

FOR LEASE

Rochester Movie Theater

3450 E Circle Dr NE | Rochester, MN

Premier Adaptive Reuse & Pad Site Development Opportunity

Featuring 25,000 SF of Immediately Repositionable Space and Outparcel Development Potential



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Property Overview

Address 3450 E Circle Drive NE
Rochester, MN 55906

Year Built 2006

Building Size 50,772 SF

Available 25,000 SF

County Olmsted

Lease Rate Negotiable



Area Tenants



Property Highlights

Premier Adaptive Reuse & Redevelopment For Lease Opportunity



Flexible 25,000 SF Redevelopment Opportunity

The offering includes approximately 25,000 square feet on the south side of the existing theater, featuring a dedicated entrance, independent access, and the ability to operate separately from the balance of the property. This configuration creates an ideal opportunity for a single user, multi-tenant redevelopment, entertainment concept, fitness, medical, education, worship, family entertainment, or experiential retail.



Outparcel Development Potential

In addition to the existing improvements, the property offers available outparcel development opportunities suitable for restaurants, drive-thrus, retail, medical, financial institutions, or service-oriented users. These pads provide an opportunity to increase NOI while enhancing the overall destination appeal of the property.



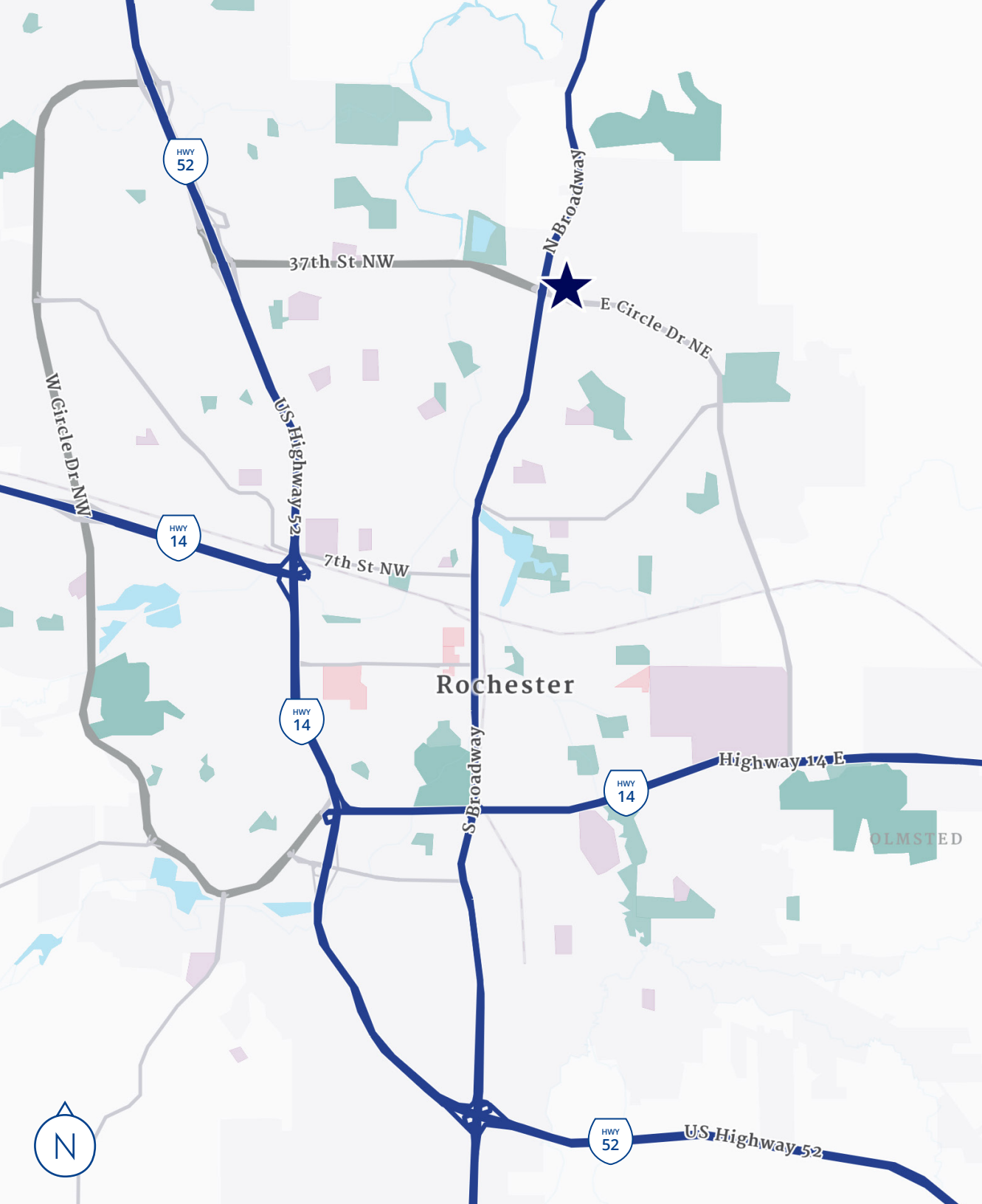
Established Regional Retail & Entertainment Corridor

Located within one of Rochester's strongest retail corridors, the property benefits from surrounding national retailers, restaurants, hotels, and entertainment uses, with excellent visibility and convenient access from major thoroughfares serving the growing Rochester market.

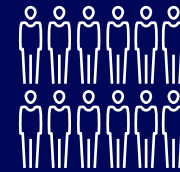


Abundant Parking & Existing Infrastructure

Situated on nearly 7 acres, the property offers extensive surface parking, multiple access points, generous utility capacity, high ceilings, and existing building infrastructure that significantly reduces redevelopment costs compared to new construction. The site has also served as a park-and-ride location, demonstrating its parking capacity and accessibility.



Demographics



2026 Population

1 mi: 5,215

3 mi: 50,766

5 mi: 87,236



2026 Daytime Population

1 mi: 5,125

3 mi: 88,920

5 mi: 144,056



2026 Average Household Income

1 mi: \$163,592

3 mi: \$122,482

5 mi: \$132,998



2026 Households

1 mi: 2,787

3 mi: 25,283

5 mi: 48,245

Location Overview





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