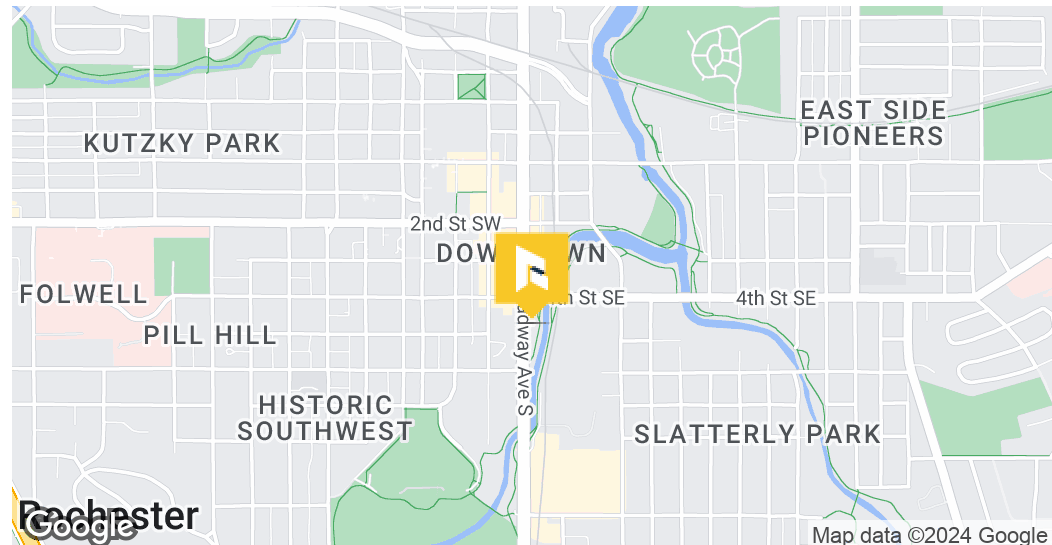


416 BROADWAY AVENUE SOUTH

Main Level of The Realty Growth Office



OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (MG)
Building Size:	7,784 SF
Available SF:	3,893 SF
Lot Size:	3,892 SF
Number of Units:	1
Year Built:	1928
Zoning:	CDC-FR
Market:	Office Commercial

PROPERTY OVERVIEW

This small office space located in Downtown Rochester could be just the space you are looking for! Highlights of the space include parking right out front, an elevator, a patio right by the riverwalk, and the space was recently modernized. The unit is 3892.5 sqft of office space. Leasing for \$4,500 per month (Modified Gross), including utilities, except Internet.

This equates to \$13.87 per sqft (MG)

PROPERTY HIGHLIGHTS

- small office space located in Downtown Rochester
- include parking right out front, an elevator, a patio right by the riverwalk
- 3892.5 sqft of office space
- \$4,500 per month (Modified Gross), including utilities, except Internet.
- This equates to \$13.87 per sqft (MG)

