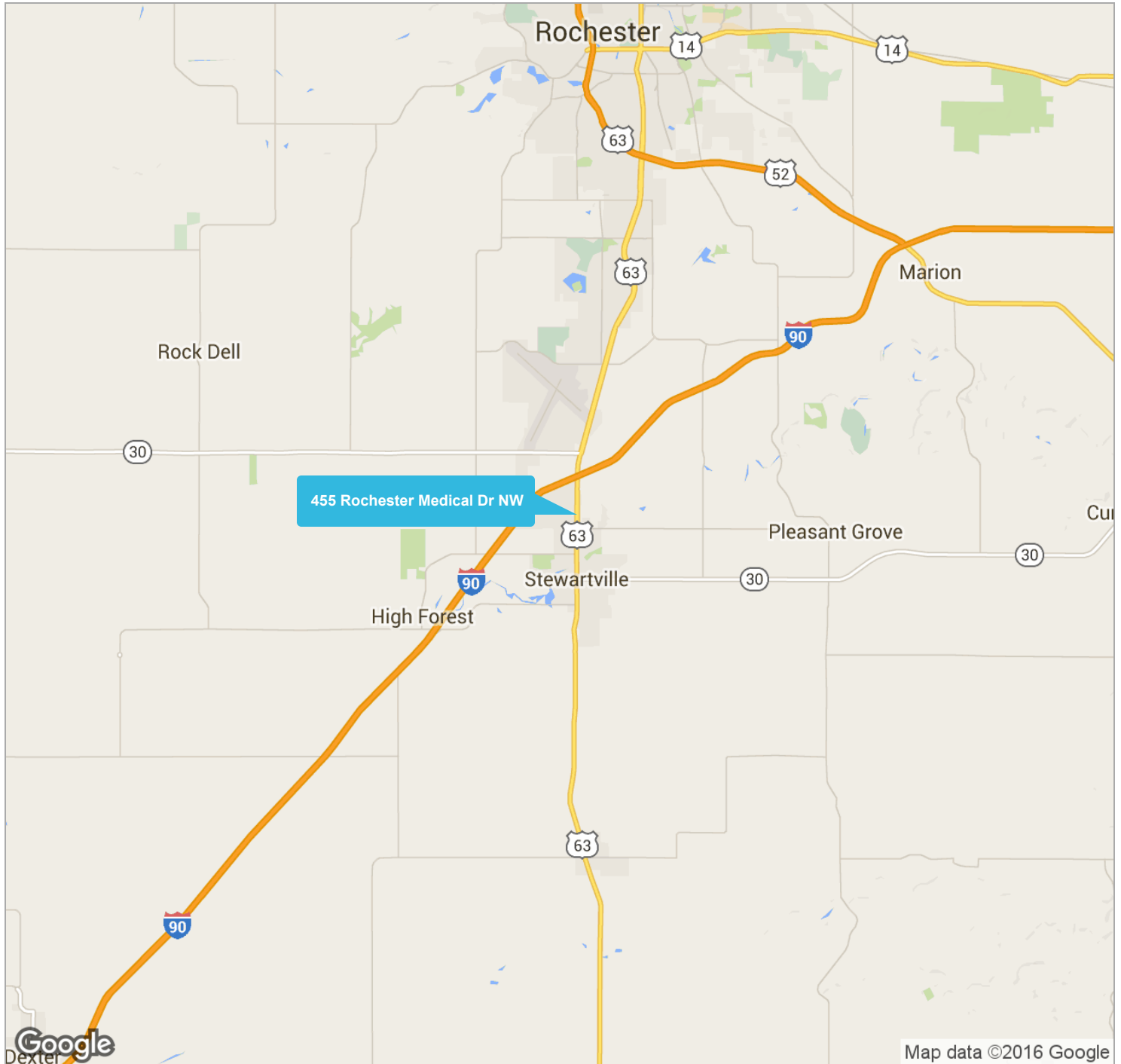
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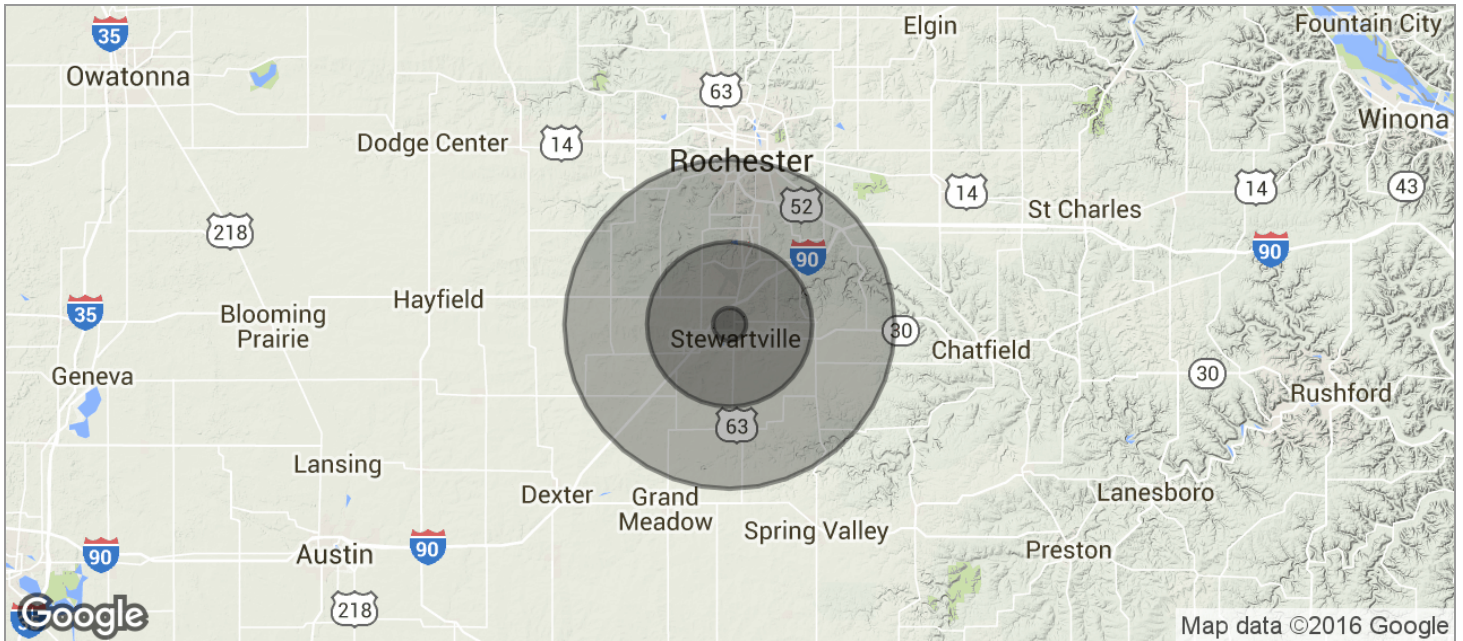
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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,558	9,933	44,176
MEDIAN AGE	35.9	36.8	39.1
MEDIAN AGE (MALE)	37.3	37.9	38.9
MEDIAN AGE (FEMALE)	33.4	34.7	38.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	594	3,786	17,451
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$62,717	\$66,993	\$89,087
AVERAGE HOUSE VALUE	\$164,954	\$171,972	\$221,424

RACE

	1 MILE	5 MILES	10 MILES
% WHITE	96.8%	96.8%	91.9%
% BLACK	1.1%	1.1%	2.0%
% ASIAN	1.8%	1.6%	3.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	0.2%	0.2%	0.8%

ETHNICITY

	1 MILE	5 MILES	10 MILES
% HISPANIC	1.0%	1.0%	2.7%

* Demographic data derived from 2010 US Census



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