

RETAIL/OFFICE FOR LEASE GREAT RATES IN EAGAN, MN CEDAR GROVE BUSINESS CENTER

3902-3938 Cedar Grove Parkway

CALL ABOUT OUR NEW 7-3-3 LEASE DEAL!



Located in the SE Quadrant
of Highly Traveled
Cedar Ave. & Cty. Rd. 13

**SPACE AVAILABLE
728-5,695 SF**

Mixed Use Center
Street Level Retail/Office
Floors 2-4 Residential

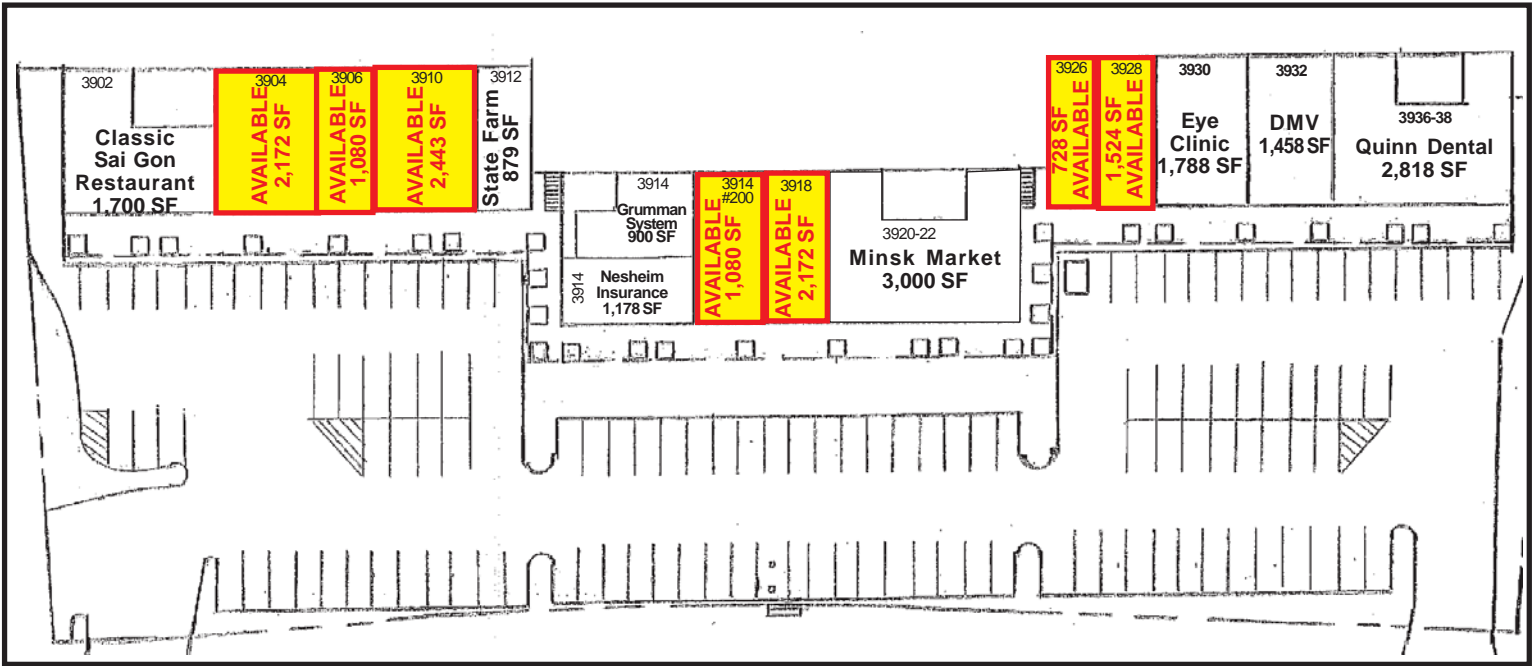


2009 RATES
CAM: \$3.90 psf
RE Tax: \$1.99 psf

FOR MORE
INFORMATION
CONTACT

Jesseka Doherty
(763) 847-6600

Cedar Grove Business Center



Demographics

<u>3902 Cedar Grove Parkway</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2007 Est. Population	10,831	59,916	160,057
2007 Est. Household	5,068	24,560	64,223
2007 Est. Average H.H. Income	\$66,099	\$79,152	\$82,130