BUCKY BEEMAN

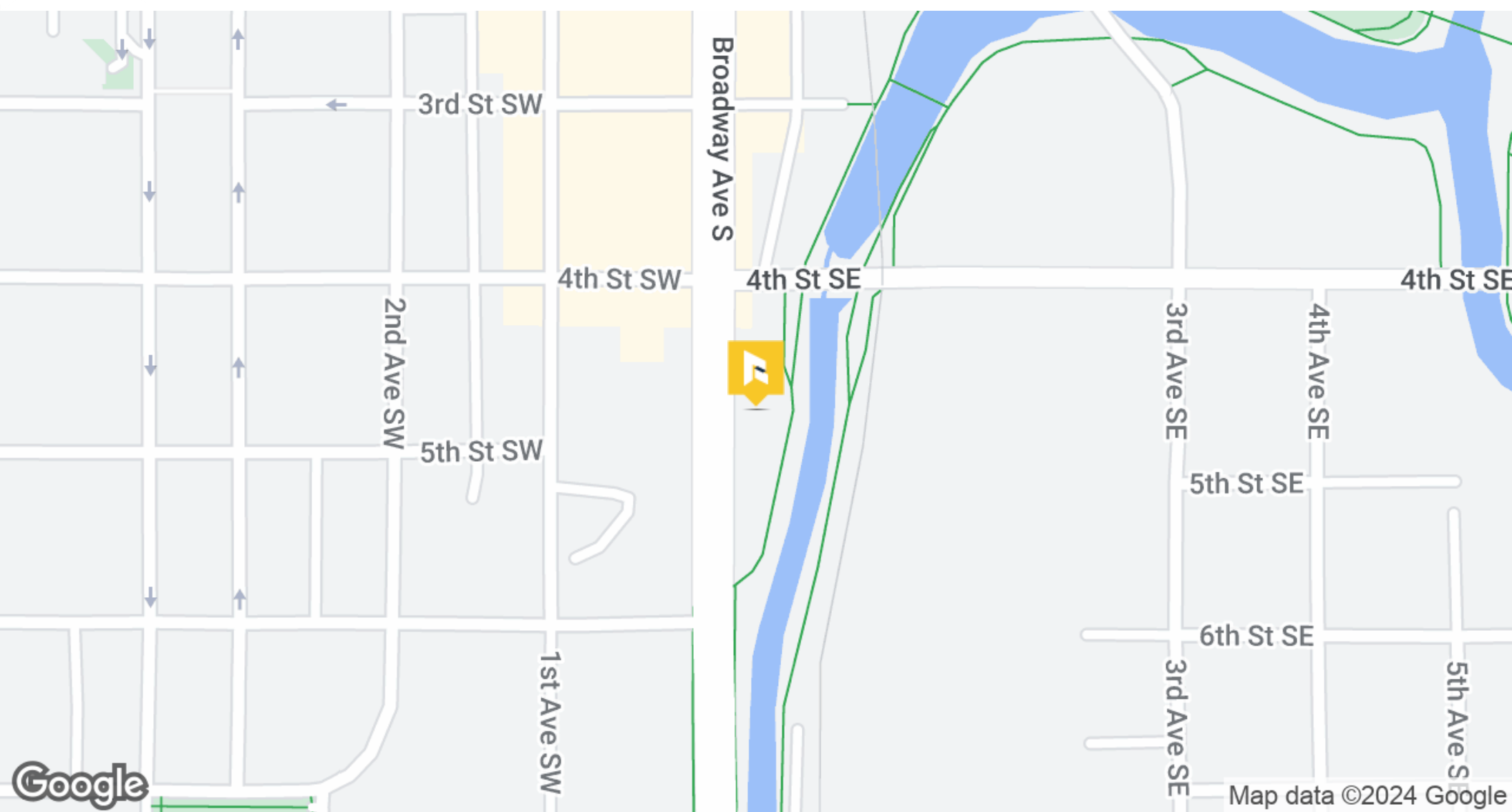
507.951.7130
bucky@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM



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BUCKY BEEMAN

507.951.7130

ucky@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM



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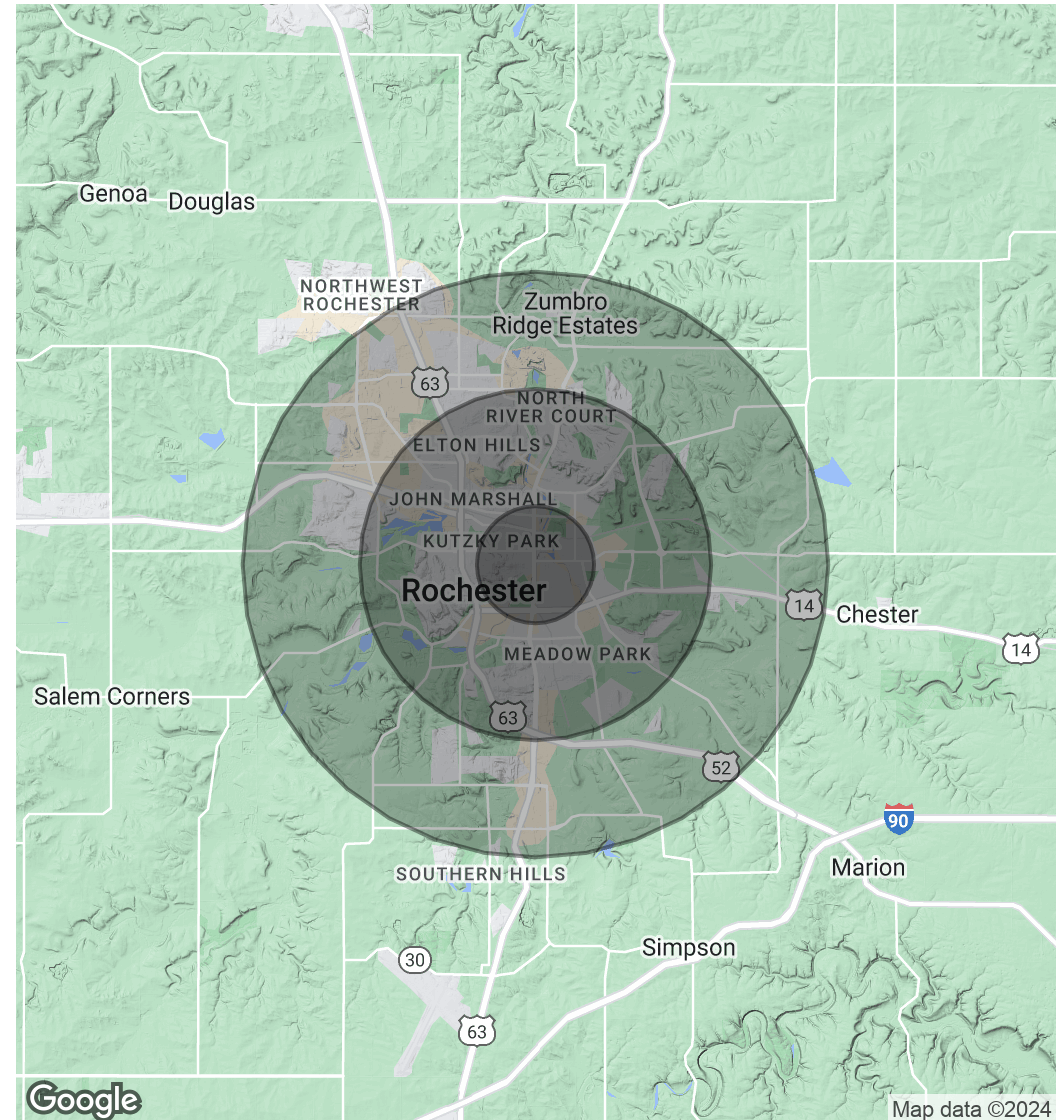
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,377	66,983	106,492
Average Age	37.3	39.3	38.9
Average Age (Male)	36.6	37.8	37.4
Average Age (Female)	40.1	40.9	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,231	31,004	46,937
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$69,279	\$87,624	\$93,378
Average House Value	\$157,304	\$200,254	\$225,091

* Demographic data derived from 2020 ACS - US Census



BUCKY BEEMAN

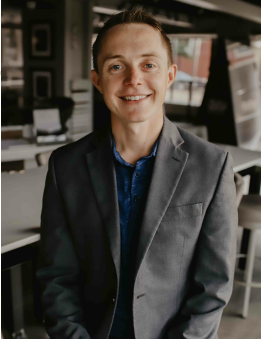
507.951.7130

bucky@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM



Main Level of The Realty Growth Office



BUCKY BEEMAN

Realtor-Developer-Partner

bucky@rgi-group.com

Direct: 507.951.7130 | Cell: 507.951.7130

MN #40149580

PROFESSIONAL BACKGROUND

Robert "Bucky" Beeman Owner / Licensed Real Estate Salesperson Bucky is a partner in Realty Growth, Inc, working alongside Nicholas Pompeian. Together, they share a vision of growing the business by marrying innovative marketing with great customer service. Bucky has worked with clients ranging from startups to investors and developers. His passion is real estate technology, and he enjoys following the latest real estate tech news, as well as producing social media content on Snapchat and Twitter.

Bucky is a member of the National Association of Realtors® and the Minnesota Commercial Association of Realtors®. He volunteers as an Ambassador for the Destination Medical Center and serves on the Rochester Area Family Y board of directors. He's also passionate about health, hunting, fitness, and content creation.

4 years of applicable experience in the real estate business with a specific focus on Commercial Sales, Leasing, and Investment. Born and raised in Rochester, Minnesota has allowed Bucky to have a great pulse on the market. He has successfully worked with Realty Growth to increase the company's online marketing and branding in local, regional, and national areas. Bucky also has been able to assist in the acquisition and management of several investors locally as they grow their real estate portfolio.

Bucky's family owns a small restaurant called Snappy Stop that has been in business since 1985. He has learned from his father that business is no easy task but with integrity, hard work, and a great team it truly can be wonderful to own a small business. Bucky graduated from Century high school in 2008 and jumped right into a small business by operating and growing a facility service company. The growth of this company lead him to meet many property owners that ultimately helped him discover a great passion for commercial real estate. When Bucky is not working he enjoys Whitetail Archery hunting, a good game of ping pong, and meeting with other entrepreneurs to develop new start-up ideas!

Realty Growth Inc
416 South Broadway, Suite #1
Rochester, MN 55901
507.951.7130

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