

Faribo West Mall

RETAIL SPACE AVAILABLE

Faribault, Minnesota



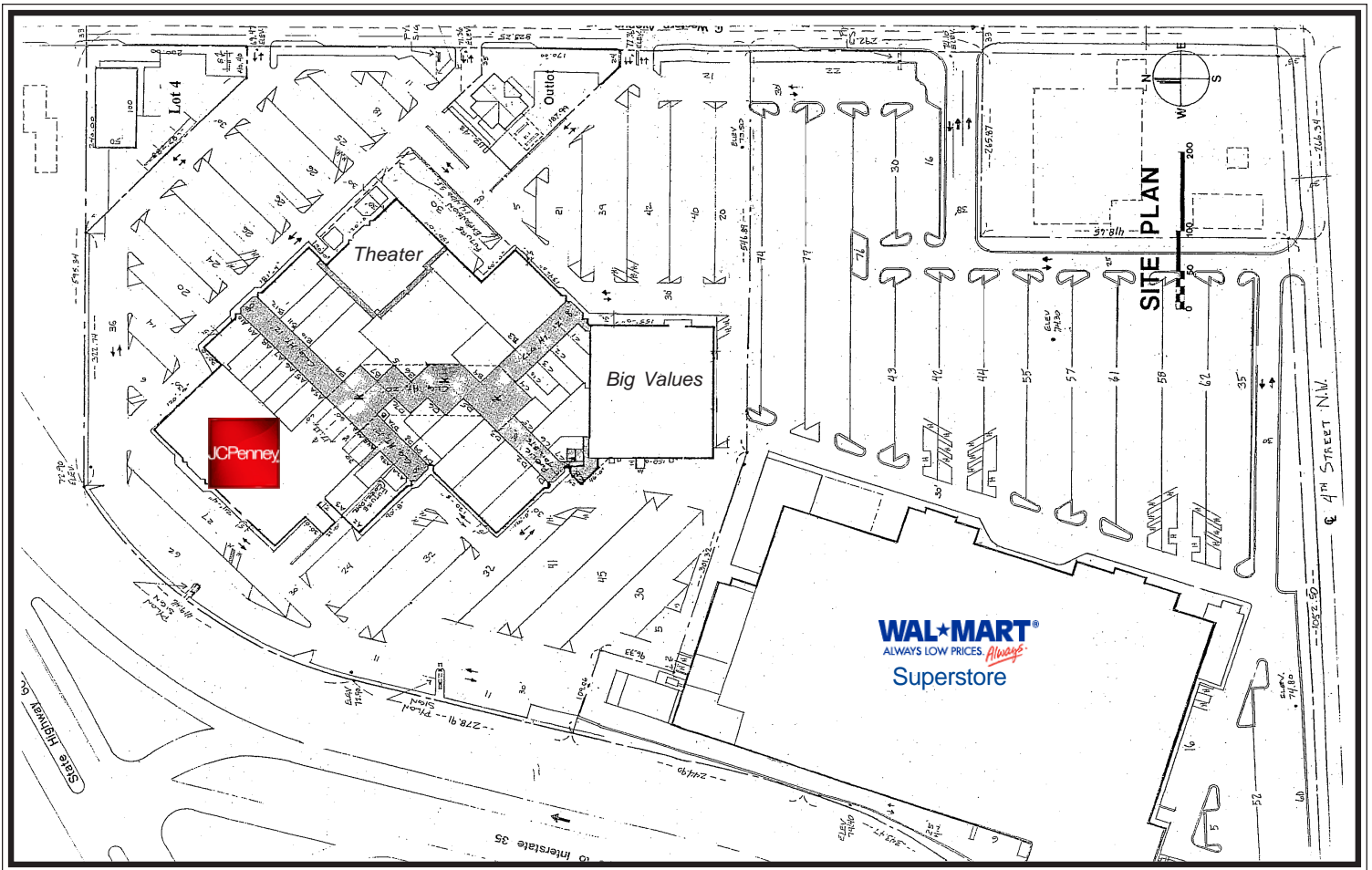
I-35 & Highway 60



8085 WAYZATA BOULEVARD, SUITE 100, MINNEAPOLIS, MN 55426 763-847-6600 Fax 763-847-6633



FARIBAULT, MN



Property Information

Location: I-35 & Hwy. 60 – Faribault
Size: 368,000 SF
Anchors: Wal-Mart Superstore (opening April 2007), J.C. Penney, Big Values, Theater
Available Space: 700-7,540 SF – Includes space at the mall entrance that is ideally suited for a restaurant. Space size is flexible up to 7,540 SF.
Rates: Base Rent: \$10.00 - \$14.00 psf NNN
 Operation Exp. (est. 2007): \$3.00 psf
Signage: Exterior building signage allowed