2006 MNDOT Traffic Counts

Highway 13	27,500
Cedar Avenue (77)	76,000



Visit our Web Site at
www.parkmidwest.com



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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Cedar Grove Business Center



Lat/Lon: 44.81687/-93.20817

January 2009

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3902-3938 Cedar Grove Parkway Eagan, MN	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2007)	10,831		58,916		160,057	
Census Population (1990)	8,272		46,320		130,424	
Census Population (2000)	9,460		54,289		152,566	
Projected Population (2012)	11,715		61,889		165,025	
Forecasted Population (2017)	12,964		66,095		171,903	
Historical Annual Growth (1990 to 2000)	1,189	1.4%	7,969	1.7%	22,142	1.7%
Historical Annual Growth (2000 to 2007)	1,371	2.1%	4,627	1.2%	7,492	0.7%
Projected Annual Growth (2007 to 2012)	884	1.6%	2,973	1.0%	4,967	0.6%
Est. Population Density (2007)	3,505.08 <i>psm</i>		2,419.95 <i>psm</i>		2,233.79 <i>psm</i>	
Trade Area Size	3.09 <i>sq mi</i>		24.35 <i>sq mi</i>		71.65 <i>sq mi</i>	
Households						
Estimated Households (2007)	5,068		24,560		64,223	
Census Households (1990)	3,290		17,528		49,688	
Census Households (2000)	4,295		22,059		59,854	
Projected Households (2012)	5,581		26,228		67,253	
Forecasted Households (2017)	6,292		28,528		71,323	
Households with Children (2007)	1,393	27.5%	8,461	34.5%	23,716	36.9%
Average Household Size (2007)	2.13		2.39		2.47	
Average Household Income						
Est. Average Household Income (2007)	\$66,099		\$79,152		\$82,130	
Proj. Average Household Income (2012)	\$73,444		\$87,916		\$91,020	
Average Family Income (2007)	\$79,494		\$95,988		\$100,344	
Median Household Income						
Est. Median Household Income (2007)	\$63,215		\$74,511		\$74,627	
Proj. Median Household Income (2012)	\$70,251		\$83,729		\$84,110	
Median Family Income (2007)	\$74,579		\$88,685		\$90,558	
Per Capita Income						
Est. Per Capita Income (2007)	\$30,970		\$33,325		\$33,550	
Proj. Per Capita Income (2012)	\$35,031		\$37,602		\$37,752	
Per Capita Income Est. 5 year change	\$4,062	13.1%	\$4,278	12.8%	\$4,202	12.5%
Other Income						
Est. Median Disposable Income (2007)	\$52,307		\$60,017		\$59,915	
Est. Median Disposable Income (2012)	\$57,211		\$66,664		\$66,883	
Disposable Income Est. 5 year change	\$4,904	9.4%	\$6,647	11.1%	\$6,967	11.6%
Est. Median Household Net Worth (2007)	\$504,492		\$613,720		\$630,355	
Daytime Demos						
Total Number of Businesses (2007)	198		2,204		6,715	
Total Number of Employees (2007)	2,385		37,828		129,430	
Company Headqtrs: Businesses (2007)	2	0.8%	17	0.8%	53	0.8%
Company Headqtrs: Employees (2007)	250	10.5%	4,928	13.0%	17,890	13.8%
Unemployment Rate (2007)	4.10%		3.50%		3.80%	
Employee Population per Business	12.0 to 1		17.2 to 1		19.3 to 1	
Residential Population per Business	54.7 to 1		26.7 to 1		23.8 to 1	

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3902-3938 Cedar Grove Parkway Eagan, MN

