

# FOR SALE or LEASE FORMER RESTAURANT PYLON SIGNAGE

2400 Cliff Road E., Burnsville, MN, 55337



**5,639 SF BUILDING & 1.14 ACRE LOT - EXCELLENT OPPORTUNITY!**

- ⇒ MOVE IN READY WITH MANY FIXTURES IN PLACE
- ⇒ DINE-IN RESTAURANT WITH 76 PARKING STALLS
- ⇒ EXCELLENT PYLON SIGNAGE

**SALE PRICE**  
**\$1,070,000**

**LEASE RATE**  
**\$6,500/mo NNN**



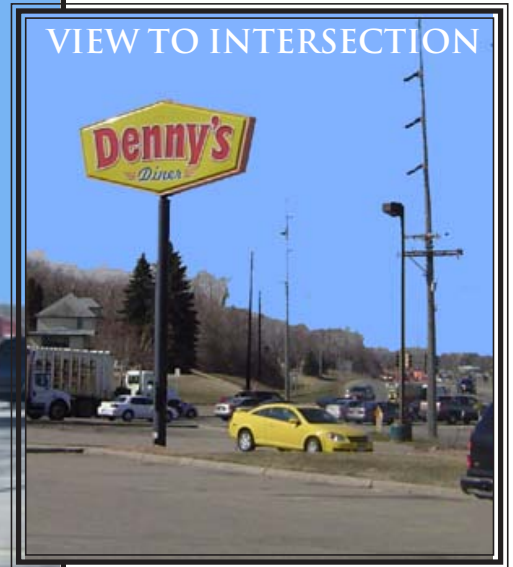
Contact  
**Jesseka Doherty**  
or  
**Doug Sailor**  
**(763) 847-6600**

# FORMER RESTAURANT

EXCELLENT SIGNAGE AND VISIBILITY



VIEW TO INTERSECTION



CONVENIENT  
LOCATION  
ON NE CORNER OF  
HIGHLY TRAVELED  
HWY. 13 & CLIFF RD.



