

CROSSINGS AT MAPLE GROVE

EXCELLENT RETAIL OPPORTUNITY

7961 Wedgewood Lane North, Maple Grove, MN



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www.parkmidwest.com

CONTACT
Jesseka Doherty
or
Doug Sailor
(763) 847-6600

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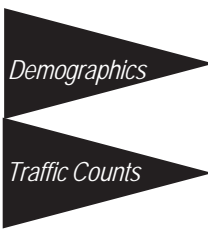
7961 Wedgewood Lane North, Maple Grove, MN



GREAT LOCATION

EASY ACCESS

HIGH TRAFFIC



Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2007 Est. Population	5,856	49,609	138,189
2007 Est. Households	2,381	17,569	51,221
2007 Est. Average H.H. Income	\$91,601	\$98,054	\$88,175

2010 Rates

RE Tax: \$6.07 psf
CAM: \$6.65 psf



Traffic Counts

Elm Creek Blvd. - 21,200 vpd

PARK MIDWEST
COMMERCIAL REAL ESTATE
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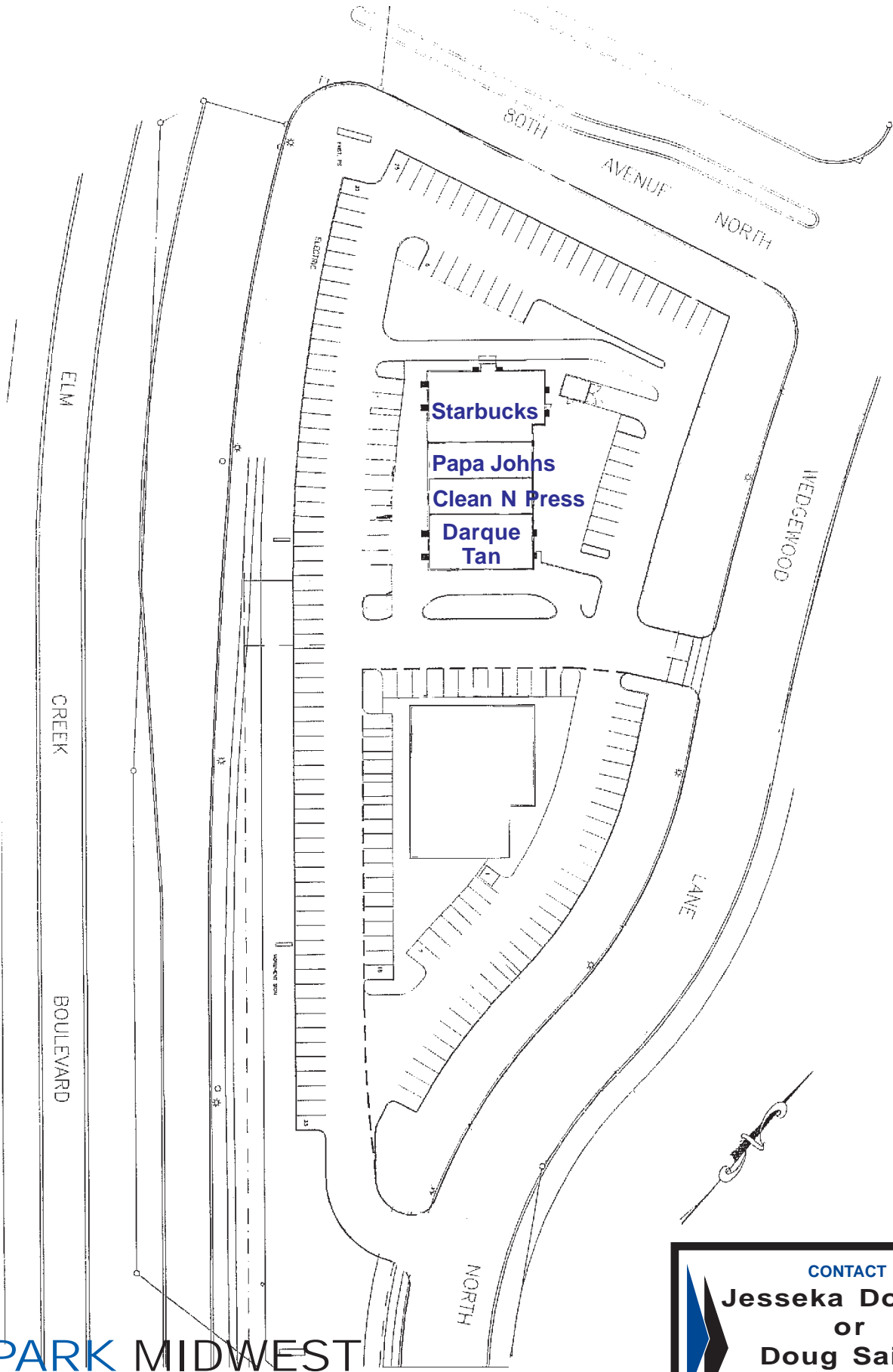