Demographics

	5 Mile	10 Mile	20 Mile
2006 Est. Population	25,573	35,094	122,619
2006 Est. Household	10,426	14,283	49,159
2006 Est. Average H.H. Income	\$57,497	\$60,072	\$62,083



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www.parkmidwest.com



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 INFORMATION
 CONTACT**

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Prepared For Park Midwest Commercial Real Estate



Lat/Lon: 44.29127/-93.30265

May 2007

RF5

200 Western Ave. NW. Faribault, Minnesota	5.00 mi radius		10.00 mi radius		20.00 mi radius	
Population						
Estimated Population (2006)	25,573		35,094		122,619	
Census Population (1990)	20,513		27,727		99,390	
Census Population (2000)	23,705		32,185		113,424	
Projected Population (2011)	27,074		37,426		129,970	
Forecasted Population (2016)	28,507		39,858		135,546	
Historical Annual Growth (1990 to 2000)	3,192	1.6%	4,458	1.6%	14,034	1.4%
Historical Annual Growth (2000 to 2006)	1,868	1.3%	2,909	1.5%	9,195	1.4%
Projected Annual Growth (2006 to 2011)	1,500	1.2%	2,332	1.3%	7,352	1.2%
Est. Population Density (2006)	347.44 <i>psm</i>		117.22 <i>psm</i>		100.48 <i>psm</i>	
Trade Area Size	73.61 <i>sq mi</i>		299.37 <i>sq mi</i>		1,220.32 <i>sq mi</i>	
Households						
Estimated Households (2006)	10,426		14,283		49,159	
Census Households (1990)	7,560		10,044		34,919	
Census Households (2000)	8,506		11,522		40,102	
Projected Households (2011)	11,969		16,522		56,440	
Forecasted Households (2016)	11,493		16,005		53,847	
Households with Children (2006)	3,684	35.3%	5,133	35.9%	17,673	36.0%
Average Household Size (2006)	2.26		2.31		2.31	
Average Household Income						
Est. Average Household Income (2006)	\$57,497		\$60,072		\$62,083	
Proj. Average Household Income (2011)	\$61,671		\$64,491		\$66,990	
Average Family Income (2006)	\$66,687		\$68,492		\$71,288	
Median Household Income						
Est. Median Household Income (2006)	\$49,740		\$52,875		\$54,500	
Proj. Median Household Income (2011)	\$54,059		\$57,565		\$59,469	
Median Family Income (2006)	\$58,710		\$61,247		\$64,207	
Per Capita Income						
Est. Per Capita Income (2006)	\$25,340		\$25,883		\$25,977	
Proj. Per Capita Income (2011)	\$29,384		\$30,061		\$30,290	
Per Capita Income Est. 5 year change	\$4,045	16.0%	\$4,177	16.1%	\$4,313	16.6%
Other Income						
Est. Median Disposable Income (2006)	\$42,119		\$44,441		\$45,645	
Est. Median Disposable Income (2011)	\$45,264		\$47,853		\$49,269	
Disposable Income Est. 5 year change	\$3,145	7.5%	\$3,412	7.7%	\$3,624	7.9%
Est. Median Household Net Worth (2006)	\$40,558		\$42,487		\$43,823	
Daytime Demos						
Total Number of Businesses (2006)	1,123		1,413		4,861	
Total Number of Employees (2006)	13,664		16,293		57,942	
Company Headqtrs: Businesses (2006)	2	0.2%	2	0.1%	22	0.5%
Company Headqtrs: Employees (2006)	115	0.8%	115	0.7%	6,522	11.3%
Unemployment Rate (2006)	2.30%		2.30%		3.50%	
Employee Population per Business	12.2 to 1		11.5 to 1		11.9 to 1	
Residential Population per Business	22.8 to 1		24.8 to 1		25.2 to 1	

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200 Western Ave. NW. Faribault, Minnesota