1.00 mi radius 3.00 mi radius 5.00 mi radius

Race & Ethnicity

White (2007)	8,300	76.6%	47,345	80.4%	129,492	80.9%
Black or African American (2007)	959	8.9%	4,146	7.0%	11,021	6.9%
American Indian & Alaska Native (2007)	64	0.6%	243	0.4%	765	0.5%
Asian (2007)	1,084	10.0%	5,069	8.6%	11,798	7.4%
Hawaiian & Pacific Islander (2007)	17	0.2%	55	0.1%	142	0.1%
Other Race (2007)	176	1.6%	691	1.2%	2,931	1.8%
Two or More Races (2007)	231	2.1%	1,367	2.3%	3,909	2.4%
Not Hispanic or Latino Population (2007)	10,296	95.1%	56,707	96.3%	152,527	95.3%
Hispanic or Latino Population (2007)	535	4.9%	2,209	3.7%	7,531	4.7%
Not of Hispanic Origin Population (1990)	8,166	98.7%	45,830	98.9%	128,962	98.9%
Hispanic Origin Population (1990)	105	1.3%	490	1.1%	1,462	1.1%
Not Hispanic or Latino Population (2000)	9,147	96.7%	52,929	97.5%	147,743	96.8%
Hispanic or Latino Population (2000)	313	3.3%	1,360	2.5%	4,823	3.2%
Not Hispanic or Latino Population (2012)	11,028	94.1%	59,114	95.5%	155,697	94.3%
Hispanic or Latino Population (2012)	687	5.9%	2,775	4.5%	9,328	5.7%
Hist. Hispanic Ann Growth (1990 to 2007)	430	24.0%	1,719	20.6%	6,069	24.4%
Proj. Hispanic Ann Growth (2007 to 2012)	152	5.7%	567	5.1%	1,797	4.8%

Age Distribution

Age 0 to 4 yrs (2007)	660	6.1%	3,592	6.1%	10,319	6.4%
Age 5 to 9 yrs (2007)	543	5.0%	3,535	6.0%	10,312	6.4%
Age 10 to 14 yrs (2007)	563	5.2%	3,795	6.4%	10,761	6.7%
Age 15 to 19 yrs (2007)	576	5.3%	3,847	6.5%	10,650	6.7%
Age 20 to 24 yrs (2007)	1,045	9.7%	4,404	7.5%	10,941	6.8%
Age 25 to 29 yrs (2007)	1,252	11.6%	4,704	8.0%	10,972	6.9%
Age 30 to 34 yrs (2007)	917	8.5%	4,214	7.2%	10,731	6.7%
Age 35 to 39 yrs (2007)	777	7.2%	4,281	7.3%	11,922	7.4%
Age 40 to 44 yrs (2007)	775	7.2%	5,030	8.5%	13,975	8.7%
Age 45 to 49 yrs (2007)	794	7.3%	5,199	8.8%	13,999	8.7%
Age 50 to 54 yrs (2007)	753	6.9%	4,597	7.8%	12,436	7.8%
Age 55 to 59 yrs (2007)	828	7.6%	4,023	6.8%	10,505	6.6%
Age 60 to 64 yrs (2007)	553	5.1%	2,941	5.0%	7,702	4.8%
Age 65 to 74 yrs (2007)	532	4.9%	3,067	5.2%	8,712	5.4%
Age 75 to 84 yrs (2007)	220	2.0%	1,303	2.2%	4,559	2.8%
Age 85 yrs plus (2007)	41	0.4%	383	0.6%	1,563	1.0%
Median Age (2007)	34.0	yrs	36.1	yrs	36.7	yrs

Gender Age Distribution

Female Population (2007)	5,612	51.8%	30,010	50.9%	80,759	50.5%
Age 0 to 19 yrs (2007)	1,163	20.7%	7,202	24.0%	20,461	25.3%
Age 20 to 64 yrs (2007)	4,033	71.9%	20,260	67.5%	52,093	64.5%
Age 65 yrs plus (2007)	416	7.4%	2,548	8.5%	8,206	10.2%
Female Median Age (2007)	35.2	yrs	36.8	yrs	37.5	yrs
Male Population (2007)	5,218	48.2%	28,906	49.1%	79,299	49.5%
Age 0 to 19 yrs (2007)	1,180	22.6%	7,566	26.2%	21,582	27.2%
Age 20 to 64 yrs (2007)	3,661	70.2%	19,134	66.2%	51,090	64.4%
Age 65 yrs plus (2007)	378	7.2%	2,205	7.6%	6,627	8.4%
Male Median Age (2007)	32.7	yrs	35.3	yrs	35.8	yrs

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Household Income Distribution