FOR MORE INFORMATION CONTACT

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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.

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Park Midwest Commercial Real Estate



Lat/Lon: 45.098379/-93.448587

April 2009

RF5

7961 Wedgewood Ln. N. Maple Grove, Minnesota	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2007)	5,856		49,609		138,189	
Census Population (1990)	5,134		34,527		101,988	
Census Population (2000)	5,642		44,225		126,753	
Projected Population (2012)	6,027		53,157		145,973	
Forecasted Population (2017)	6,239		58,102		156,607	
Historical Annual Growth (1990 to 2000)	508	1.0%	9,698	2.8%	24,765	2.4%
Historical Annual Growth (2000 to 2007)	213	0.5%	5,384	1.7%	11,435	1.3%
Projected Annual Growth (2007 to 2012)	171	0.6%	3,548	1.4%	7,785	1.1%
Est. Population Density (2007)	2,107.13 <i>psm</i>		1,911.78 <i>psm</i>		1,838.89 <i>psm</i>	
Trade Area Size	2.78 <i>sq mi</i>		25.95 <i>sq mi</i>		75.15 <i>sq mi</i>	
Households						
Estimated Households (2007)	2,381		17,569		51,221	
Census Households (1990)	1,847		11,524		36,200	
Census Households (2000)	2,275		15,613		46,696	
Projected Households (2012)	2,472		18,950		54,537	
Forecasted Households (2017)	2,580		20,788		58,850	
Households with Children (2007)	934	39.2%	8,955	51.0%	23,547	46.0%
Average Household Size (2007)	2.45		2.81		2.67	
Average Household Income						
Est. Average Household Income (2007)	\$91,601		\$98,054		\$88,175	
Proj. Average Household Income (2012)	\$99,179		\$108,624		\$97,987	
Average Family Income (2007)	\$108,340		\$107,999		\$101,847	
Median Household Income						
Est. Median Household Income (2007)	\$84,393		\$96,076		\$84,097	
Proj. Median Household Income (2012)	\$95,203		\$109,954		\$96,396	
Median Family Income (2007)	\$95,030		\$104,647		\$96,173	
Per Capita Income						
Est. Per Capita Income (2007)	\$37,501		\$34,880		\$32,932	
Proj. Per Capita Income (2012)	\$40,959		\$38,893		\$36,885	
Per Capita Income Est. 5 year change	\$3,459	9.2%	\$4,012	11.5%	\$3,953	12.0%
Other Income						
Est. Median Disposable Income (2007)	\$66,993		\$75,474		\$66,773	
Est. Median Disposable Income (2012)	\$74,684		\$85,161		\$75,530	
Disposable Income Est. 5 year change	\$7,692	11.5%	\$9,687	12.8%	\$8,757	13.1%
Est. Median Household Net Worth (2007)	\$681,247		\$802,434		\$707,611	
Daytime Demos						
Total Number of Businesses (2007)	581		2,166		4,486	
Total Number of Employees (2007)	9,481		37,123		76,895	
Company Headqtrs: Businesses (2007)	2	0.4%	25	1.2%	51	1.1%
Company Headqtrs: Employees (2007)	105	1.1%	3,358	9.0%	7,168	9.3%
Unemployment Rate (2007)	1.90%		2.80%		3.50%	
Employee Population per Business	16.3 to 1		17.1 to 1		17.1 to 1	
Residential Population per Business	10.1 to 1		22.9 to 1		30.8 to 1	

