OPERATING C-STORE - DO NOT ENGAGE WITH EMPLOYEES

3225 40TH AVE NW FOR SALE

3225 40TH AVE NW, ROCHESTER, MN



SPACE AVAILABLE

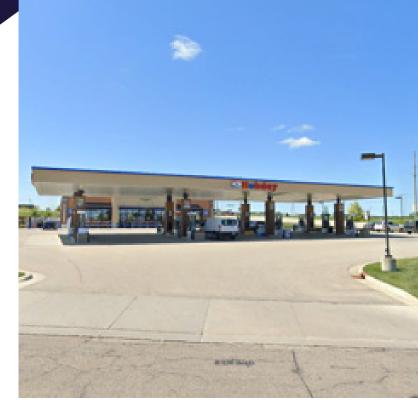
- 5,860 SF
- 1.81 Acres

SALE PRICE \$2,750,000

REAL ESTATE TAXES \$38,336.00

PROPERTY HIGHLIGHTS

- PID # 742041058106
- Built in 2003





PROPERTY PHOTOS











DEMOGRAPHICS



	2024 POPULATION	2024 AVERAGE HOUSEHOLD INCOME	2024 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 RANK	COMPANY	FORTUNE 500 RANKING	REVENUE (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 (billions)	EMPLOYEES
1	Cargill	Food, Drink, & Tobacco	\$165	155,000
115	Mortenson	Construction	\$4.8	3,000
119	Digi-Key Electronics	Capita Goods	\$4.71	5,135
139	Ryan Companies	Construction	\$4	1,250
158	Andersen	Construction	\$3.4	11,000
178	Rosen's Diversified	Food, Drink, & Tobacco	\$3.1	4,000
204	Johnson Bros Liquor	Food, Drink, & Tobacco	\$2.7	3,500
237	Taylor	Media	\$2.3	12,000



AERIAL





AERIAL



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