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
HH Income \$200,000 or More (2007)	105	2.1%	1,124	4.6%	3,719	5.8%
HH Income \$150,000 to \$199,999 (2007)	227	4.5%	1,637	6.7%	4,155	6.5%
HH Income \$100,000 to \$149,999 (2007)	662	13.1%	4,471	18.2%	11,920	18.6%
HH Income \$75,000 to \$99,999 (2007)	838	16.5%	4,177	17.0%	10,556	16.4%
HH Income \$50,000 to \$74,999 (2007)	1,479	29.2%	5,706	23.2%	13,634	21.2%
HH Income \$35,000 to \$49,999 (2007)	892	17.6%	3,338	13.6%	8,390	13.1%
HH Income \$25,000 to \$34,999 (2007)	424	8.4%	1,914	7.8%	5,230	8.1%
HH Income \$15,000 to \$24,999 (2007)	257	5.1%	1,201	4.9%	3,533	5.5%
HH Income \$0 to \$14,999 (2007)	184	3.6%	992	4.0%	3,086	4.8%
HH Income \$35,000+ (2007)	4,202	82.9%	20,453	83.3%	52,374	81.6%
HH Income \$75,000+ (2007)	1,832	36.1%	11,410	46.5%	30,350	47.3%

Housing

Total Housing Units (2007)	5,310		26,040		68,423	
Housing Units, Occupied (2007)	5,068	95.4%	24,560	94.3%	64,223	93.9%
<i>Housing Units, Owner-Occupied (2007)</i>	3,502	69.1%	17,816	72.5%	46,844	72.9%
<i>Housing Units, Renter-Occupied (2007)</i>	1,566	30.9%	6,745	27.5%	17,379	27.1%
Housing Units, Vacant (2007)	243	4.6%	1,480	5.7%	4,200	6.1%
Median Years in Residence (2007)	3.6 yrs		3.8 yrs		3.9 yrs	

Marital Status

Never Married (2007)	3,101	34.2%	13,776	28.7%	35,650	27.7%
Now Married (2007)	4,337	47.8%	26,618	55.4%	72,070	56.0%
Separated (2007)	224	2.5%	1,130	2.4%	3,477	2.7%
Widowed (2007)	222	2.4%	1,375	2.9%	4,950	3.8%
Divorced (2007)	1,191	13.1%	5,129	10.7%	12,504	9.7%

Household Type

Population Family (2007)	8,036	74.2%	47,480	80.6%	131,244	82.0%
Population Non-Family (2007)	2,779	25.7%	11,188	19.0%	27,341	17.1%
Population Group Qtrs (2007)	16	0.1%	248	0.4%	1,472	0.9%
Family Households (2007)	2,713	53.5%	15,228	62.0%	41,404	64.5%
Married Couple With Children (2007)	822	18.9%	5,911	22.2%	17,235	23.9%
Average Family Household Size (2007)	2.96		3.12		3.17	
Non-Family Households (2007)	2,354	46.5%	9,332	38.0%	22,819	35.5%

Household Size

1 Person Household (2007)	1,917	37.8%	7,414	30.2%	18,114	28.2%
2 Person Households (2007)	1,769	34.9%	8,428	34.3%	21,512	33.5%
3 Person Households (2007)	675	13.3%	3,679	15.0%	9,866	15.4%
4 Person Households (2007)	446	8.8%	3,186	13.0%	9,212	14.3%
5 Person Households (2007)	168	3.3%	1,291	5.3%	3,831	6.0%
6+ Person Households (2007)	93	1.8%	563	2.3%	1,687	2.6%

Household Vehicles

Total Vehicles Available (2007)	8,737		46,192		121,512	
Household: 0 Vehicles Available (2007)	208	4.1%	1,003	4.1%	2,938	4.6%
Household: 1 Vehicles Available (2007)	2,148	42.4%	8,434	34.3%	21,075	32.8%
Household: 2+ Vehicles Available (2007)	2,711	53.5%	15,124	61.6%	40,210	62.6%
Average Vehicles Per Household (2007)	1.7		1.9		1.9	

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1.00 mi radius 3.00 mi radius 5.00 mi radius