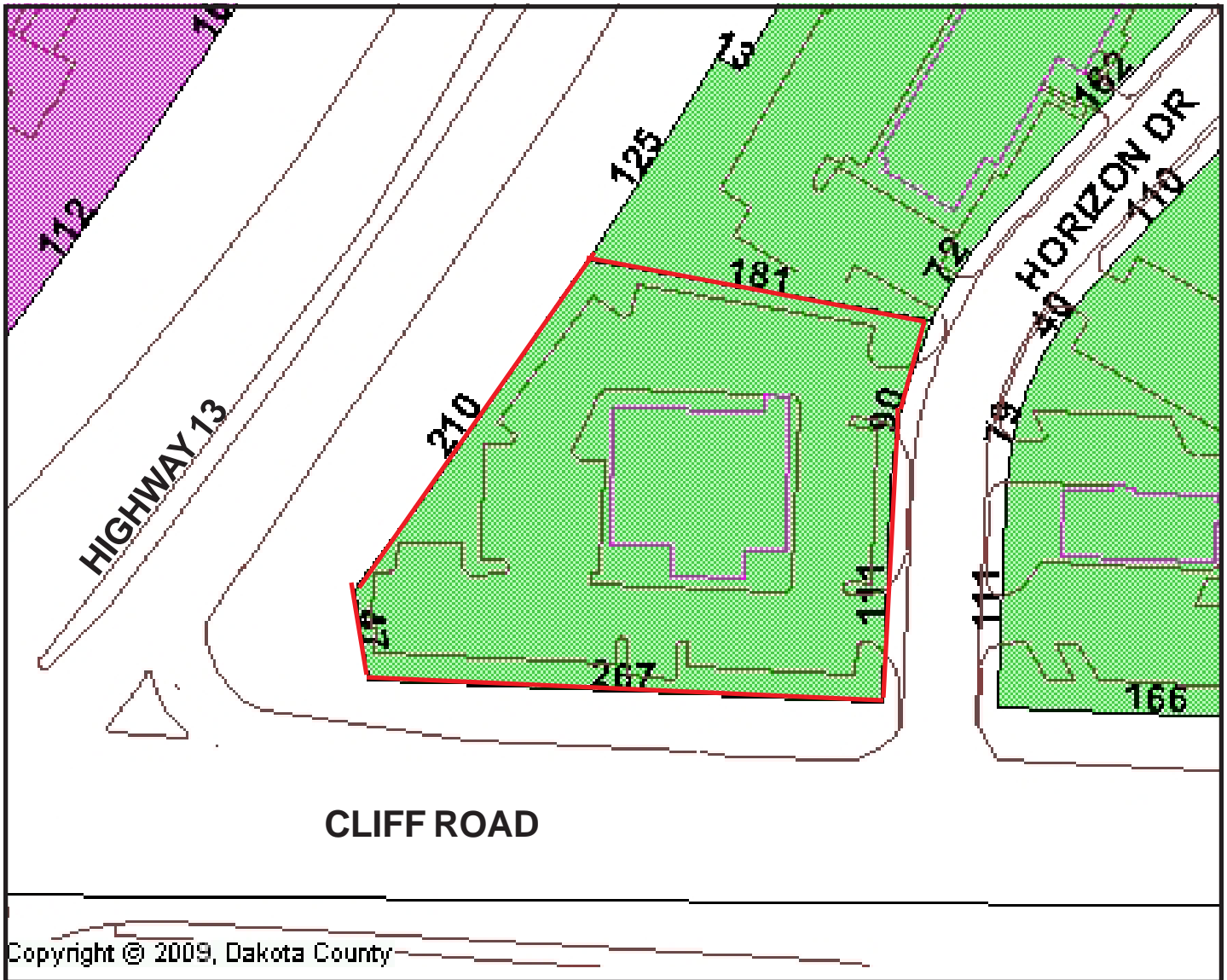
Visit our Web Site at  
[www.parkmidwest.com](http://www.parkmidwest.com)

Contact  
**Jesseka Doherty**  
or  
**Doug Sailor**  
**(763) 847-6600**

The above information was obtained from a source deemed reliable. Property is subject to price change, prior sale or lease, and withdrawal from the market without notice.

# SITE PLAN

2400 CLIFF ROAD E., BURNSVILLE, MN



	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
• <b>Population</b> (2007 EST.):	9,620	69,481	191,061
• <b>Households</b> (2007 EST.):	3,874	28,814	76,775
• <b>Ave. HH. Income</b> (2007 EST.):	\$75,842	\$82,616	\$80,061



Contact  
**Jesseka Doherty**  
 or  
**Doug Sailor**  
**(763) 847-6600**

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Park Midwest Commercial Real Estate