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7961 Wedgewood Ln. N. Maple Grove, Minnesota

1.00 mi radius 3.00 mi radius 5.00 mi radius

Race & Ethnicity

White (2007)	5,234	89.4%	44,212	89.1%	112,408	81.3%
Black or African American (2007)	189	3.2%	1,699	3.4%	11,179	8.1%
American Indian & Alaska Native (2007)	21	0.4%	166	0.3%	576	0.4%
Asian (2007)	206	3.5%	1,938	3.9%	7,748	5.6%
Hawaiian & Pacific Islander (2007)	1	0.0%	19	0.0%	76	0.1%
Other Race (2007)	67	1.1%	384	0.8%	2,110	1.5%
Two or More Races (2007)	136	2.3%	1,190	2.4%	4,093	3.0%
Not Hispanic or Latino Population (2007)	5,736	98.0%	48,739	98.2%	133,641	96.7%
Hispanic or Latino Population (2007)	120	2.0%	870	1.8%	4,548	3.3%
Not of Hispanic Origin Population (1990)	5,097	99.3%	34,254	99.2%	101,007	99.0%
Hispanic Origin Population (1990)	38	0.7%	273	0.8%	982	1.0%
Not Hispanic or Latino Population (2000)	5,570	98.7%	43,737	98.9%	123,914	97.8%
Hispanic or Latino Population (2000)	72	1.3%	488	1.1%	2,839	2.2%
Not Hispanic or Latino Population (2012)	5,867	97.3%	51,971	97.8%	140,152	96.0%
Hispanic or Latino Population (2012)	160	2.7%	1,185	2.2%	5,822	4.0%
Hist. Hispanic Ann Growth (1990 to 2007)	82	12.8%	597	12.9%	3,566	21.4%
Proj. Hispanic Ann Growth (2007 to 2012)	40	6.7%	315	7.2%	1,274	5.6%

Age Distribution

Age 0 to 4 yrs (2007)	362	6.2%	4,004	8.1%	11,450	8.3%
Age 5 to 9 yrs (2007)	372	6.4%	4,035	8.1%	10,601	7.7%
Age 10 to 14 yrs (2007)	432	7.4%	4,052	8.2%	10,152	7.3%
Age 15 to 19 yrs (2007)	387	6.6%	3,619	7.3%	9,587	6.9%
Age 20 to 24 yrs (2007)	293	5.0%	1,952	3.9%	6,705	4.9%
Age 25 to 29 yrs (2007)	344	5.9%	2,240	4.5%	7,614	5.5%
Age 30 to 34 yrs (2007)	374	6.4%	3,343	6.7%	9,845	7.1%
Age 35 to 39 yrs (2007)	477	8.1%	4,576	9.2%	12,013	8.7%
Age 40 to 44 yrs (2007)	538	9.2%	5,073	10.2%	12,618	9.1%
Age 45 to 49 yrs (2007)	619	10.6%	4,918	9.9%	12,242	8.9%
Age 50 to 54 yrs (2007)	565	9.6%	4,128	8.3%	10,899	7.9%
Age 55 to 59 yrs (2007)	400	6.8%	3,042	6.1%	8,502	6.2%
Age 60 to 64 yrs (2007)	262	4.5%	1,808	3.6%	5,461	4.0%
Age 65 to 74 yrs (2007)	280	4.8%	1,725	3.5%	5,815	4.2%
Age 75 to 84 yrs (2007)	123	2.1%	833	1.7%	3,085	2.2%
Age 85 yrs plus (2007)	28	0.5%	261	0.5%	1,599	1.2%
Median Age (2007)	37.9	yrs	36.1	yrs	36.1	yrs

Gender Age Distribution

Female Population (2007)	2,974	50.8%	24,956	50.3%	70,186	50.8%
Age 0 to 19 yrs (2007)	740	24.9%	7,658	30.7%	20,488	29.2%
Age 20 to 64 yrs (2007)	1,996	67.1%	15,752	63.1%	43,551	62.1%
Age 65 yrs plus (2007)	239	8.0%	1,546	6.2%	6,148	8.8%
Female Median Age (2007)	39.1	yrs	36.5	yrs	37.0	yrs
Male Population (2007)	2,881	49.2%	24,652	49.7%	68,002	49.2%
Age 0 to 19 yrs (2007)	814	28.2%	8,052	32.7%	21,303	31.3%
Age 20 to 64 yrs (2007)	1,875	65.1%	15,327	62.2%	42,348	62.3%
Age 65 yrs plus (2007)	192	6.7%	1,273	5.2%	4,352	6.4%
Male Median Age (2007)	36.6	yrs	35.6	yrs	35.1	yrs