Labor Force

Est. Labor: Population Age 16+ (2007)	8,979		47,274		126,537	
Est. Civilian Employed (2007)	6,777	75.5%	35,608	75.3%	93,238	73.7%
Est. Civilian Unemployed (2007)	364	4.1%	1,672	3.5%	4,824	3.8%
Est. in Armed Forces (2007)	19	0.2%	147	0.3%	275	0.2%
Est. not in Labor Force (2007)	1,820	20.3%	9,848	20.8%	28,200	22.3%

Occupation

Occupation: Population Age 16+ (2000)	5,909		32,530		87,702	
Mgmt, Business, & Financial Operations (200)	1,007	17.0%	6,335	19.5%	16,578	18.9%
Professional and Related (2000)	1,413	23.9%	7,907	24.3%	20,527	23.4%
Service (2000)	661	11.2%	3,422	10.5%	9,574	10.9%
Sales and Office (2000)	1,809	30.6%	9,783	30.1%	26,256	29.9%
Farming, Fishing, and Forestry (2000)	3	0.0%	35	0.1%	60	0.1%
Construct, Extraction, & Maintenance (2000)	410	6.9%	1,891	5.8%	5,555	6.3%
Production, Transp. & Material Moving (2000)	607	10.3%	3,156	9.7%	9,151	10.4%
Percent White Collar Workers (2000)		71.6%		73.9%		72.2%
Percent Blue Collar Workers (2000)		28.4%		26.1%		27.8%

Consumer Expenditure (in \$,000,000s)

Total Household Expenditure (2007)	\$268		\$1,469		\$3,925	
Total Non-Retail Expenditures (2007)	\$154	57.7%	\$849	57.8%	\$2,268	57.8%
Total Retail Expenditures (2007)	\$113	42.3%	\$620	42.2%	\$1,656	42.2%
Apparel (2007)	\$13	4.8%	\$70	4.8%	\$189	4.8%
Contributions (2007)	\$10	3.7%	\$57	3.9%	\$155	4.0%
Education (2007)	\$6	2.3%	\$37	2.5%	\$101	2.6%
Entertainment (2007)	\$15	5.6%	\$83	5.6%	\$221	5.6%
Food And Beverages (2007)	\$41	15.3%	\$221	15.0%	\$589	15.0%
Furnishings And Equipment (2007)	\$12	4.4%	\$66	4.5%	\$178	4.5%
Gifts (2007)	\$7	2.6%	\$41	2.8%	\$110	2.8%
Health Care (2007)	\$16	6.1%	\$87	5.9%	\$230	5.9%
Household Operations (2007)	\$10	3.6%	\$55	3.7%	\$147	3.8%
Miscellaneous Expenses (2007)	\$5	1.7%	\$24	1.6%	\$64	1.6%
Personal Care (2007)	\$4	1.5%	\$21	1.4%	\$57	1.4%
Personal Insurance (2007)	\$3	1.0%	\$16	1.1%	\$42	1.1%
Reading (2007)	\$1	0.3%	\$5	0.3%	\$13	0.3%
Shelter (2007)	\$51	19.2%	\$284	19.4%	\$761	19.4%
Tobacco (2007)	\$2	0.6%	\$9	0.6%	\$23	0.6%
Transportation (2007)	\$54	20.3%	\$294	20.0%	\$781	19.9%
Utilities (2007)	\$19	7.0%	\$99	6.8%	\$264	6.7%

Educational Attainment

Adult Population (25 Years or Older) (2007)	7,443		39,744		107,074	
Elementary (0 to 8) (2007)	15	0.2%	241	0.6%	1,266	1.2%
Some High School (9 to 11) (2007)	171	2.3%	925	2.3%	3,111	2.9%
High School Graduate (12) (2007)	1,402	18.8%	7,041	17.7%	20,180	18.8%
Some College (13 to 16) (2007)	1,673	22.5%	8,779	22.1%	23,380	21.8%
Associate Degree Only (2007)	1,052	14.1%	4,734	11.9%	11,970	11.2%
Bachelor Degree Only (2007)	2,313	31.1%	12,909	32.5%	33,148	31.0%
Graduate Degree (2007)	817	11.0%	5,115	12.9%	14,019	13.1%

