

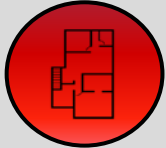
MAPLEWOOD SQUARE

4050 HIGHWAY 52 NORTH, ROCHESTER, MN



KRAUS-ANDERSON®
Realty Company

SPACE AVAILABLE



2,000 sf available
-see site plan

SHOPPING CENTER



117,866 sf Best Buy
anchored shopping
center

LOCATION



The SE quadrant of US
Highway 52 and 41st
Street NW in Rochester's
north side

TRAFFIC COUNT



67,000/VPD on US Hwy 52
12,300/VPD on 41st St NW



	1 Mile	3 Miles	5 Miles
POPULATION	11,436	61,975	100,502
DAYTIME POP	11,442	51,261	125,583
HOUSEHOLDS	4,818	25,698	42,265
HOUSEHOLD INCOME	68,859	89,503	96,136



Retail Aerial

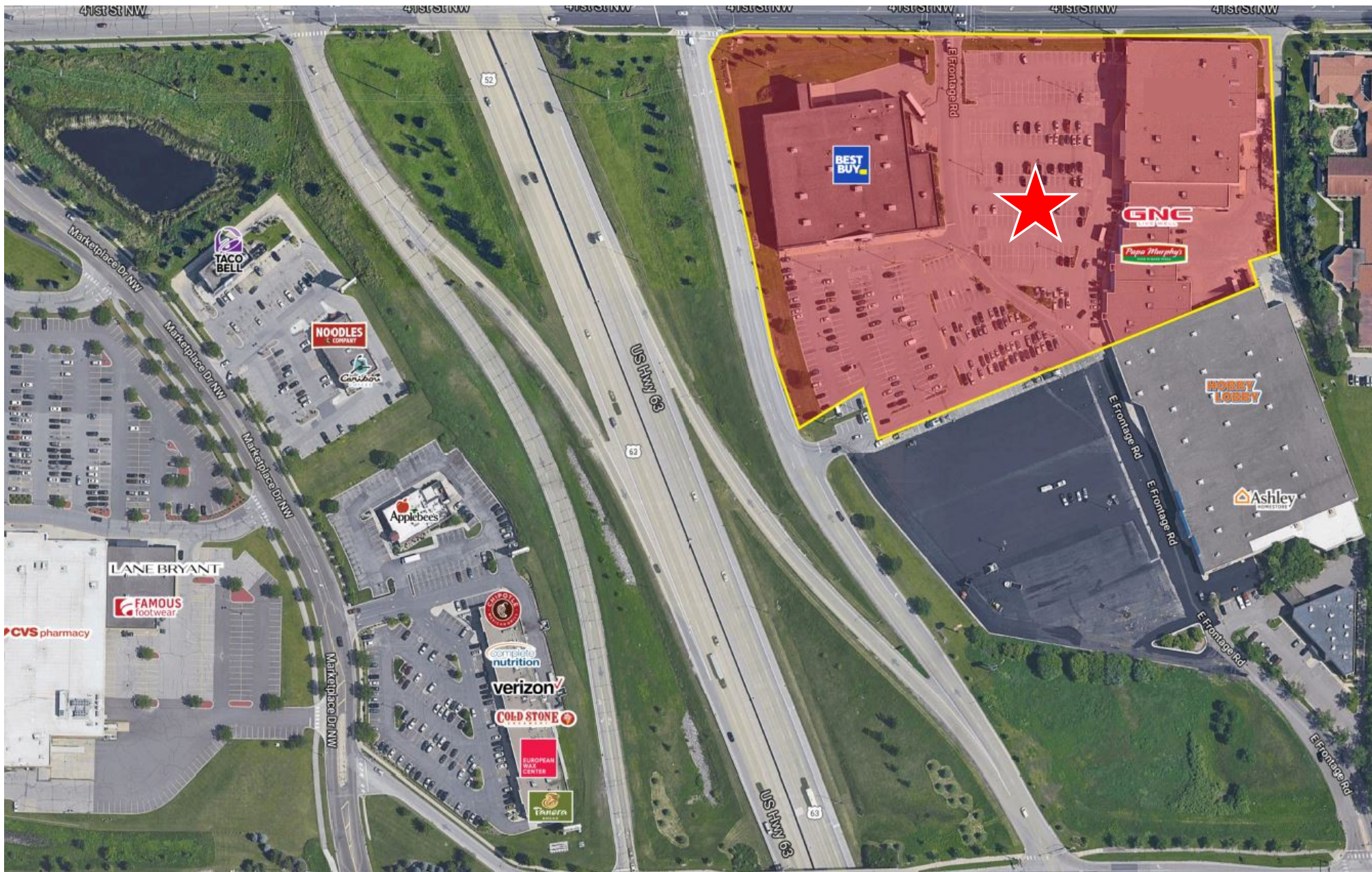


MAPLEWOOD SQUARE
ROCHESTER, MN





Aerial View



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ROCHESTER, MN



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Site Plan

41st Street NW (12,300/vpd)



Bays	Tenant	SF
3946	Budget Blinds	1,170
3942	GNC Store	1,170
3936	The UPS Store	1,500
3932	Papa Murphy's	1,500
3928	Pixie Nails	2,000
3924	Available	2,000
3918	A Beautiful Soul	2,325
3906-3912	X-Golf	7,163
4040	Apollo Liquor	4,176

Maplewood Square
Site Area 409,711 sf
9.4 acres
Leaseable Area 117,866 sf
Parking Stalls 544

Highway 52 (49,000/vpd)

MAPLEWOOD SQUARE
4050 HIGHWAY 52 NORTH, ROCHESTER, MN





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