Lat/Lon: 44.790356/-93.2410925

April 2009

RF5

2400 Cliff Rd E Burnsville, Minnesota	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Population</b>						
Estimated Population (2007)	9,620		69,481		191,061	
Census Population (1990)	7,910		57,645		158,344	
Census Population (2000)	9,097		65,657		181,401	
Projected Population (2012)	9,932		71,879		197,235	
Forecasted Population (2017)	10,395		75,322		205,985	
Historical Annual Growth (1990 to 2000)	1,188	1.5%	8,011	1.4%	23,056	1.5%
Historical Annual Growth (2000 to 2007)	523	0.8%	3,824	0.8%	9,660	0.8%
Projected Annual Growth (2007 to 2012)	313	0.7%	2,398	0.7%	6,175	0.6%
Est. Population Density (2007)	3,111.20 <i>psm</i>		2,673.17 <i>psm</i>		2,646.93 <i>psm</i>	
Trade Area Size	3.09 <i>sq mi</i>		25.99 <i>sq mi</i>		72.18 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2007)	3,874		28,814		76,775	
Census Households (1990)	2,882		21,517		58,625	
Census Households (2000)	3,561		26,469		71,160	
Projected Households (2012)	4,072		30,347		80,551	
Forecasted Households (2017)	4,356		32,486		85,724	
Households with Children (2007)	1,350	34.8%	9,828	34.1%	28,139	36.7%
Average Household Size (2007)	2.48		2.40		2.47	
<b>Average Household Income</b>						
Est. Average Household Income (2007)	\$75,842		\$82,616		\$80,061	
Proj. Average Household Income (2012)	\$84,109		\$91,204		\$88,573	
Average Family Income (2007)	\$91,281		\$101,260		\$96,471	
<b>Median Household Income</b>						
Est. Median Household Income (2007)	\$70,842		\$72,983		\$74,062	
Proj. Median Household Income (2012)	\$79,351		\$81,729		\$83,104	
Median Family Income (2007)	\$85,012		\$88,310		\$88,715	
<b>Per Capita Income</b>						
Est. Per Capita Income (2007)	\$30,788		\$34,729		\$32,682	
Proj. Per Capita Income (2012)	\$34,721		\$38,987		\$36,719	
Per Capita Income Est. 5 year change	\$3,933	12.8%	\$4,258	12.3%	\$4,037	12.4%
<b>Other Income</b>						
Est. Median Disposable Income (2007)	\$57,641		\$58,897		\$59,607	
Est. Median Disposable Income (2012)	\$63,479		\$65,119		\$66,130	
Disposable Income Est. 5 year change	\$5,838	10.1%	\$6,222	10.6%	\$6,523	10.9%
Est. Median Household Net Worth (2007)	\$594,750		\$639,167		\$617,434	
<b>Daytime Demos</b>						
Total Number of Businesses (2007)	296		2,377		7,695	
Total Number of Employees (2007)	2,867		27,577		112,029	
Company Headqtrs: Businesses (2007)	2	0.5%	11	0.5%	34	0.4%
Company Headqtrs: Employees (2007)	84	2.9%	1,006	3.6%	8,152	7.3%
Unemployment Rate (2007)	4.30%		4.20%		4.00%	
Employee Population per Business	9.7 to 1		11.6 to 1		14.6 to 1	
Residential Population per Business	32.5 to 1		29.2 to 1		24.8 to 1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Park Midwest Commercial Real Estate



