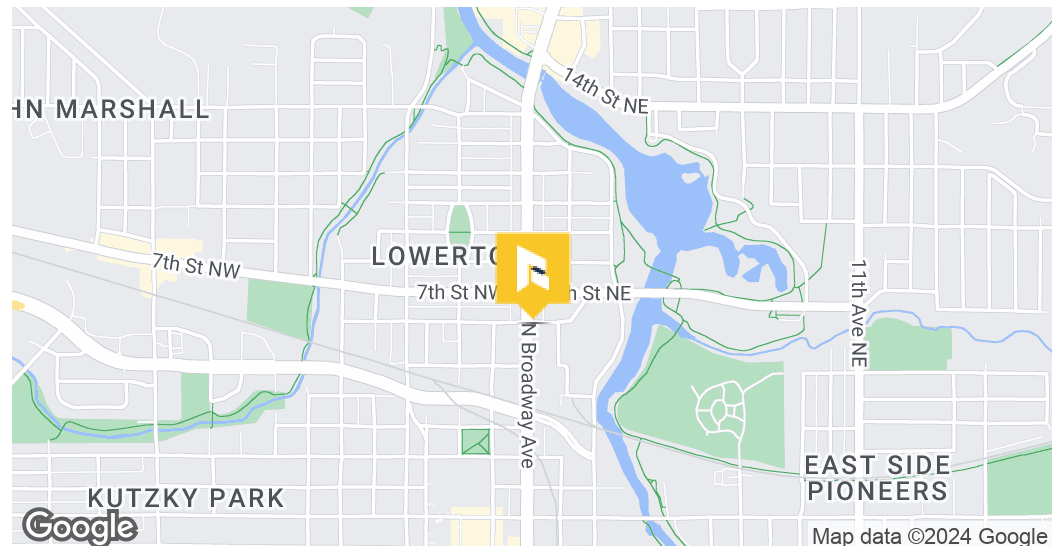


538 BROADWAY AVE N

N Broadway Dairy Queen



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	957 SF
Lot Size:	17,150 SF
Price / SF:	\$1,462.90
Year Built:	1947
Zoning:	3a COMMERCIAL PREFERENTIAL

PROPERTY OVERVIEW

Welcome to a unique opportunity to own a piece of Rochester's history - the North Broadway Dairy Queen. This property is not just a building and land, but a thriving business that has been a cornerstone of the community for generations.

Property Highlights:

Established Business: North Broadway Dairy Queen was established in 1947, making it Rochester's and Minnesota's oldest Dairy Queen. It's more than a business; it's a cherished part of Rochester's history.

Thriving Enterprise: The acquisition includes a successful enterprise with a loyal customer base. You're not just buying a property; you're inheriting a rich legacy.

Ample Parking: Unlike many establishments in the area, North Broadway Dairy Queen offers ample parking space, adding convenience for customers and enhancing the overall appeal of the property.

This is a rare and exclusive opportunity to own an iconic Dairy Queen. Steeped in history and considered a local treasure, this