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Household Income Distribution						
HH Income \$200,000 or More (2007)	170	7.1%	1,451	8.3%	3,795	7.4%
HH Income \$150,000 to \$199,999 (2007)	136	5.7%	1,886	10.7%	4,315	8.4%
HH Income \$100,000 to \$149,999 (2007)	501	21.0%	4,612	26.2%	10,968	21.4%
HH Income \$75,000 to \$99,999 (2007)	530	22.3%	3,471	19.8%	8,809	17.2%
HH Income \$50,000 to \$74,999 (2007)	572	24.0%	3,144	17.9%	9,671	18.9%
HH Income \$35,000 to \$49,999 (2007)	271	11.4%	1,508	8.6%	5,633	11.0%
HH Income \$25,000 to \$34,999 (2007)	94	3.9%	662	3.8%	3,233	6.3%
HH Income \$15,000 to \$24,999 (2007)	79	3.3%	572	3.3%	2,613	5.1%
HH Income \$0 to \$14,999 (2007)	29	1.2%	263	1.5%	2,183	4.3%
HH Income \$35,000+ (2007)	2,179	91.5%	16,072	91.5%	43,192	84.3%
HH Income \$75,000+ (2007)	1,336	56.1%	11,420	65.0%	27,887	54.4%
Housing						
Total Housing Units (2007)	2,567		18,847		54,894	
Housing Units, Occupied (2007)	2,381	92.8%	17,569	93.2%	51,221	93.3%
Housing Units, Owner-Occupied (2007)	2,025	85.0%	15,833	90.1%	41,068	80.2%
Housing Units, Renter-Occupied (2007)	357	15.0%	1,736	9.9%	10,153	19.8%
Housing Units, Vacant (2007)	186	7.2%	1,278	6.8%	3,673	6.7%
Median Years in Residence (2007)	5.8	yrs	5.3	yrs	4.7	yrs
Marital Status						
Never Married (2007)	1,310	28.0%	8,360	22.3%	26,954	25.4%
Now Married (2007)	2,648	56.5%	24,773	66.0%	63,558	60.0%
Separated (2007)	74	1.6%	550	1.5%	2,797	2.6%
Widowed (2007)	176	3.8%	1,033	2.8%	4,195	4.0%
Divorced (2007)	476	10.2%	2,808	7.5%	8,460	8.0%
Household Type						
Population Family (2007)	4,928	84.2%	45,381	91.5%	120,966	87.5%
Population Non-Family (2007)	916	15.6%	4,072	8.2%	15,863	11.5%
Population Group Qtrs (2007)	12	0.2%	156	0.3%	1,359	1.0%
Family Households (2007)	1,571	66.0%	13,588	77.3%	36,769	71.8%
Married Couple With Children (2007)	750	28.3%	7,646	30.9%	19,163	30.2%
Average Family Household Size (2007)	3.14		3.34		3.29	
Non-Family Households (2007)	810	34.0%	3,982	22.7%	14,452	28.2%
Household Size						
1 Person Household (2007)	642	27.0%	3,153	17.9%	11,605	22.7%
2 Person Households (2007)	783	32.9%	5,275	30.0%	15,711	30.7%
3 Person Households (2007)	396	16.6%	3,118	17.7%	8,571	16.7%
4 Person Households (2007)	369	15.5%	3,980	22.7%	9,862	19.3%
5 Person Households (2007)	144	6.1%	1,561	8.9%	3,926	7.7%
6+ Person Households (2007)	48	2.0%	483	2.8%	1,546	3.0%
Household Vehicles						
Total Vehicles Available (2007)	4,676		36,175		99,291	
Household: 0 Vehicles Available (2007)	52	2.2%	374	2.1%	2,281	4.5%
Household: 1 Vehicles Available (2007)	692	29.1%	4,150	23.6%	14,611	28.5%
Household: 2+ Vehicles Available (2007)	1,637	68.7%	13,045	74.2%	34,329	67.0%
Average Vehicles Per Household (2007)	2.0		2.1		1.9	

