



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

PRIME ROCHESTER RESTAURANT LOCATION

Price Upon Request

2723 Commerce Dr NW
Rochester, MN 55901

AVAILABLE SPACE
6,820 SF

FEATURES

- Established location on Circle Drive
- Well-developed restaurant and shopping corridor
- 27,000 VPD
- On-site parking
- Close to Mayo locations and residential traffic



BROKER CONTACT

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

CBCWORLDWIDE.COM

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

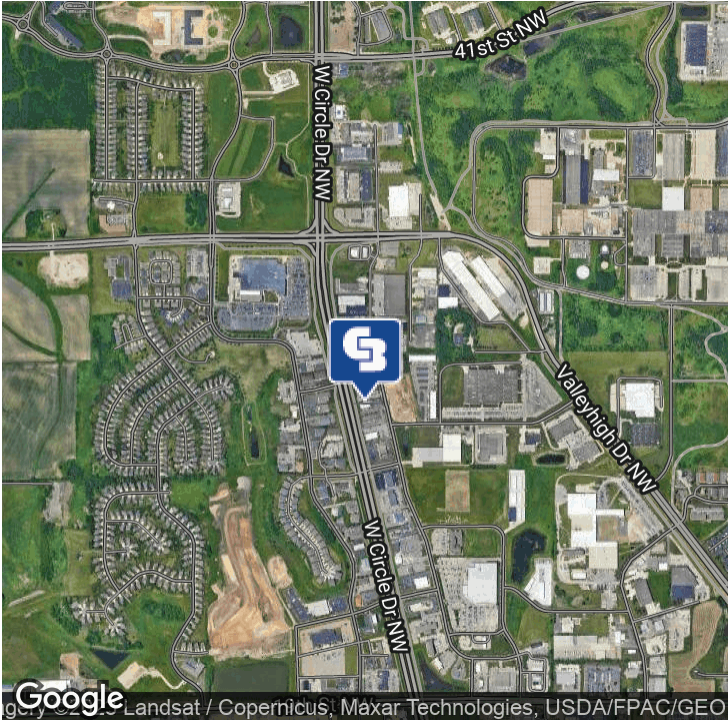
**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



PRIME ROCHESTER RESTAURANT LOCATION

PROPERTY OVERVIEW

SALE



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

LEASED

OFFERING SUMMARY

Sale Price:	Price Upon Request
Available SF:	
Building Size:	6,820 SF
Year Built:	2006
VPD (2018):	27,000
Renovated:	2016/2018
Taxes (2020)	\$55,832.00

PROPERTY OVERVIEW

PRICE IMPROVEMENT - MOTIVATED SELLER

This highly visible 2nd generation restaurant property features a 6,820 SF building with a dining and comedy club space and exterior patio seating. Space features rough-sawn oak floors, spacious dual-side bar and a full commercial kitchen. Furnishings and equipment are negotiable. Space was fully renovated in 2016 with additional renovations completed in 2018 for Goonies Comedy Club. Exterior signage available on West Circle Drive. Parking available for 68 vehicles.

LOCATION OVERVIEW

Located off West Circle Drive with close access to Highway 14, this property is seated in an established commercial and residential neighborhood. This area has seen substantial growth in recent years due to redevelopment and renovation, with both Mayo Clinic and Aerotek within blocks. Established restaurant, office and retail locations are nearby with high traffic counts.

