



FOR LEASE

402 14TH STREET WEST | ROCHESTER, MN



PROPERTY SUMMARY

Property Highlights

- Established childcare layout with classrooms
- Kid friendly infrastructure already in place
- Administrative and staff support space
- Ample parking on site
- Strong population and employment growth in the Rochester market
- Convenient access to surrounding residential neighborhoods

PROPERTY INFORMATION

Building Size:	5,647 SF
Land Size:	.56 Ac
Year Built:	1982
Rate:	Negotiable



PROPERTY PHOTOS



AERIAL MAP



NEIGHBORHOOD DEMOGRAPHICS



2025
POPULATION

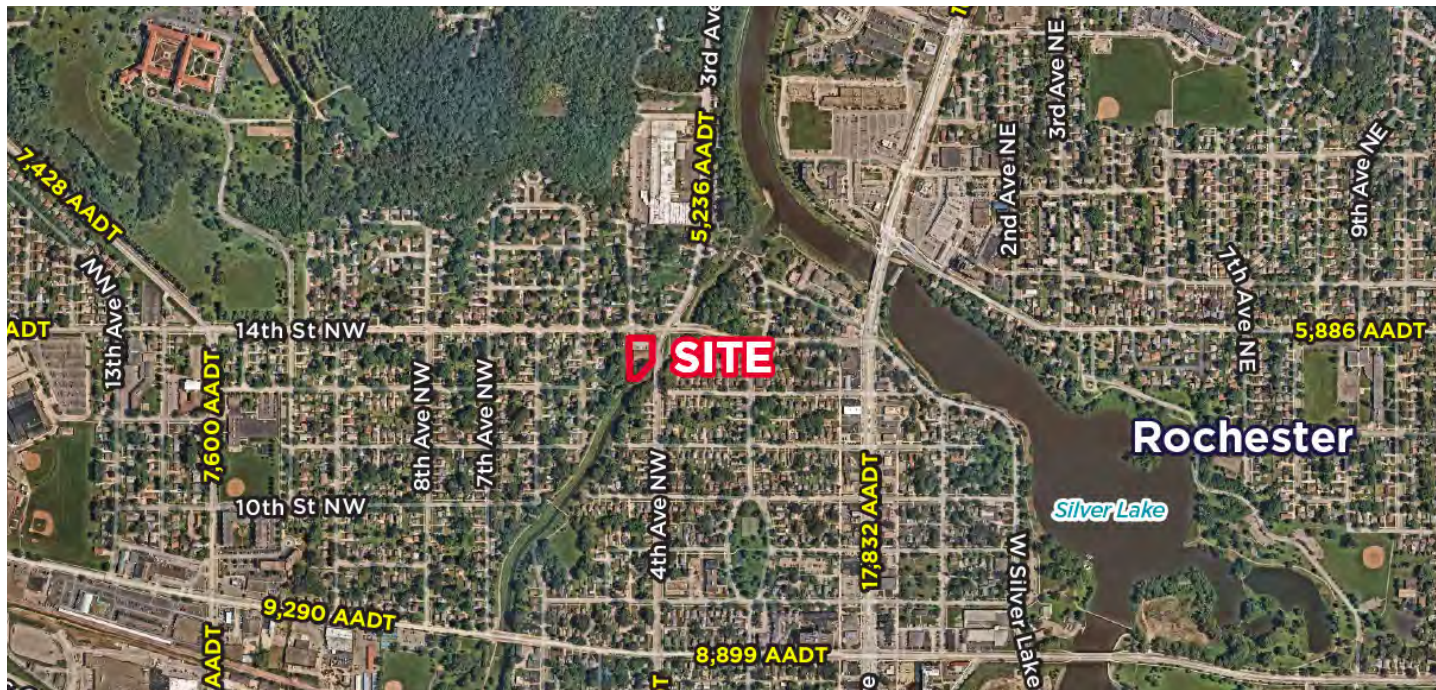


2025 AVERAGE
HOUSEHOLD INCOME



2025
DAYTIME EMPLOYMENT

1 Mile	12,341	\$84,891	\$58,066
3 Miles	77,694	\$102,636	\$169,532
5 Miles	123,646	\$114,112	227,756





ROCHESTER MARKET OVERVIEW

The greater Rochester area population is estimated to exceed 215,000, with approximately 124,000 residents within the City of Rochester. Consistently rated as a top 20 city to live by Money Magazine, Rochester provides its residents with a high quality and affordable lifestyle. The presence of 61,000 jobs provided by Mayo Clinic, the world's best hospital 2014 to present, provides stable economic conditions supporting strong educational and public recreation systems. The stable economic environment is complemented by expanding agricultural, manufacturing, educational, and technology industries.

CORPORATE PRESENCE



124,000
RESIDENTS

2.4%
UNEMPLOYMENT RATE

8+
HIGHER EDUCATION
INSTITUTIONS

10.8 MILLION SF
OFFICE & INDUSTRIAL
INVENTORY

5,600+
HOTEL ROOMS

200,000+ SF
CONVENTION/MEETING/EVENT
SPACE



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