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Labor Force						
Est. Labor: Population Age 16+ (2007)	4,604		36,695		103,874	
Est. Civilian Employed (2007)	3,648	79.2%	28,917	78.8%	78,024	75.1%
Est. Civilian Unemployed (2007)	89	1.9%	1,032	2.8%	3,599	3.5%
Est. in Armed Forces (2007)	0		6	0.0%	40	0.0%
Est. not in Labor Force (2007)	867	18.8%	6,741	18.4%	22,210	21.4%
Occupation						
Occupation: Population Age 16+ (2000)	3,559		26,141		71,980	
Mgmt, Business, & Financial Operations (2000)	683	19.2%	5,813	22.2%	14,408	20.0%
Professional and Related (2000)	859	24.1%	6,124	23.4%	15,913	22.1%
Service (2000)	346	9.7%	2,417	9.2%	7,533	10.5%
Sales and Office (2000)	1,133	31.9%	8,051	30.8%	21,550	29.9%
Farming, Fishing, and Forestry (2000)	0		16	0.1%	55	0.1%
Construct, Extraction, & Maintenance (2000)	280	7.9%	1,632	6.2%	4,586	6.4%
Production, Transp. & Material Moving (2000)	257	7.2%	2,088	8.0%	7,935	11.0%
Percent White Collar Workers (2000)	75.2%		76.5%		72.1%	
Percent Blue Collar Workers (2000)	24.8%		23.5%		27.9%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2007)	\$158		\$1,224		\$3,287	
Total Non-Retail Expenditures (2007)	\$92	57.9%	\$710	58.0%	\$1,904	57.9%
Total Retail Expenditures (2007)	\$67	42.1%	\$514	42.0%	\$1,384	42.1%
Apparel (2007)	\$8	4.8%	\$59	4.8%	\$159	4.8%
Contributions (2007)	\$6	4.0%	\$51	4.2%	\$135	4.1%
Education (2007)	\$4	2.6%	\$34	2.8%	\$88	2.7%
Entertainment (2007)	\$9	5.7%	\$70	5.7%	\$186	5.7%
Food And Beverages (2007)	\$24	14.9%	\$180	14.7%	\$488	14.8%
Furnishings And Equipment (2007)	\$7	4.6%	\$57	4.6%	\$151	4.6%
Gifts (2007)	\$4	2.8%	\$36	2.9%	\$94	2.9%
Health Care (2007)	\$9	5.8%	\$69	5.6%	\$188	5.7%
Household Operations (2007)	\$6	3.8%	\$48	4.0%	\$127	3.9%
Miscellaneous Expenses (2007)	\$3	1.6%	\$20	1.6%	\$53	1.6%
Personal Care (2007)	\$2	1.4%	\$17	1.4%	\$47	1.4%
Personal Insurance (2007)	\$2	1.1%	\$14	1.1%	\$36	1.1%
Reading (2007)	\$1	0.3%	\$4	0.3%	\$11	0.3%
Shelter (2007)	\$31	19.4%	\$239	19.5%	\$641	19.5%
Tobacco (2007)	\$1	0.6%	\$7	0.5%	\$18	0.6%
Transportation (2007)	\$32	20.1%	\$241	19.7%	\$649	19.7%
Utilities (2007)	\$10	6.6%	\$79	6.5%	\$216	6.6%
Educational Attainment						
Adult Population (25 Years or Older) (2007)	4,010		31,947		89,693	
Elementary (0 to 8) (2007)	44	1.1%	310	1.0%	1,434	1.6%
Some High School (9 to 11) (2007)	87	2.2%	592	1.9%	2,414	2.7%
High School Graduate (12) (2007)	755	18.8%	5,840	18.3%	17,853	19.9%
Some College (13 to 16) (2007)	831	20.7%	6,122	19.2%	17,537	19.6%
Associate Degree Only (2007)	539	13.5%	3,780	11.8%	10,112	11.3%
Bachelor Degree Only (2007)	1,246	31.1%	11,024	34.5%	28,412	31.7%
Graduate Degree (2007)	507	12.7%	4,279	13.4%	11,932	13.3%