Lat/Lon: 44.790356/-93.2410925

April 2009

RF5

2400 Cliff Rd E Burnsville, Minnesota	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2007)	7,627	79.3%	56,910	81.9%	156,821	82.1%
Black or African American (2007)	803	8.3%	4,698	6.8%	12,379	6.5%
American Indian & Alaska Native (2007)	39	0.4%	333	0.5%	953	0.5%
Asian (2007)	816	8.5%	4,985	7.2%	13,356	7.0%
Hawaiian & Pacific Islander (2007)	10	0.1%	50	0.1%	129	0.1%
Other Race (2007)	102	1.1%	948	1.4%	2,859	1.5%
Two or More Races (2007)	223	2.3%	1,557	2.2%	4,563	2.4%
Not Hispanic or Latino Population (2007)	9,295	96.6%	66,723	96.0%	183,190	95.9%
Hispanic or Latino Population (2007)	325	3.4%	2,758	4.0%	7,871	4.1%
Not of Hispanic Origin Population (1990)	7,838	99.1%	57,088	99.0%	156,678	98.9%
Hispanic Origin Population (1990)	72	0.9%	557	1.0%	1,666	1.1%
Not Hispanic or Latino Population (2000)	8,893	97.8%	63,952	97.4%	176,427	97.3%
Hispanic or Latino Population (2000)	204	2.2%	1,705	2.6%	4,974	2.7%
Not Hispanic or Latino Population (2012)	9,530	96.0%	68,440	95.2%	187,462	95.0%
Hispanic or Latino Population (2012)	402	4.0%	3,439	4.8%	9,773	5.0%
Hist. Hispanic Ann Growth (1990 to 2007)	253	20.8%	2,201	23.2%	6,204	21.9%
Proj. Hispanic Ann Growth (2007 to 2012)	77	4.7%	681	4.9%	1,902	4.8%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2007)	557	5.8%	3,904	5.6%	11,860	6.2%
Age 5 to 9 yrs (2007)	561	5.8%	3,914	5.6%	11,711	6.1%
Age 10 to 14 yrs (2007)	596	6.2%	4,438	6.4%	12,711	6.7%
Age 15 to 19 yrs (2007)	749	7.8%	4,813	6.9%	13,120	6.9%
Age 20 to 24 yrs (2007)	942	9.8%	5,409	7.8%	13,405	7.0%
Age 25 to 29 yrs (2007)	847	8.8%	5,085	7.3%	13,074	6.8%
Age 30 to 34 yrs (2007)	656	6.8%	4,458	6.4%	12,715	6.7%
Age 35 to 39 yrs (2007)	585	6.1%	4,585	6.6%	13,493	7.1%
Age 40 to 44 yrs (2007)	694	7.2%	5,600	8.1%	15,948	8.3%
Age 45 to 49 yrs (2007)	795	8.3%	6,012	8.7%	16,618	8.7%
Age 50 to 54 yrs (2007)	748	7.8%	5,625	8.1%	15,218	8.0%
Age 55 to 59 yrs (2007)	684	7.1%	5,280	7.6%	13,497	7.1%
Age 60 to 64 yrs (2007)	561	5.8%	3,935	5.7%	9,762	5.1%
Age 65 to 74 yrs (2007)	459	4.8%	4,019	5.8%	10,596	5.5%
Age 75 to 84 yrs (2007)	150	1.6%	1,782	2.6%	5,176	2.7%
Age 85 yrs plus (2007)	36	0.4%	620	0.9%	2,157	1.1%
Median Age (2007)	33.8 yrs		37.2 yrs		36.9 yrs	
<b>Gender Age Distribution</b>						
Female Population (2007)	4,814	50.0%	35,260	50.7%	97,044	50.8%
Age 0 to 19 yrs (2007)	1,216	25.3%	8,324	23.6%	24,056	24.8%
Age 20 to 64 yrs (2007)	3,277	68.1%	23,392	66.3%	62,906	64.8%
Age 65 yrs plus (2007)	321	6.7%	3,544	10.0%	10,082	10.4%
Female Median Age (2007)	34.4 yrs		38.3 yrs		38.0 yrs	
Male Population (2007)	4,806	50.0%	34,221	49.3%	94,017	49.2%
Age 0 to 19 yrs (2007)	1,246	25.9%	8,745	25.6%	25,346	27.0%
Age 20 to 64 yrs (2007)	3,236	67.3%	22,598	66.0%	60,825	64.7%
Age 65 yrs plus (2007)	324	6.7%	2,878	8.4%	7,846	8.3%
Male Median Age (2007)	33.3 yrs		36.1 yrs		35.9 yrs	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Park Midwest Commercial Real Estate



