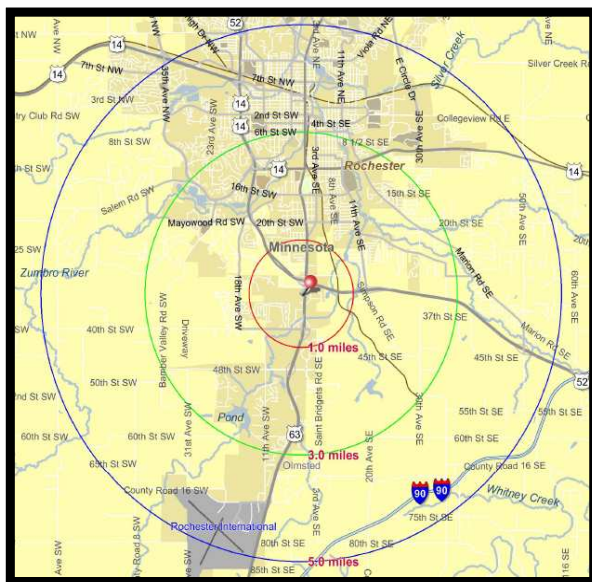


For Sale/For Lease/BTS – Developed Lots
SW of US Highways 52 & 63
Rochester, MN 55902



- Tremendous visibility to 2 major US Highways
- 74,500 VPD combined traffic counts
- Own, lease, or build-to-suit
- Fully-developed, fully-usable lots
- Between 2 major big-box developments

Population: 3-mile: 27,095 5-mile: 65,977

Rochester MSA: 181,082

Med. Income: 3-mile: \$68,836 5-mile: \$63,336

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 f: 866.311.5369
 www.accesscre.com

General Summary

Access Commercial Real Estate is pleased to present Southern Crossings Commercial Lots. Southern Crossings offers lots from 1 to 8 acres in the heart of new development in Southwest Rochester. The project offers fully-developed, fully-usable, turn-key lots that have some of the best visibility in the City. With established retail development to the immediate north and south, Southern Crossings will continue to see growing traffic. These sites present an affordable opportunity for a wide array of owners and users to locate amongst traffic, progress, and growth.

Southern Crossings is located at the intersection of US Highway 52 and US Highway 63, Rochester's 2 busiest roads. These two highways serve as the major traffic corridors for the City of Rochester and offer unmatched visibility and exposure through high traffic counts. This location is between major commercial developments including Broadway Commons to the north (Kohl's, Super Wal-Mart, and Menards), Maine Street Shoppes to the south (Super Target, Lowe's, 14 Screen Theatre), and a newly-built 270,000 SF Fleet Farm to the south.

Southern Crossings offers lots available for sale, for lease, or build-to-suit.

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Site Facts

Location:	Southwest corner of US Hwy 52 and US Hwy 63 in Rochester. Located between major commercial developments including Broadway Commons to the north (Kohl's, Super Wal-Mart, and Menards), Maine Street Shops to the south (Super Target, Lowe's, 14 Screen Theatre), and a 270,000 SF Fleet Farm to the south.
Site Size:	14.6 Acres
Lot Sizes:	Flexible layout; lots available from 1 to 8 acres. Pad-ready lots available for sale, for lease, and build-to-suit.
Zoning:	B4 (24/7 Retail)
Possible Uses:	Retail, Showroom, Restaurants, Hospitality, Office, Multifamily and Light Industrial.
Utilities:	All utilities to the site.
Traffic Counts:	US Hwy 63 39,000 ADT and US Hwy 52 35,500 ADT

Highlights

- Fully usable, fully developed turn-key sites that are ready for construction
- Tremendous visibility to US Highway 63 and US Highway 52, Rochester 2 busiest roads
- Amongst high traffic, progress, growth that will continue well into the future
- Lots available from 1 to 8 acres, or entire 14.6-acre project can be purchased
- Offered for sale, for lease, or build-to-suit
- Located within a mile of over 1 million square feet of established retail centers to the immediate north and south