CBCWORLDWIDE.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



PRIME ROCHESTER RESTAURANT LOCATION
ADDITIONAL PHOTOS

SALE



CBCWORLDWIDE.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com



PRIME ROCHESTER RESTAURANT LOCATION
RETAILER MAP

SALE



CBCWORLDWIDE.COM

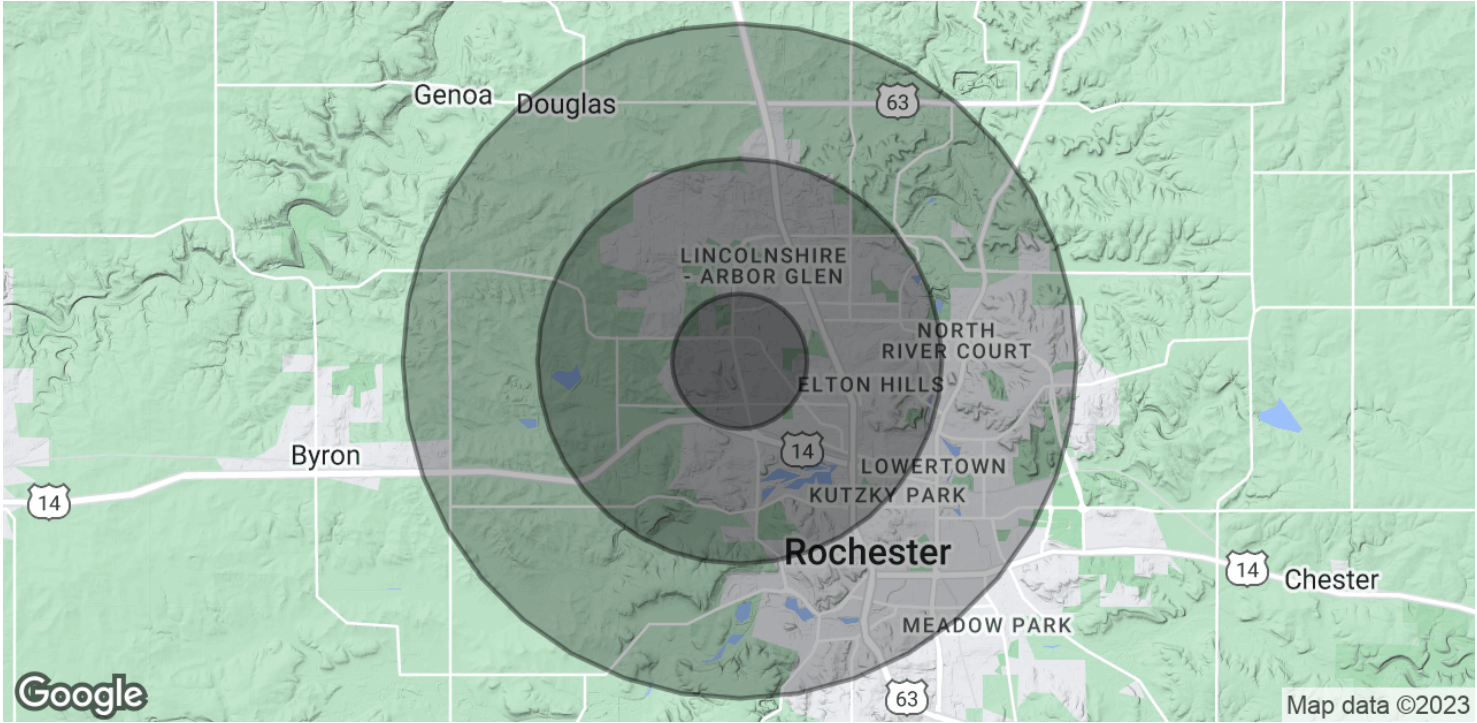
David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com



PRIME ROCHESTER RESTAURANT LOCATION

DEMOGRAPHICS

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,819	47,336	95,786
Average age	33.6	34.0	36.3
Average age (Male)	34.8	34.0	35.1
Average age (Female)	33.1	34.2	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,597	19,166	39,928
# of persons per HH	2.4	2.5	2.4
Average HH income	\$78,134	\$80,501	\$81,994
Average house value	\$226,706	\$236,309	\$249,313

* Demographic data derived from 2020 ACS - US Census

CBCWORLDWIDE.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

 **COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP



PRIME ROCHESTER RESTAURANT LOCATION

BROKER BIOGRAPHY



DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

Direct: 507.382.2403 | Cell:

PROFESSIONAL BACKGROUND

David Schooff is the president, managing broker and owner of Fisher Group, the leading commercial brokerage, management, and development firms in Southern Minnesota. In his role at Coldwell Banker Commercial Fisher Group, he manages the day-to-day of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial, and multi-family.

Schooff was named president of Coldwell Banker Commercial Fisher Group in 2006. After earning his Broker Designation in December of 2008, he became the designated Managing Broker at the company. Schooff consistently ranks as one of Coldwell Banker Commercial's Top 2 brokers worldwide with a personal career transaction volume near \$1 billion.

In 2011, Schooff earned his CCIM designation and in 2015 he earned his SIOR designation, which is the highest designation one can receive in commercial real estate. He is the only broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations. Most recently, he received his CPM and is the only designee in the Greater Mankato area.

David has a MCRP and a BS in journalism/mass communication from Iowa State University. Over his 20-year career, he has served on numerous community and statewide boards of directors including the Mankato Area Foundation, Minnesota State University Hoops Club. Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. He is an avid sports fan and enjoys traveling with his wife Michelle who he has been married to for over 17 years.

FISHER GROUP

201 North Riverfront Drive Suite 230
Mankato, MN 56001
507.625.4715

CBCWORLDWIDE.COM

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com



COLDWELL
BANKER
COMMERCIAL

FISHER GROUP