5.00 mi radius 10.00 mi radius 20.00 mi radius

Race & Ethnicity

White (2006)	22,736	88.9%	32,020	91.2%	113,986	93.0%
Black or African American (2006)	799	3.1%	818	2.3%	2,145	1.7%
American Indian & Alaska Native (2006)	130	0.5%	144	0.4%	388	0.3%
Asian (2006)	593	2.3%	643	1.8%	1,918	1.6%
Hawaiian & Pacific Islander (2006)	3	0.0%	3	0.0%	9	0.0%
Other Race (2006)	905	3.5%	984	2.8%	2,492	2.0%
Two or More Races (2006)	407	1.6%	482	1.4%	1,681	1.4%
Not Hispanic or Latino Population (2006)	22,696	88.8%	31,910	90.9%	115,454	94.2%
Hispanic or Latino Population (2006)	2,877	11.2%	3,184	9.1%	7,164	5.8%
Not of Hispanic Origin Population (1990)	20,242	98.7%	27,426	98.9%	98,385	99.0%
Hispanic Origin Population (1990)	271	1.3%	300	1.1%	1,005	1.0%
Not Hispanic or Latino Population (2000)	21,801	92.0%	30,076	93.4%	108,279	95.5%
Hispanic or Latino Population (2000)	1,905	8.0%	2,109	6.6%	5,144	4.5%
Not Hispanic or Latino Population (2011)	23,442	86.6%	33,398	89.2%	121,209	93.3%
Hispanic or Latino Population (2011)	3,632	13.4%	4,028	10.8%	8,762	6.7%
Hist. Hispanic Ann Growth (1990 to 2006)	2,606	60.0%	2,883	60.0%	6,159	38.3%
Proj. Hispanic Ann Growth (2006 to 2011)	755	5.2%	844	5.3%	1,598	4.5%

Age Distribution

Age 0 to 4 yrs (2006)	1,566	6.1%	2,131	6.1%	7,486	6.1%
Age 5 to 9 yrs (2006)	1,490	5.8%	2,114	6.0%	7,398	6.0%
Age 10 to 14 yrs (2006)	1,612	6.3%	2,289	6.5%	8,061	6.6%
Age 15 to 19 yrs (2006)	1,681	6.6%	2,352	6.7%	9,697	7.9%
Age 20 to 24 yrs (2006)	1,853	7.2%	2,371	6.8%	11,231	9.2%
Age 25 to 29 yrs (2006)	2,635	10.3%	3,317	9.5%	9,244	7.5%
Age 30 to 34 yrs (2006)	1,856	7.3%	2,431	6.9%	7,551	6.2%
Age 35 to 39 yrs (2006)	1,674	6.5%	2,351	6.7%	8,013	6.5%
Age 40 to 44 yrs (2006)	1,791	7.0%	2,583	7.4%	9,077	7.4%
Age 45 to 49 yrs (2006)	1,874	7.3%	2,661	7.6%	9,404	7.7%
Age 50 to 54 yrs (2006)	1,637	6.4%	2,419	6.9%	8,551	7.0%
Age 55 to 59 yrs (2006)	1,376	5.4%	2,030	5.8%	6,886	5.6%
Age 60 to 64 yrs (2006)	1,151	4.5%	1,651	4.7%	5,251	4.3%
Age 65 to 74 yrs (2006)	1,676	6.6%	2,289	6.5%	7,430	6.1%
Age 75 to 84 yrs (2006)	1,131	4.4%	1,452	4.1%	4,893	4.0%
Age 85 yrs plus (2006)	572	2.2%	653	1.9%	2,447	2.0%
Median Age (2006)	34.8 yrs		35.5 yrs		35.1 yrs	

Gender Age Distribution

Female Population (2006)	12,336	48.2%	16,949	48.3%	60,510	49.3%
Age 0 to 19 yrs (2006)	3,062	24.8%	4,301	25.4%	15,868	26.2%
Age 20 to 64 yrs (2006)	7,284	59.0%	10,157	59.9%	36,226	59.9%
Age 65 yrs plus (2006)	1,990	16.1%	2,491	14.7%	8,416	13.9%
Female Median Age (2006)	36.8 yrs		36.8 yrs		36.0 yrs	
Male Population (2006)	13,237	51.8%	18,145	51.7%	62,109	50.7%
Age 0 to 19 yrs (2006)	3,286	24.8%	4,585	25.3%	16,773	27.0%
Age 20 to 64 yrs (2006)	8,564	64.7%	11,656	64.2%	38,981	62.8%
Age 65 yrs plus (2006)	1,388	10.5%	1,903	10.5%	6,355	10.2%
Male Median Age (2006)	33.5 yrs		34.6 yrs		34.3 yrs	