Lat/Lon: 44.790356/-93.2410925

April 2009

RF5

2400 Cliff Rd E Burnsville, Minnesota	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2007)	154	4.0%	1,677	5.8%	3,895	5.1%
HH Income \$150,000 to \$199,999 (2007)	243	6.3%	1,839	6.4%	4,817	6.3%
HH Income \$100,000 to \$149,999 (2007)	735	19.0%	5,152	17.9%	14,340	18.7%
HH Income \$75,000 to \$99,999 (2007)	651	16.8%	4,727	16.4%	13,206	17.2%
HH Income \$50,000 to \$74,999 (2007)	816	21.1%	6,333	22.0%	16,644	21.7%
HH Income \$35,000 to \$49,999 (2007)	547	14.1%	3,864	13.4%	10,066	13.1%
HH Income \$25,000 to \$34,999 (2007)	331	8.5%	2,390	8.3%	5,959	7.8%
HH Income \$15,000 to \$24,999 (2007)	176	4.5%	1,452	5.0%	4,225	5.5%
HH Income \$0 to \$14,999 (2007)	223	5.7%	1,380	4.8%	3,623	4.7%
HH Income \$35,000+ (2007)	3,145	81.2%	23,592	81.9%	62,967	82.0%
HH Income \$75,000+ (2007)	1,783	46.0%	13,395	46.5%	36,258	47.2%
<b>Housing</b>						
Total Housing Units (2007)	4,121		30,484		81,348	
Housing Units, Occupied (2007)	3,874	94.0%	28,814	94.5%	76,775	94.4%
Housing Units, Owner-Occupied (2007)	2,708	69.9%	21,487	74.6%	56,987	74.2%
Housing Units, Renter-Occupied (2007)	1,166	30.1%	7,327	25.4%	19,787	25.8%
Housing Units, Vacant (2007)	247	6.0%	1,670	5.5%	4,573	5.6%
Median Years in Residence (2007)	3.8	yrs	3.9	yrs	4.0	yrs
<b>Marital Status</b>						
Never Married (2007)	2,378	30.0%	16,331	28.5%	42,672	27.6%
Now Married (2007)	4,449	56.1%	31,626	55.2%	86,992	56.2%
Separated (2007)	247	3.1%	1,414	2.5%	3,912	2.5%
Widowed (2007)	148	1.9%	1,985	3.5%	6,170	4.0%
Divorced (2007)	709	8.9%	5,896	10.3%	15,055	9.7%
<b>Household Type</b>						
Population Family (2007)	7,870	81.8%	56,596	81.5%	157,348	82.4%
Population Non-Family (2007)	1,724	17.9%	12,494	18.0%	32,116	16.8%
Population Group Qtrs (2007)	26	0.3%	391	0.6%	1,597	0.8%
Family Households (2007)	2,500	64.5%	18,248	63.3%	50,004	65.1%
Married Couple With Children (2007)	915	20.6%	6,738	21.3%	19,837	22.8%
Average Family Household Size (2007)	3.15		3.10		3.15	
Non-Family Households (2007)	1,375	35.5%	10,566	36.7%	26,771	34.9%
<b>Household Size</b>						
1 Person Household (2007)	1,044	26.9%	8,500	29.5%	21,197	27.6%
2 Person Households (2007)	1,381	35.7%	10,057	34.9%	26,230	34.2%
3 Person Households (2007)	617	15.9%	4,352	15.1%	12,066	15.7%
4 Person Households (2007)	509	13.1%	3,709	12.9%	10,869	14.2%
5 Person Households (2007)	219	5.7%	1,501	5.2%	4,428	5.8%
6+ Person Households (2007)	104	2.7%	695	2.4%	1,985	2.6%
<b>Household Vehicles</b>						
Total Vehicles Available (2007)	7,507		54,284		146,518	
Household: 0 Vehicles Available (2007)	146	3.8%	1,145	4.0%	3,284	4.3%
Household: 1 Vehicles Available (2007)	1,211	31.3%	9,632	33.4%	24,806	32.3%
Household: 2+ Vehicles Available (2007)	2,518	65.0%	18,037	62.6%	48,685	63.4%
Average Vehicles Per Household (2007)	1.9		1.9		1.9	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Park Midwest Commercial Real Estate