BUCKY BEEMAN

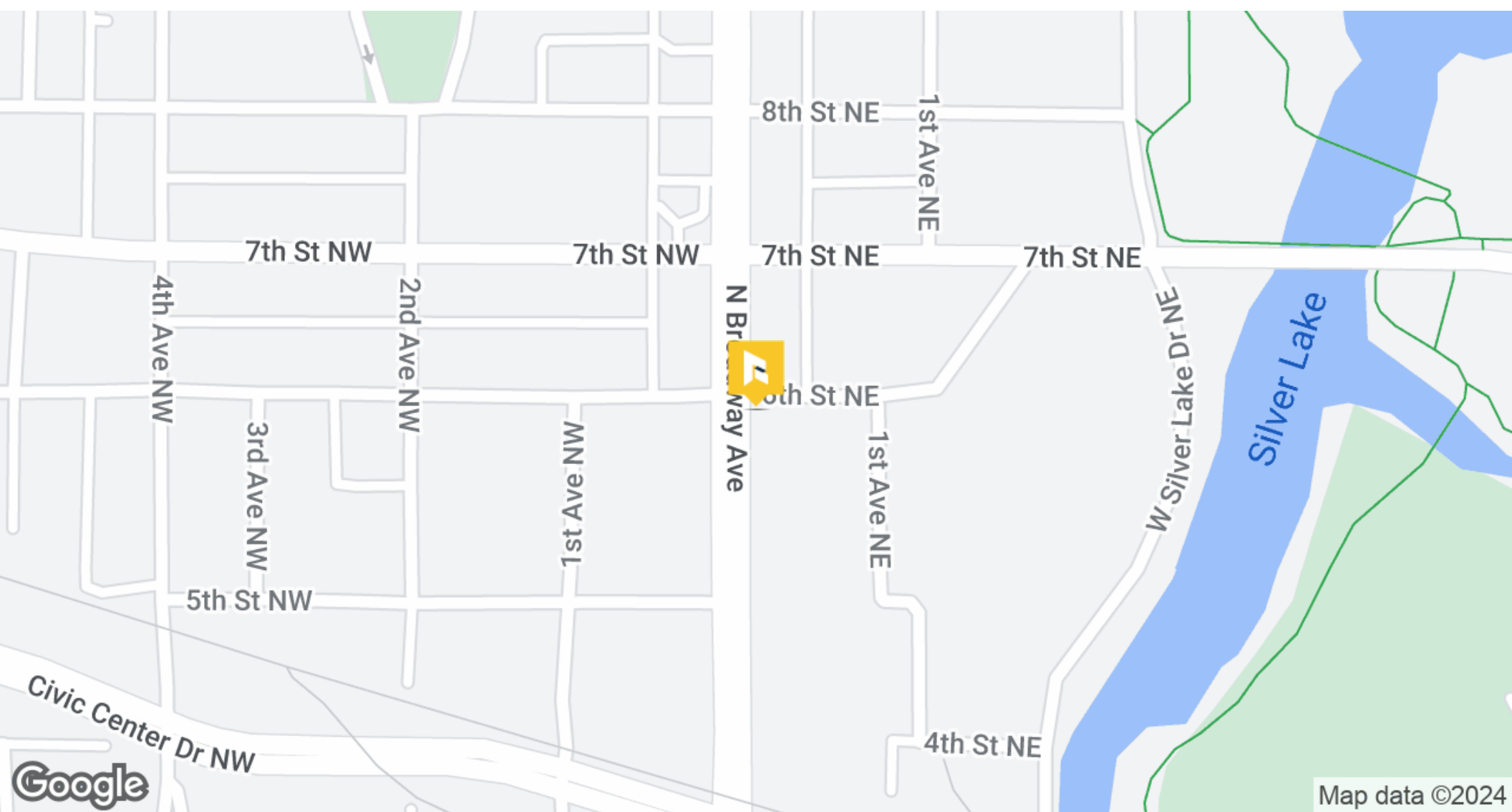
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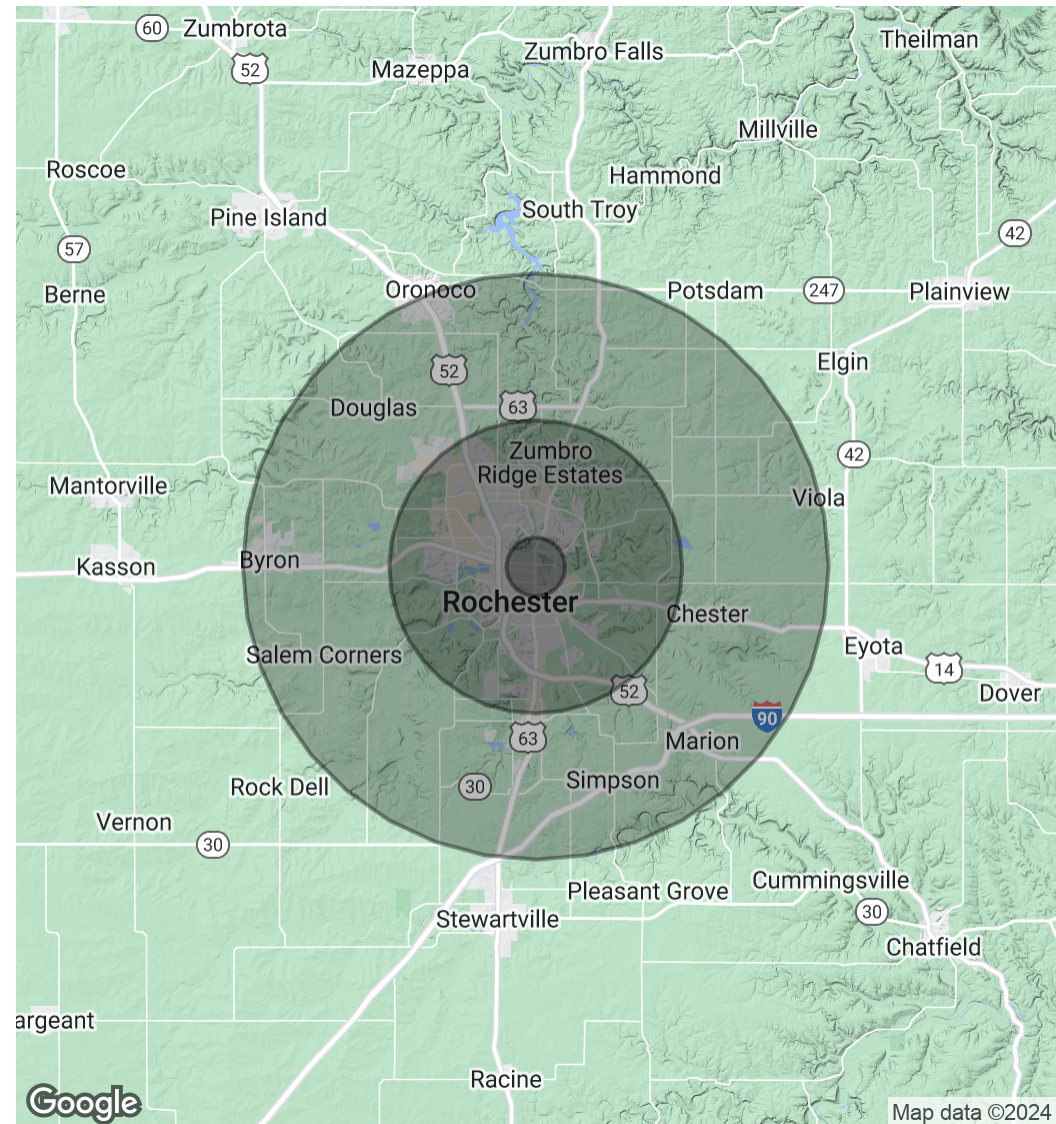


N Broadway Dairy Queen

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,793	110,172	136,701
Average Age	40.2	38.8	38.9
Average Age (Male)	38.5	37.3	37.8
Average Age (Female)	42.1	40.2	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,732	48,430	58,784
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$60,662	\$93,694	\$101,036
Average House Value	\$153,507	\$225,035	\$244,433

2020 American Community Survey (ACS)



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