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Household Income Distribution						
HH Income \$200,000 or More (2006)	171	1.6%	246	1.7%	875	1.8%
HH Income \$150,000 to \$199,999 (2006)	92	0.9%	189	1.3%	1,089	2.2%
HH Income \$100,000 to \$149,999 (2006)	772	7.4%	1,258	8.8%	5,082	10.3%
HH Income \$75,000 to \$99,999 (2006)	1,416	13.6%	2,066	14.5%	7,124	14.5%
HH Income \$50,000 to \$74,999 (2006)	2,596	24.9%	3,660	25.6%	12,549	25.5%
HH Income \$35,000 to \$49,999 (2006)	1,772	17.0%	2,334	16.3%	7,850	16.0%
HH Income \$25,000 to \$34,999 (2006)	1,304	12.5%	1,659	11.6%	5,308	10.8%
HH Income \$15,000 to \$24,999 (2006)	1,098	10.5%	1,379	9.7%	4,566	9.3%
HH Income \$0 to \$14,999 (2006)	1,205	11.6%	1,493	10.5%	4,717	9.6%
HH Income \$35,000+ (2006)	6,820	65.4%	9,752	68.3%	34,568	70.3%
HH Income \$75,000+ (2006)	2,451	23.5%	3,759	26.3%	14,170	28.8%
Housing						
Total Housing Units (2006)	10,639		14,784		50,435	
Housing Units, Occupied (2006)	10,426	98.0%	14,283	96.6%	49,159	97.5%
<i>Housing Units, Owner-Occupied (2006)</i>	7,874	75.5%	11,342	79.4%	39,113	79.6%
<i>Housing Units, Renter-Occupied (2006)</i>	2,552	24.5%	2,941	20.6%	10,046	20.4%
Housing Units, Vacant (2006)	213	2.0%	501	3.4%	1,276	2.5%
Median Years in Residence (2006)	4.6 yrs		4.5 yrs		4.2 yrs	
Marital Status						
Never Married (2006)	5,980	28.6%	7,736	27.1%	27,031	27.1%
Now Married (2006)	10,353	49.5%	15,271	53.5%	54,185	54.4%
Separated (2006)	1,024	4.9%	1,155	4.0%	4,745	4.8%
Widowed (2006)	1,400	6.7%	1,730	6.1%	5,766	5.8%
Divorced (2006)	2,146	10.3%	2,661	9.3%	7,937	8.0%
Household Type						
Population Family (2006)	19,621	76.7%	28,147	80.2%	97,289	79.3%
Population Non-Family (2006)	3,955	15.5%	4,906	14.0%	16,375	13.4%
Population Group Qtrs (2006)	1,998	7.8%	2,040	5.8%	8,955	7.3%
Family Households (2006)	7,034	67.5%	10,043	70.3%	34,670	70.5%
Married Couple With Children (2006)	2,531	24.4%	3,743	24.5%	13,438	24.8%
Average Family Household Size (2006)	2.79		2.80		2.81	
Non-Family Households (2006)	3,392	32.5%	4,240	29.7%	14,489	29.5%
Household Size						
1 Person Household (2006)	3,281	31.5%	4,097	28.7%	14,026	28.5%
2 Person Households (2006)	3,864	37.1%	5,489	38.4%	19,002	38.7%
3 Person Households (2006)	1,598	15.3%	2,237	15.7%	7,544	15.3%
4 Person Households (2006)	1,021	9.8%	1,478	10.3%	5,297	10.8%
5 Person Households (2006)	479	4.6%	720	5.0%	2,476	5.0%
6+ Person Households (2006)	183	1.8%	262	1.8%	814	1.7%
Household Vehicles						
Total Vehicles Available (2006)	19,661		28,886		99,661	
Household: 0 Vehicles Available (2006)	764	7.3%	828	5.8%	2,388	4.9%
Household: 1 Vehicles Available (2006)	3,107	29.8%	3,728	26.1%	12,912	26.3%
Household: 2+ Vehicles Available (2006)	6,556	62.9%	9,728	68.1%	33,859	68.9%
Average Vehicles Per Household (2006)	1.9		2.0		2.0	