Lat/Lon: 44.790356/-93.2410925

April 2009

RF5

2400 Cliff Rd E Burnsville, Minnesota	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2007)	7,809		56,368		152,249	
Est. Civilian Employed (2007)	6,091	78.0%	41,838	74.2%	112,284	73.8%
Est. Civilian Unemployed (2007)	339	4.3%	2,356	4.2%	6,097	4.0%
Est. in Armed Forces (2007)	67	0.9%	126	0.2%	301	0.2%
Est. not in Labor Force (2007)	1,313	16.8%	12,047	21.4%	33,568	22.0%
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	5,701		39,071		105,245	
Mgmt, Business, & Financial Operations (2000)	1,048	18.4%	7,354	18.8%	19,358	18.4%
Professional and Related (2000)	1,301	22.8%	8,974	23.0%	23,253	22.1%
Service (2000)	695	12.2%	4,243	10.9%	11,990	11.4%
Sales and Office (2000)	1,736	30.4%	12,121	31.0%	32,820	31.2%
Farming, Fishing, and Forestry (2000)	5	0.1%	23	0.1%	72	0.1%
Construct, Extraction, & Maintenance (2000)	301	5.3%	2,456	6.3%	7,131	6.8%
Production, Transp. & Material Moving (2000)	615	10.8%	3,900	10.0%	10,621	10.1%
Percent White Collar Workers (2000)	71.7%		72.8%		71.7%	
Percent Blue Collar Workers (2000)	28.3%		27.2%		28.3%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2007)	\$226		\$1,771		\$4,615	
Total Non-Retail Expenditures (2007)	\$130	57.8%	\$1,023	57.8%	\$2,667	57.8%
Total Retail Expenditures (2007)	\$95	42.2%	\$748	42.2%	\$1,948	42.2%
Apparel (2007)	\$11	4.8%	\$85	4.8%	\$221	4.8%
Contributions (2007)	\$9	3.8%	\$70	4.0%	\$181	3.9%
Education (2007)	\$6	2.5%	\$45	2.6%	\$117	2.5%
Entertainment (2007)	\$13	5.6%	\$100	5.6%	\$260	5.6%
Food And Beverages (2007)	\$34	15.1%	\$266	15.0%	\$694	15.0%
Furnishings And Equipment (2007)	\$10	4.5%	\$80	4.5%	\$209	4.5%
Gifts (2007)	\$6	2.7%	\$49	2.8%	\$128	2.8%
Health Care (2007)	\$13	5.9%	\$104	5.9%	\$272	5.9%
Household Operations (2007)	\$8	3.7%	\$66	3.7%	\$172	3.7%
Miscellaneous Expenses (2007)	\$4	1.7%	\$29	1.6%	\$76	1.6%
Personal Care (2007)	\$3	1.4%	\$25	1.4%	\$67	1.4%
Personal Insurance (2007)	\$2	1.1%	\$19	1.1%	\$49	1.1%
Reading (2007)	\$1	0.3%	\$6	0.3%	\$15	0.3%
Shelter (2007)	\$44	19.3%	\$343	19.4%	\$894	19.4%
Tobacco (2007)	\$1	0.6%	\$11	0.6%	\$27	0.6%
Transportation (2007)	\$45	20.1%	\$353	19.9%	\$922	20.0%
Utilities (2007)	\$15	6.8%	\$119	6.7%	\$311	6.7%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2007)	6,216		47,003		128,254	
Elementary (0 to 8) (2007)	41	0.7%	321	0.7%	1,323	1.0%
Some High School (9 to 11) (2007)	113	1.8%	1,241	2.6%	3,532	2.8%
High School Graduate (12) (2007)	1,101	17.7%	8,777	18.7%	25,033	19.5%
Some College (13 to 16) (2007)	1,521	24.5%	10,926	23.2%	29,223	22.8%
Associate Degree Only (2007)	691	11.1%	5,793	12.3%	15,224	11.9%
Bachelor Degree Only (2007)	1,986	32.0%	13,885	29.5%	38,333	29.9%
Graduate Degree (2007)	762	12.3%	6,060	12.9%	15,586	12.2%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Park Midwest Commercial Real Estate



