



# ELTON HILLS NW STRIP MALL

## FOR SALE

120 ELTON HILLS DR NW

Elton Hills Strip Mall

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# Section 1

## PROPERTY INFORMATION



120 ELTON HILLS DR NW

## Property Description



### PROPERTY DESCRIPTION

Welcome to an exceptional investment opportunity in the heart of Rochester! This strip mall is perfectly positioned to contribute to the community's growth and prosperity. With two current renters already established, this property has immense potential to fill the remaining vacant spaces, boosting its income and becoming a valuable asset for investors. As you embark on a tour of the property, you'll witness firsthand the promising aspects that make this a true value-add opportunity.

With its strategic location, untapped potential, value-add prospects, upside benefits, and community engagement possibilities, it promises both financial rewards and a chance to make a lasting impact. Take a tour today to witness firsthand the potential for growth and success that awaits you in this thriving community.

### LOCATION DESCRIPTION

Located just off Elton Hills Drive NW near Dunn Brothers Coffee.

### PARKING DESCRIPTION

Large parking lot with ample parking for employees and visitors.





120 ELTON HILLS DR NW

# Complete Highlights



## PROPERTY HIGHLIGHTS

- 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.







120 ELTON HILLS DR NW  
Additional Photos



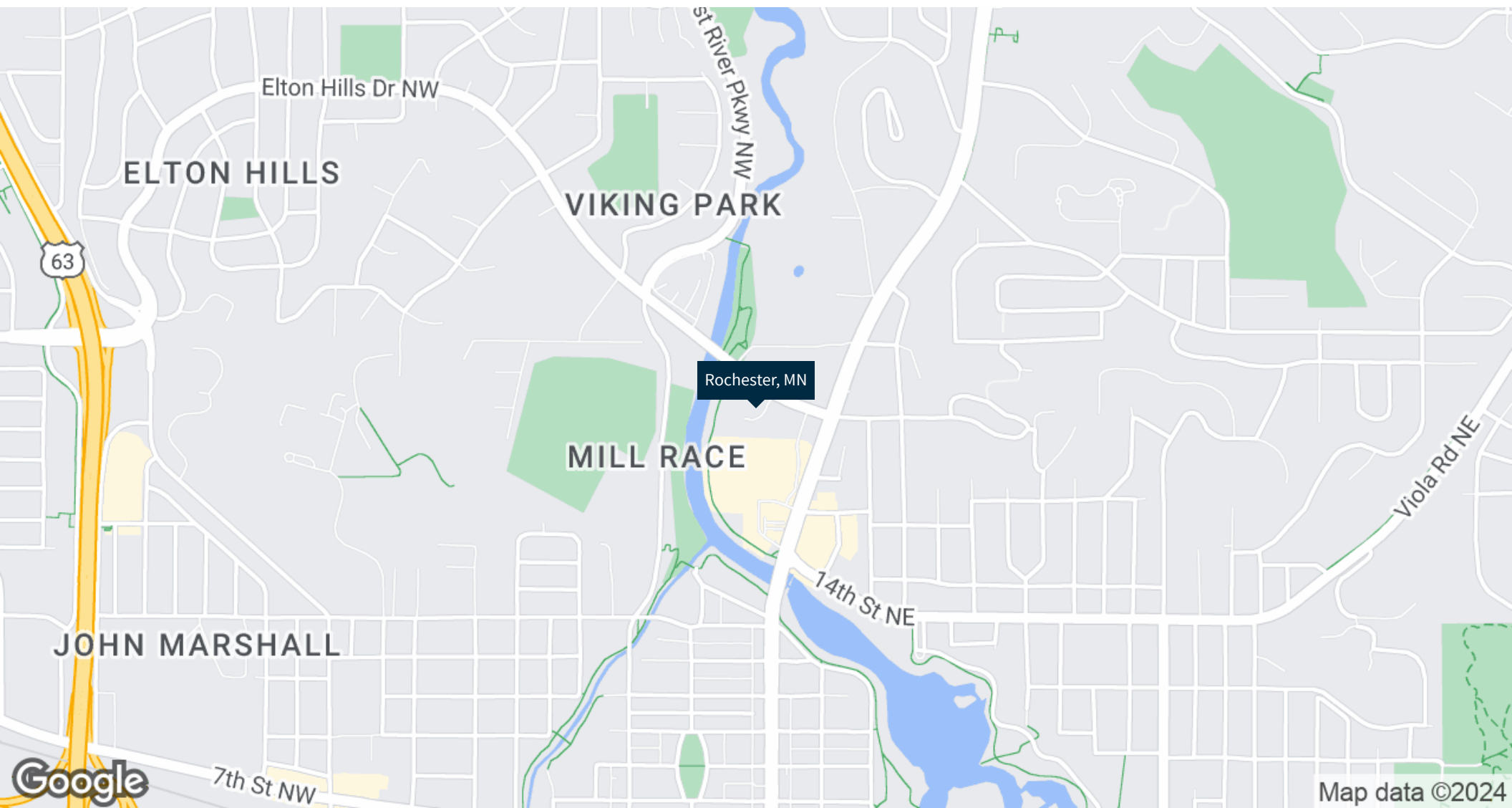
# Section 2

## LOCATION INFORMATION



120 ELTON HILLS DR NW

## Regional Map







120 ELTON HILLS DR NW

## Retailer Map- elton hills area





# Section 3

## DEMOGRAPHICS



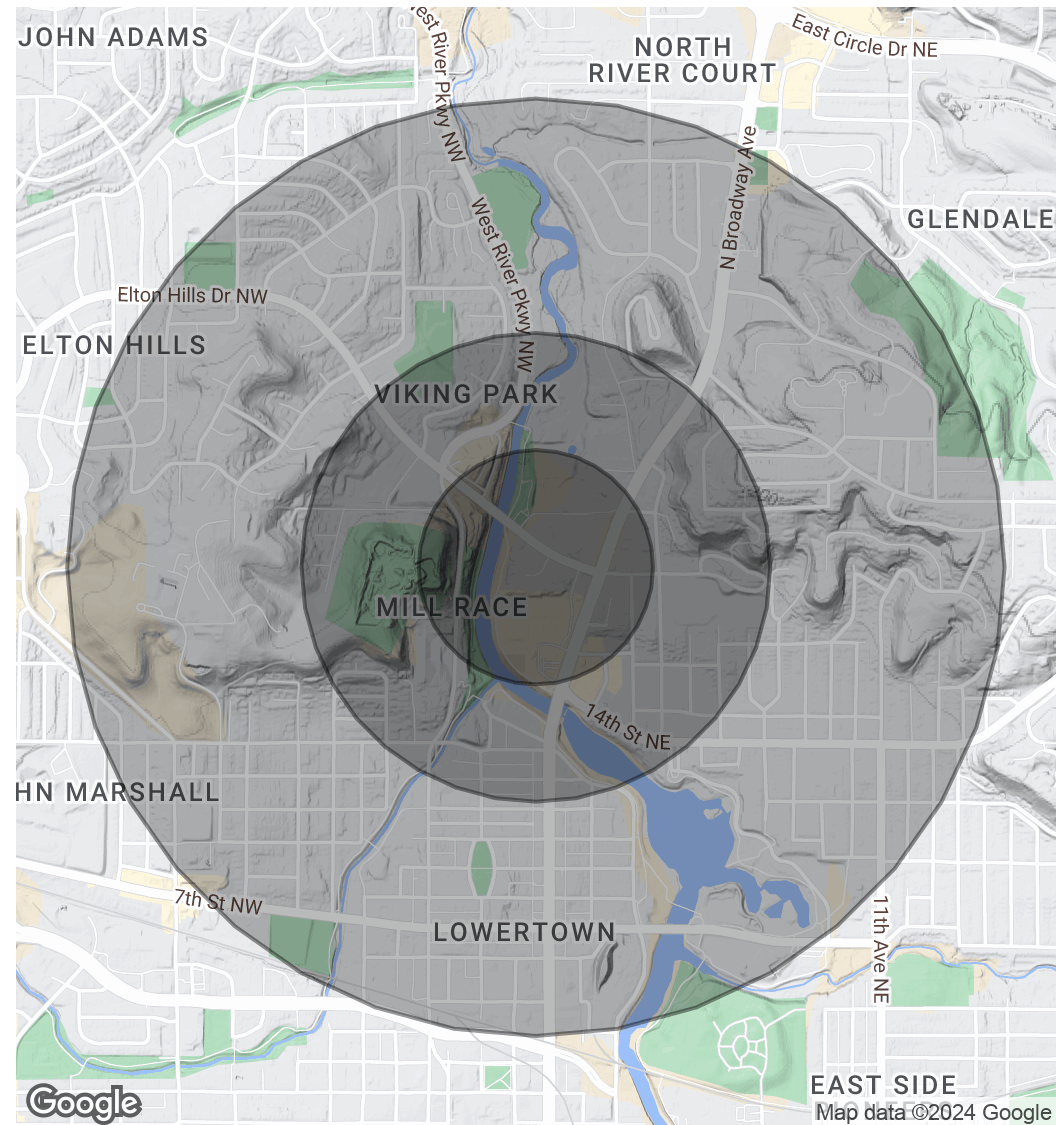
120 ELTON HILLS DR NW

# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	648	2,781	12,091
Average Age	47.4	43.6	41.3
Average Age (Male)	44.5	41.6	39.0
Average Age (Female)	51.3	46.6	43.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	305	1,206	5,451
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$75,491	\$80,744	\$75,472
Average House Value	\$210,106	\$198,999	\$194,500

2020 American Community Survey (ACS)



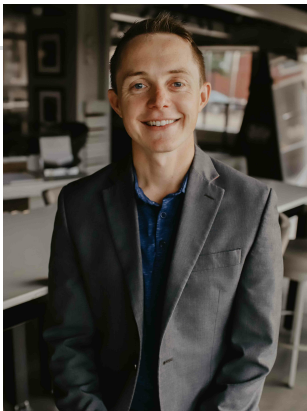
# Section 4

## ADVISOR BIOS



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## Meet the Team



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Realtor-Developer-Partner

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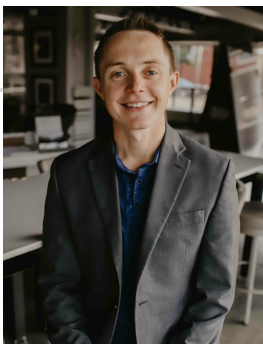
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## Advisor Bio 1



### BUCKY BEEMAN

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### 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!

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## Advisor Bio 2



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