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Labor Force						
Est. Labor: Population Age 16+ (2006)	20,604		28,127		97,766	
Est. Civilian Employed (2006)	12,876	62.5%	18,377	65.3%	65,865	67.4%
Est. Civilian Unemployed (2006)	465	2.3%	647	2.3%	3,375	3.5%
Est. in Armed Forces (2006)	8	0.0%	10	0.0%	47	0.0%
Est. not in Labor Force (2006)	7,255	35.2%	9,092	32.3%	28,479	29.1%
Occupation						
Occupation: Population Age 16+ (2000)	11,299		15,972		58,821	
Mgmt, Business, & Financial Operations (200)	1,157	10.2%	1,843	11.5%	7,077	12.0%
Professional and Related (2000)	1,723	15.2%	2,401	15.0%	10,413	17.7%
Service (2000)	2,013	17.8%	2,602	16.3%	8,261	14.0%
Sales and Office (2000)	2,457	21.7%	3,507	22.0%	14,575	24.8%
Farming, Fishing, and Forestry (2000)	96	0.8%	186	1.2%	632	1.1%
Construct, Extraction, & Maintenance (2000)	1,163	10.3%	1,742	10.9%	5,821	9.9%
Production, Transp. & Material Moving (2000)	2,691	23.8%	3,690	23.1%	12,042	20.5%
<i>Percent White Collar Workers (2000)</i>			47.2%		48.5%	
<i>Percent Blue Collar Workers (2000)</i>			52.8%		51.5%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2006)	\$500		\$706		\$2,487	
<i>Total Non-Retail Expenditures (2006)</i>	\$279	55.9%	\$395	55.9%	\$1,392	56.0%
<i>Total Retail Expenditures (2006)</i>	\$221	44.1%	\$311	44.1%	\$1,095	44.0%
Apparel (2006)	\$7	1.4%	\$10	1.4%	\$36	1.4%
Contributions (2006)	\$18	3.6%	\$26	3.6%	\$91	3.7%
Education (2006)	\$11	2.2%	\$16	2.2%	\$57	2.3%
Entertainment (2006)	\$29	5.7%	\$41	5.8%	\$143	5.8%
Food And Beverages (2006)	\$81	16.1%	\$114	16.1%	\$398	16.0%
Furnishings And Equipment (2006)	\$22	4.4%	\$32	4.5%	\$112	4.5%
Gifts (2006)	\$13	2.6%	\$19	2.6%	\$66	2.7%
Health Care (2006)	\$33	6.6%	\$46	6.5%	\$161	6.5%
Household Operations (2006)	\$17	3.5%	\$25	3.5%	\$89	3.6%
Miscellaneous Expenses (2006)	\$9	1.8%	\$12	1.8%	\$44	1.8%
Personal Care (2006)	\$8	1.5%	\$11	1.5%	\$37	1.5%
Personal Insurance (2006)	\$5	1.0%	\$7	1.0%	\$25	1.0%
Reading (2006)	\$2	0.3%	\$2	0.3%	\$8	0.3%
Shelter (2006)	\$99	19.8%	\$140	19.9%	\$494	19.9%
Tobacco (2006)	\$4	0.7%	\$5	0.7%	\$17	0.7%
Transportation (2006)	\$105	21.1%	\$149	21.1%	\$524	21.1%
Utilities (2006)	\$37	7.5%	\$52	7.4%	\$183	7.3%
Educational Attainment						
Adult Population (25 Years or Older) (2006)	17,373		23,837		78,746	
Elementary (0 to 8) (2006)	966	5.6%	1,212	5.1%	3,422	4.3%
Some High School (9 to 11) (2006)	1,416	8.2%	1,790	7.5%	5,258	6.7%
High School Graduate (12) (2006)	6,466	37.2%	8,984	37.7%	27,614	35.1%
Some College (13 to 16) (2006)	4,575	26.3%	6,135	25.7%	18,573	23.6%
Associate Degree Only (2006)	1,185	6.8%	1,809	7.6%	6,209	7.9%
Bachelor Degree Only (2006)	1,956	11.3%	2,787	11.7%	12,576	16.0%
Graduate Degree (2006)	809	4.7%	1,120	4.7%	5,095	6.5%