Lat/Lon: 44.790356/-93.2410925

April 2009

RF5

2400 Cliff Rd E Burnsville, Minnesota	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Units In Structure</b>						
1 Detached Unit (2000)	1,716	47.0%	13,391	49.7%	39,336	54.3%
1 Attached Unit (2000)	707	19.3%	4,969	18.4%	11,390	15.7%
2 to 4 Units (2000)	63	1.7%	473	1.8%	1,603	2.2%
5 to 9 Units (2000)	96	2.6%	649	2.4%	1,805	2.5%
10 to 19 Units (2000)	163	4.5%	970	3.6%	2,535	3.5%
20 to 49 Units (2000)	200	5.5%	1,918	7.1%	5,778	8.0%
50 or more Units (2000)	695	19.0%	3,987	14.8%	8,855	12.2%
Mobile Home or Trailer (2000)	14	0.4%	607	2.3%	1,118	1.5%
Other Structure (2000)	0		1	0.0%	8	0.0%
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	40	1.1%	510	1.9%	1,316	1.8%
Homes Built 1995 to 1998	359	9.8%	2,294	8.5%	5,470	7.6%
Homes Built 1990 to 1994	204	5.6%	2,399	8.9%	6,868	9.5%
Homes Built 1980 to 1989	746	20.4%	6,416	23.8%	18,021	24.9%
Homes Built 1970 to 1979	1,365	37.3%	8,118	30.1%	17,888	24.7%
Homes Built 1960 to 1969	866	23.7%	5,205	19.3%	12,456	17.2%
Homes Built 1950 to 1959	61	1.7%	1,498	5.6%	8,225	11.4%
Homes Built Before 1949	14	0.4%	525	1.9%	2,183	3.0%
<b>Home Values</b>						
Home Values \$1,000,000 or More (2000)	0		5	0.0%	6	0.0%
Home Values \$500,000 to \$999,999 (2000)	0		64	0.4%	175	0.4%
Home Values \$400,000 to \$499,999 (2000)	7	0.3%	177	1.1%	473	1.0%
Home Values \$300,000 to \$399,999 (2000)	56	2.6%	658	3.9%	1,534	3.3%
Home Values \$200,000 to \$299,999 (2000)	192	8.7%	2,501	15.0%	6,814	14.8%
Home Values \$150,000 to \$199,999 (2000)	828	37.7%	4,998	29.9%	13,310	29.0%
Home Values \$100,000 to \$149,999 (2000)	983	44.8%	6,911	41.4%	19,797	43.1%
Home Values \$70,000 to \$99,999 (2000)	121	5.5%	1,253	7.5%	3,334	7.3%
Home Values \$50,000 to \$69,999 (2000)	2	0.1%	91	0.5%	243	0.5%
Home Values \$25,000 to \$49,999 (2000)	0		13	0.1%	106	0.2%
Home Values \$0 to \$24,999 (2000)	5	0.2%	38	0.2%	92	0.2%
Owner Occupied Median Home Value (2000)	\$151,844		\$157,489		\$156,176	
Renter Occupied Median Rent (2000)	\$687		\$682		\$725	
<b>Transportation To Work</b>						
Drive to Work Alone (2000)	4,759	82.4%	32,815	83.7%	87,592	83.0%
Drive to Work in Carpool (2000)	599	10.4%	3,374	8.6%	9,373	8.9%
Travel to Work - Public Transportation (2000)	159	2.8%	1,147	2.9%	3,051	2.9%
Drive to Work on Motorcycle (2000)	0		5	0.0%	26	0.0%
Walk or Bicycle to Work (2000)	75	1.3%	401	1.0%	1,289	1.2%
Other Means (2000)	23	0.4%	173	0.4%	526	0.5%
Work at Home (2000)	161	2.8%	1,291	3.3%	3,703	3.5%
<b>Travel Time</b>						
Travel to Work in 14 Minutes or Less (2000)	1,513	26.9%	10,540	27.8%	28,347	27.8%
Travel to Work in 14 to 29 Minutes (2000)	2,415	43.0%	16,268	42.9%	43,799	43.0%
Travel to Work in 30 to 59 Minutes (2000)	1,580	28.1%	10,283	27.1%	27,252	26.8%
Travel to Work in 60 Minutes or More (2000)	107	1.9%	823	2.2%	2,457	2.4%
Average Travel Time to Work (2000)	20.5	mins	20.6	mins	20.9	mins

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.