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Units In Structure						
1 Detached Unit (2000)	1,026	44.2%	11,087	70.0%	28,994	61.2%
1 Attached Unit (2000)	908	39.1%	3,025	19.1%	7,041	14.9%
2 to 4 Units (2000)	48	2.1%	397	2.5%	1,154	2.4%
5 to 9 Units (2000)	44	1.9%	212	1.3%	689	1.5%
10 to 19 Units (2000)	203	8.7%	378	2.4%	1,995	4.2%
20 to 49 Units (2000)	26	1.1%	214	1.4%	3,505	7.4%
50 or more Units (2000)	67	2.9%	504	3.2%	3,844	8.1%
Mobile Home or Trailer (2000)	0		14	0.1%	162	0.3%
Other Structure (2000)	0		0		6	0.0%
Homes Built By Year						
Homes Built 1999 to 2000	4	0.2%	528	3.3%	1,623	3.4%
Homes Built 1995 to 1998	90	3.9%	1,335	8.4%	4,533	9.6%
Homes Built 1990 to 1994	264	11.4%	2,339	14.8%	4,669	9.9%
Homes Built 1980 to 1989	1,050	45.2%	5,914	37.4%	12,749	26.9%
Homes Built 1970 to 1979	764	32.9%	3,663	23.1%	12,215	25.8%
Homes Built 1960 to 1969	98	4.2%	1,020	6.4%	6,586	13.9%
Homes Built 1950 to 1959	16	0.7%	461	2.9%	3,406	7.2%
Homes Built Before 1949	35	1.5%	570	3.6%	1,609	3.4%
Home Values						
Home Values \$1,000,000 or More (2000)	0		0		21	0.1%
Home Values \$500,000 to \$999,999 (2000)	28	1.6%	105	0.8%	313	0.9%
Home Values \$400,000 to \$499,999 (2000)	21	1.2%	210	1.6%	516	1.6%
Home Values \$300,000 to \$399,999 (2000)	50	2.8%	773	5.9%	1,800	5.4%
Home Values \$200,000 to \$299,999 (2000)	204	11.4%	2,586	19.9%	5,939	17.9%
Home Values \$150,000 to \$199,999 (2000)	366	20.3%	3,364	25.8%	7,631	23.0%
Home Values \$100,000 to \$149,999 (2000)	834	46.3%	4,862	37.3%	12,967	39.2%
Home Values \$70,000 to \$99,999 (2000)	276	15.3%	1,034	7.9%	3,256	9.8%
Home Values \$50,000 to \$69,999 (2000)	17	1.0%	64	0.5%	486	1.5%
Home Values \$25,000 to \$49,999 (2000)	0		17	0.1%	157	0.5%
Home Values \$0 to \$24,999 (2000)	2	0.1%	9	0.1%	29	0.1%
Owner Occupied Median Home Value (2000)	\$141,188		\$171,513		\$166,070	
Renter Occupied Median Rent (2000)	\$886		\$813		\$696	
Transportation To Work						
Drive to Work Alone (2000)	3,043	85.5%	22,223	85.0%	59,744	83.0%
Drive to Work in Carpool (2000)	211	5.9%	1,861	7.1%	6,191	8.6%
Travel to Work - Public Transportation (2000)	126	3.5%	790	3.0%	2,444	3.4%
Drive to Work on Motorcycle (2000)	0		3	0.0%	13	0.0%
Walk or Bicycle to Work (2000)	43	1.2%	198	0.8%	788	1.1%
Other Means (2000)	2	0.1%	70	0.3%	293	0.4%
Work at Home (2000)	134	3.8%	1,001	3.8%	2,546	3.5%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	669	19.5%	5,343	21.2%	15,124	21.8%
Travel to Work in 14 to 29 Minutes (2000)	1,358	39.7%	9,723	38.7%	28,447	40.9%
Travel to Work in 30 to 59 Minutes (2000)	1,266	37.0%	9,300	37.0%	23,587	34.0%
Travel to Work in 60 Minutes or More (2000)	132	3.9%	780	3.1%	2,316	3.3%
Average Travel Time to Work (2000)	24.7 mins		23.8 mins		23.4 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.