

RESTAURANT FOR SALE!

Fully Functional!

\$750K

**BAR, RESTAURANT
& LIQUOR STORE**
50 YEARS IN BUSINESS

✓ Great Location!

25K Cars Daily

**20 MINUTES FROM ROCHESTER
HOME OF THE MAYO CLINIC**

HWY 52 BLVD

445th St

445th St

**Covered Bridge
Family Restaurant
Brunch**

**Americas Best Value
Inn Zumbrota**



Zumbrota, MN - Call Todd Fitz 507.201.0044

EVENT VENUE & RESTAURANT FOR SALE!

Turnkey • Fully Operational



BAR • RESTAURANT • EVENT SPACE • LIQUOR STORE

COMBO LICENSE: ON SALE & OFF SALE

- ✓ **Multiple Revenue Streams**
- ✓ **Private Events & Catering**
- ✓ **Established Local Destination**

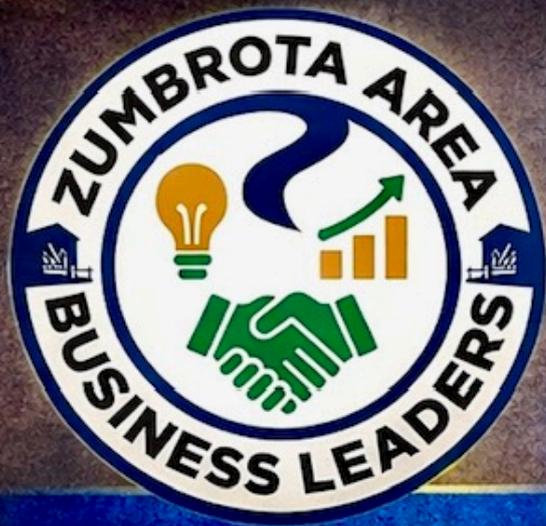


Zumbrota, MN

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PRIME LOCATION

High Visibility • Strong Local Support



- Established: 1975
- Building Area: 8,002 SF
- Lot Size: 1.7 Acres
- Assessed Value (2025): \$701,100
- Taxes (2025): \$20,462

Supported by
Local Business Community

Call Todd Fitz 507.201.0044



Zumbrota Market Snapshot

Restaurant Demand Overview

Local Customer Base

- Population: 3,853
- 1,552 households
- Median household income: \$85,761
- 76% owner-occupied housing

Stable, middle-income community with strong local roots.

Proven Dining Activity

- 78% of residents visited a family/casual restaurant in the last 6 months
 - 27% dine out 4+ times per month
 - Dinner and weekday dining exceed national averages
- Active dining community — not a low-frequency rural market.

Spending Power

Residents spend more than the national average at casual restaurants:

- +19% in the \$31-\$50 range
- +9% in the \$51-\$100 range

Spending levels align with full-service, mid-scale restaurant concepts.

Documented Demand Leaving the Market

Residents over-index for brands not located in Zumbrota, including:

- Texas Roadhouse (+34%)
- Cracker Barrel (+34%)
- Outback Steakhouse (+31%)

These restaurants are located in nearby markets such as:

- Rochester
- Red Wing

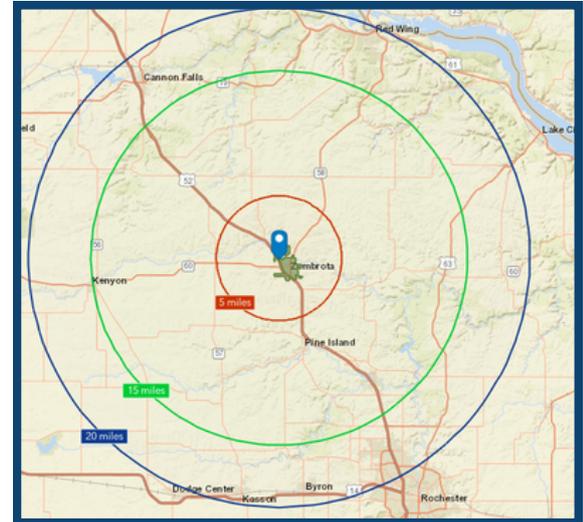
This reflects meaningful restaurant spending currently occurring outside the local market.

Bottom Line

Zumbrota supports:

- ✓ Frequent dining behavior
- ✓ Above-average casual dining spending
- ✓ Established local customer base
- ✓ Opportunity to recapture out-of-town restaurant spending

Drive Time Map 5, 15, 20 Miles



Zumbrota Traffic Counts



Zumbrota Daily Inflow/Outflow

