### OPERATING C-STORE - DO NOT ENGAGE WITH EMPLOYEES

# 3225 40TH AVE NW FOR SALE

3225 40TH AVE NW, ROCHESTER, MN



### SPACE AVAILABLE

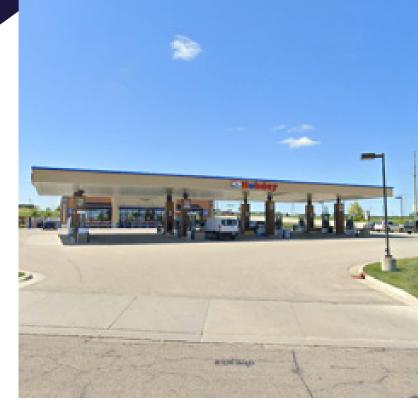
- 5,860 SF
- 1.81 Acres

**SALE PRICE** \$2,750,000

#### **REAL ESTATE TAXES** \$38,336.00

### **PROPERTY HIGHLIGHTS**

- PID # 742041058106
- Built in 2003





## **PROPERTY PHOTOS**











## DEMOGRAPHICS



|         | 2024<br>POPULATION | 2024 AVERAGE<br>HOUSEHOLD INCOME | 2024<br>DAYTIME EMPLOYMENT |
|---------|--------------------|----------------------------------|----------------------------|
| 1 Mile  | 4,858              | \$118,490                        | 5,373                      |
| 3 Miles | 54,490             | \$104,808                        | 30,210                     |
| 5 Miles | 101,891            | \$108,793                        | 189,555                    |

## **TWIN CITIES OVERVIEW**

Minneapolis is home to **seven professional sports teams** and was crowned the best city to be a sports fan in in 2023. In the last six years Minneapolis hosted the 2018 Super Bowl, the 2024 US Gymnastics Olympic Trials, NCAA Women's Volleyball Championship, the NCAA Final Four, the NCAA Women's Final Four, the Summer X Games, the 2019 KPMG Women's PGA Championship, and is the home of the PGA Tour's 3M Open.









WOMEN'S BASKETBALL

**MEN'S FOOTBALL** 



**MEN'S BASKETBALL** 

**MEN'S BASEBALL** 



**MEN'S SOCCER** 



**MEN'S BASEBALL** 

**MEN'S HOCKEY** 



WOMEN'S HOCKEY

### **UPCOMING TWIN CITIES EVENTS**

2025





2026 **WORLD JUNIORS HOCKEY CHAMPIONSHIP** 



2026 **SPECIAL OLYMPICS USA GAMES** 



2029 **RYDER CUP** 

### Headquartered In Greater MSP **FORTUNE 500 COMPANIES**

| GREATER MSP<br>RANK | COMPANY                 | FORTUNE 500<br>RANKING | REVENUE<br>(billions) |
|---------------------|-------------------------|------------------------|-----------------------|
| 1                   | UnitedHealth Group      | 5                      | \$324.1               |
| 2                   | Target Corporation      | 33                     | \$109                 |
| 3                   | СНЅ                     | 90                     | \$47.8                |
| 4                   | Best Buy                | 94                     | \$46.3                |
| 5                   | 3M                      | 116                    | \$34.2                |
| 6                   | U.S. Bancorp            | 149                    | \$27.4                |
| 7                   | C.H. Robinson Worldwide | 160                    | \$24.6                |
| 8                   | Land O' Lakes           | 213                    | \$19.2                |
| 9                   | General Mills           | 219                    | \$18.9                |
| 10                  | Xcel Energy             | 271                    | \$15.3                |
| 11                  | Ameriprise Financial    | 289                    | \$14.3                |
| 12                  | Ecolab                  | 293                    | \$14.1                |
| 13                  | Hormel Foods            | 330                    | \$12.4                |
| 14                  | Thrivent Financial      | 412                    | \$9.3                 |
| 15                  | Polaris Industries      | 424                    | \$8.9                 |

### FORBES LARGEST PRIVATE COMPANIES

| RANK | COMPANY                 | INDUSTRY                  | REVENUE<br>(billions) | EMPLOYEES |
|------|-------------------------|---------------------------|-----------------------|-----------|
| 1    | Cargill                 | Food, Drink, &<br>Tobacco | \$165                 | 155,000   |
| 115  | Mortenson               | Construction              | \$4.8                 | 3,000     |
| 119  | Digi-Key<br>Electronics | Capita Goods              | \$4.71                | 5,135     |
| 139  | Ryan<br>Companies       | Construction              | \$4                   | 1,250     |
| 158  | Andersen                | Construction              | \$3.4                 | 11,000    |
| 178  | Rosen's<br>Diversified  | Food, Drink, &<br>Tobacco | \$3.1                 | 4,000     |
| 204  | Johnson Bros<br>Liquor  | Food, Drink, &<br>Tobacco | \$2.7                 | 3,500     |
| 237  | Taylor                  | Media                     | \$2.3                 | 12,000    |



## AERIAL





## **AERIAL**



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