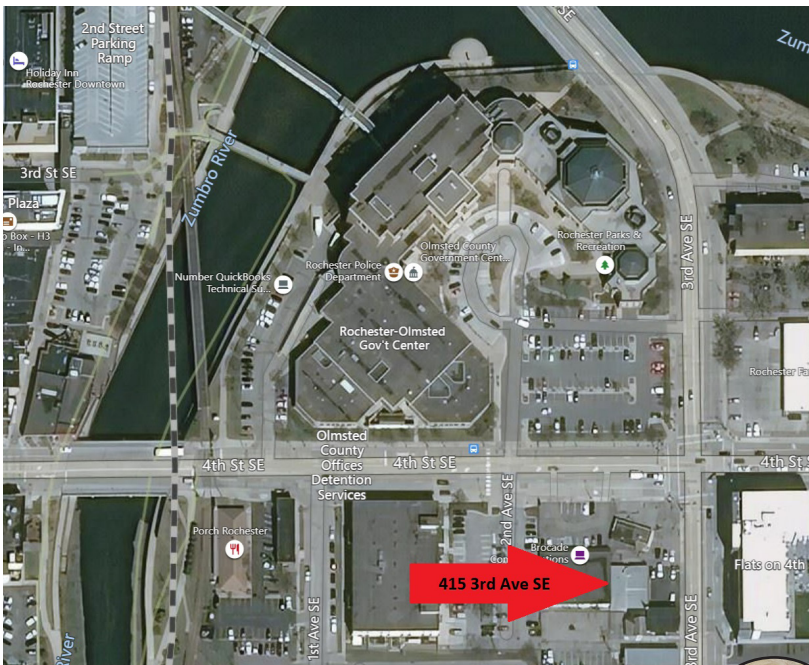


# Freestanding Professional Building



415 3rd Ave SE • Rochester, MN



## Professional Office Building

### PROPERTY FACTS

Property Type:	Freestanding Office
Size:	3,240 sf
Year built:	1962
Parcel Size:	.13 ac
Sales Price:	\$675,000
NNN Price:	\$12.00 psf
CAM/RETax:	\$8.03 psf
Traffic Counts:	4th St & 3rd Ave -18,728 cpd

### Five Mile Demographics

Daytime Population:	112,757
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