

120 Elton Hills Dr NW | Retail

- Ideal Location: High visibility, steady population growth, and economic development
- Untapped Potential: two renters are already in place, and vacant spaces provide an excellent opportunity to attract additional tenants
- Value-Add Opportunity: actively contribute to the revitalization of Rochester's commercial landscape, create a vibrant hub that attracts customers make a positive impact on the community.
- Upside Potential: strong upside potential, ample parking, and flexibility in floor plans.



PROPERTY FACTS

Sale Price:	\$2,200,000
Building Size:	10,920 SF
Lot Size:	1.23 Acres
Price / SF:	\$201.47
Year Built:	1995
Zoning:	Commercial

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	305	1,206	5,451
Total Population	648	2,781	12,091
Average HH Income	\$75,491	\$80,744	\$75,472



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