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Location Aerial



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Site Aerial



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Site Relation to Highways



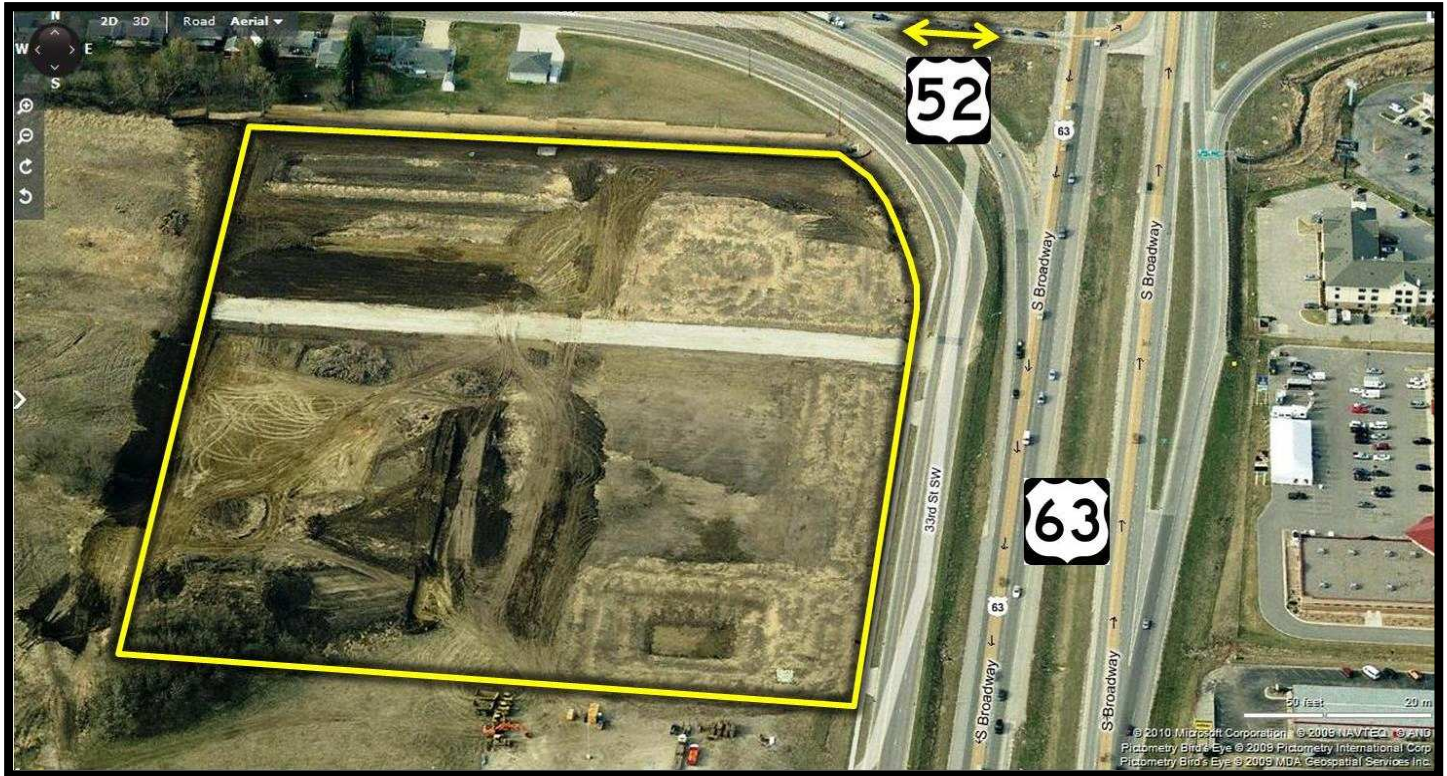
Site Looking East



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Site Looking North



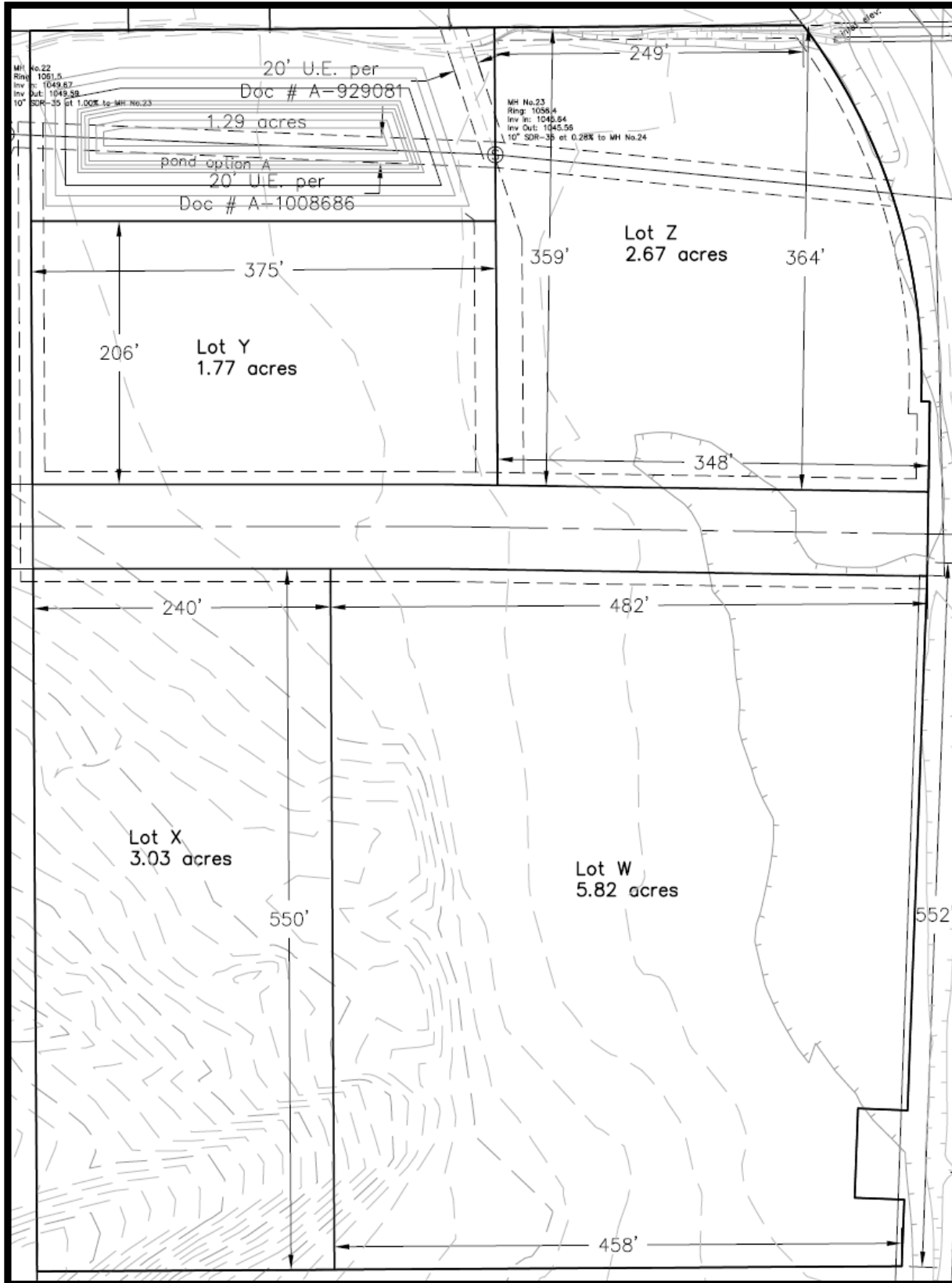
Site Looking West



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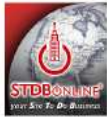
Site Layout



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Demographics



Executive Summary

Prepared By: Casey Weiss, Access CRE

Site Type: Radius	Lat: 43.973404 Lon: -92.464454 Radius: 1.0 mile	Lat: 43.973404 Lon: -92.464454 Radius: 3.0 mile	Lat: 43.973404 Lon: -92.464454 Radius: 5.0 mile
2008 Population			
Total Population	3,401	27,096	65,977
Male Population	48.2%	48.9%	49.2%
Female Population	51.8%	51.1%	50.8%
Median Age	35.2	36.4	38.3
2008 Income			
Median HH Income	\$80,138	\$68,836	\$63,336
Per Capita Income	\$36,728	\$37,508	\$36,932
Average HH Income	\$100,118	\$93,958	\$88,365
2008 Households			
Total Households	1,265	10,776	27,187
Average Household Size	2.68	2.49	2.34
1990-2000 Annual Rate	6.27%	1.58%	1.01%
2008 Housing			
Owner Occupied Housing Units	95.5%	74.6%	65.2%
Renter Occupied Housing Units	2.6%	20.9%	28.7%
Vacant Housing Units	1.9%	4.5%	6.1%
Population			
1990 Population	1,704	21,003	55,450
2000 Population	3,010	24,226	60,326
2008 Population	3,401	27,096	65,977
2013 Population	3,737	29,240	70,709
1990-2000 Annual Rate	5.85%	1.44%	0.85%
2000-2008 Annual Rate	1.49%	1.37%	1.09%
2008-2013 Annual Rate	1.9%	1.53%	1.39%

In the identified market area, the current year population is 65,977. In 2000, the Census count in the market area was 60,326. The rate of change since 2000 was 1.09 percent annually. The five-year projection for the population in the market area is 70,709, representing a change of 1.39 percent annually from 2008 to 2013. Currently, the population is 49.2 percent male and 50.8 percent female.