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Units In Structure						
1 Detached Unit (2000)	6,039	67.7%	8,925	72.6%	31,560	74.4%
1 Attached Unit (2000)	224	2.5%	243	2.0%	1,314	3.1%
2 to 4 Units (2000)	762	8.5%	809	6.6%	2,450	5.8%
5 to 9 Units (2000)	204	2.3%	232	1.9%	925	2.2%
10 to 19 Units (2000)	231	2.6%	233	1.9%	1,609	3.8%
20 to 49 Units (2000)	408	4.6%	427	3.5%	1,503	3.5%
50 or more Units (2000)	279	3.1%	279	2.3%	613	1.4%
Mobile Home or Trailer (2000)	771	8.6%	1,131	9.2%	2,378	5.6%
Other Structure (2000)	3	0.0%	11	0.1%	70	0.2%
Homes Built By Year						
Homes Built 1999 to 2000	172	1.9%	271	2.2%	1,138	2.7%
Homes Built 1995 to 1998	515	5.8%	810	6.6%	2,996	7.1%
Homes Built 1990 to 1994	697	7.8%	958	7.8%	3,204	7.6%
Homes Built 1980 to 1989	938	10.5%	1,289	10.5%	4,692	11.1%
Homes Built 1970 to 1979	1,388	15.6%	2,067	16.8%	7,821	18.4%
Homes Built 1960 to 1969	1,152	12.9%	1,514	12.3%	4,526	10.7%
Homes Built 1950 to 1959	941	10.6%	1,181	9.6%	4,329	10.2%
Homes Built Before 1949	3,119	35.0%	4,200	34.2%	13,716	32.3%
Home Values						
Home Values \$1,000,000 or More (2000)	8	0.2%	9	0.1%	24	0.1%
Home Values \$500,000 to \$999,999 (2000)	21	0.4%	33	0.5%	73	0.3%
Home Values \$400,000 to \$499,999 (2000)	13	0.3%	20	0.3%	85	0.4%
Home Values \$300,000 to \$399,999 (2000)	36	0.7%	76	1.1%	298	1.2%
Home Values \$200,000 to \$299,999 (2000)	256	5.1%	471	7.1%	2,015	8.3%
Home Values \$150,000 to \$199,999 (2000)	546	10.9%	848	12.8%	3,606	14.9%
Home Values \$100,000 to \$149,999 (2000)	2,062	41.0%	2,567	38.9%	8,611	35.5%
Home Values \$70,000 to \$99,999 (2000)	1,535	30.5%	1,886	28.5%	6,788	28.0%
Home Values \$50,000 to \$69,999 (2000)	405	8.1%	497	7.5%	1,929	8.0%
Home Values \$25,000 to \$49,999 (2000)	148	2.9%	192	2.9%	702	2.9%
Home Values \$0 to \$24,999 (2000)	0		6	0.1%	94	0.4%
Owner Occupied Median Home Value (2000)	\$110,823		\$115,999		\$118,429	
Renter Occupied Median Rent (2000)	\$364		\$363		\$341	
Transportation To Work						
Drive to Work Alone (2000)	8,829	78.1%	12,553	78.6%	44,325	75.3%
Drive to Work in Carpool (2000)	1,554	13.7%	2,051	12.8%	6,881	11.7%
Travel to Work - Public Transportation (2000)	108	1.0%	114	0.7%	361	0.6%
Drive to Work on Motorcycle (2000)	3	0.0%	4	0.0%	27	0.0%
Walk or Bicycle to Work (2000)	418	3.7%	532	3.3%	4,002	6.8%
Other Means (2000)	93	0.8%	113	0.7%	321	0.5%
Work at Home (2000)	302	2.7%	614	3.8%	2,945	5.0%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	6,201	56.3%	7,509	48.9%	29,895	53.5%
Travel to Work in 14 to 29 Minutes (2000)	2,474	22.5%	4,271	27.8%	13,270	23.7%
Travel to Work in 30 to 59 Minutes (2000)	1,694	15.4%	2,605	17.0%	9,679	17.3%
Travel to Work in 60 Minutes or More (2000)	635	5.8%	982	6.4%	3,074	5.5%
Average Travel Time to Work (2000)	18.3 mins		19.4 mins		18.1 mins	

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