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Units In Structure						
1 Detached Unit (2000)	1,491	34.3%	10,775	47.8%	33,684	55.1%
1 Attached Unit (2000)	1,174	27.0%	4,626	20.5%	8,096	13.2%
2 to 4 Units (2000)	86	2.0%	527	2.3%	1,289	2.1%
5 to 9 Units (2000)	93	2.1%	667	3.0%	1,462	2.4%
10 to 19 Units (2000)	312	7.2%	912	4.1%	2,870	4.7%
20 to 49 Units (2000)	653	15.0%	1,971	8.8%	5,261	8.6%
50 or more Units (2000)	531	12.2%	2,922	13.0%	7,695	12.6%
Mobile Home or Trailer (2000)	3	0.1%	115	0.5%	810	1.3%
Other Structure (2000)	0		8	0.0%	9	0.0%
Homes Built By Year						
Homes Built 1999 to 2000	22	0.5%	347	1.5%	1,088	1.8%
Homes Built 1995 to 1998	536	12.3%	2,004	8.9%	4,367	7.1%
Homes Built 1990 to 1994	474	10.9%	2,368	10.5%	6,133	10.0%
Homes Built 1980 to 1989	753	17.3%	6,613	29.4%	15,247	24.9%
Homes Built 1970 to 1979	1,460	33.6%	5,895	26.2%	13,824	22.6%
Homes Built 1960 to 1969	906	20.9%	3,325	14.8%	8,850	14.5%
Homes Built 1950 to 1959	154	3.5%	1,640	7.3%	9,125	14.9%
Homes Built Before 1949	38	0.9%	332	1.5%	2,542	4.2%
Home Values						
Home Values \$1,000,000 or More (2000)	0		1	0.0%	5	0.0%
Home Values \$500,000 to \$999,999 (2000)	1	0.1%	41	0.3%	179	0.5%
Home Values \$400,000 to \$499,999 (2000)	4	0.2%	126	0.9%	466	1.2%
Home Values \$300,000 to \$399,999 (2000)	52	2.1%	636	4.6%	1,512	4.0%
Home Values \$200,000 to \$299,999 (2000)	120	4.9%	1,966	14.2%	6,300	16.7%
Home Values \$150,000 to \$199,999 (2000)	432	17.6%	3,653	26.4%	9,956	26.4%
Home Values \$100,000 to \$149,999 (2000)	1,496	60.8%	5,930	42.9%	16,004	42.4%
Home Values \$70,000 to \$99,999 (2000)	319	13.0%	1,331	9.6%	3,005	8.0%
Home Values \$50,000 to \$69,999 (2000)	17	0.7%	96	0.7%	190	0.5%
Home Values \$25,000 to \$49,999 (2000)	1	0.0%	11	0.1%	84	0.2%
Home Values \$0 to \$24,999 (2000)	16	0.7%	27	0.2%	76	0.2%
Owner Occupied Median Home Value (2000)	\$131,288		\$153,677		\$159,137	
Renter Occupied Median Rent (2000)	\$663		\$723		\$718	
Transportation To Work						
Drive to Work Alone (2000)	5,093	85.9%	27,659	84.6%	73,090	83.1%
Drive to Work in Carpool (2000)	426	7.2%	2,509	7.7%	7,588	8.6%
Travel to Work - Public Transportation (2000)	116	2.0%	804	2.5%	2,636	3.0%
Drive to Work on Motorcycle (2000)	0		0		20	0.0%
Walk or Bicycle to Work (2000)	102	1.7%	440	1.3%	1,256	1.4%
Other Means (2000)	13	0.2%	137	0.4%	448	0.5%
Work at Home (2000)	176	3.0%	1,140	3.5%	2,948	3.4%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	1,756	30.5%	9,106	28.9%	24,628	29.0%
Travel to Work in 14 to 29 Minutes (2000)	2,527	43.9%	13,584	43.1%	36,467	42.9%
Travel to Work in 30 to 59 Minutes (2000)	1,328	23.1%	8,123	25.7%	21,889	25.7%
Travel to Work in 60 Minutes or More (2000)	139	2.4%	736	2.3%	2,054	2.4%
Average Travel Time to Work (2000)	19.9 mins		20.5 mins		20.7 mins	

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