Households			
1990 Households	586	8,052	21,973
2000 Households	1,076	9,422	24,285
2008 Households	1,265	10,776	27,187
2013 Households	1,406	11,713	29,386
1990-2000 Annual Rate	6.27%	1.58%	1.01%
2000-2008 Annual Rate	1.98%	1.64%	1.38%
2008-2013 Annual Rate	2.14%	1.68%	1.57%

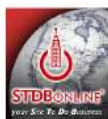
The household count in this market area has changed from 24,285 in 2000 to 27,187 in the current year, a change of 1.38 percent annually. The five-year projection of households is 29,386, a change of 1.57 percent annually from the current year total. Average household size is currently 2.34, compared to 2.39 in the year 2000. The number of families in the current year is 15,821 in the market area.

Housing

Currently, 65.2 percent of the 28,961 housing units in the market area are owner occupied; 28.7 percent, renter occupied; and 6.1 percent are vacant. In 2000, there were 25,245 housing units—69.1 percent owner occupied, 27.1 percent renter occupied and 3.8 percent vacant. The rate of change in housing units since 2000 is 1.68 percent. Median home value in the market area is \$148,861, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.89 percent annually to \$155,606. From 2000 to the current year, median home value changed by 4.34 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Demographics



Executive Summary

Prepared By: Casey Weiss, Access CRE

Site Type: Radius	Lat: 43.973404 Lon: -92.464454 Radius: 1.0 mile	Lat: 43.973404 Lon: -92.464454 Radius: 3.0 mile	Lat: 43.973404 Lon: -92.464454 Radius: 5.0 mile
Median Household Income			
1990 Median HH Income	\$46,486	\$35,521	\$32,806
2000 Median HH Income	\$61,783	\$51,337	\$47,025
2008 Median HH Income	\$80,138	\$68,836	\$63,336
2013 Median HH Income	\$93,921	\$75,506	\$71,181
1990-2000 Annual Rate	2.89%	3.75%	3.67%
2000-2008 Annual Rate	3.2%	3.62%	3.68%
2008-2013 Annual Rate	3.23%	1.87%	2.36%
Per Capita Income			
1990 Per Capita Income	\$19,181	\$16,887	\$16,741
2000 Per Capita Income	\$26,973	\$25,540	\$25,348
2008 Per Capita Income	\$36,728	\$37,508	\$36,932
2013 Per Capita Income	\$42,710	\$45,307	\$44,567
1990-2000 Annual Rate	3.47%	4.22%	4.24%
2000-2008 Annual Rate	3.81%	4.77%	4.67%
2008-2013 Annual Rate	3.06%	3.85%	3.83%
Average Household Income			
1990 Average Household Income	\$55,780	\$43,473	\$41,196
2000 Average Household Income	\$72,394	\$64,987	\$61,878
2008 Average HH Income	\$100,118	\$93,958	\$88,365
2013 Average HH Income	\$115,175	\$112,620	\$105,938
1990-2000 Annual Rate	2.64%	4.1%	4.15%
2000-2008 Annual Rate	4.01%	4.57%	4.41%
2008-2013 Annual Rate	2.84%	3.69%	3.69%

Households by Income

Current median household income is \$63,336 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$71,181 in five years. In 2000, median household income was \$47,025, compared to \$32,806 in 1990.

Current average household income is \$88,365 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$105,938 in five years. In 2000, average household income was \$61,878, compared to \$41,196 in 1990.

Current per capita income is \$36,932 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$44,567 in five years. In 2000, the per capita income was \$25,348, compared to \$16,741 in 1990.

Population by Employment

Total Businesses	199	1,383	4,069
Total Employees	2,815	26,344	76,168

Currently, 95.6 percent of the civilian labor force in the identified market area is employed and 4.4 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.0 percent of the civilian labor force, and unemployment will be 4.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 70.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 66.3 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 17.5 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 16.2 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 73.9 percent of the market area population drove alone to work, and 3.4 percent worked at home. The average travel time to work in 2000 was 15.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.1 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 24.3 percent were high school graduates only (29.6 percent in the U.S.)
- 10.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 20.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 16.9 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.