

FOXRIDGE SHOPPES

EAGAN, MN

3390 Coachman Road



Property Highlights

- Located at the Intersection of Highly Traveled Yankee Doodle Road & Coachman Road
- Join Oasis, Subway, Specialty Nails, Wet World, Almax Auto and Care Chiropractic



2009 RATES

CAM: \$4.70 psf

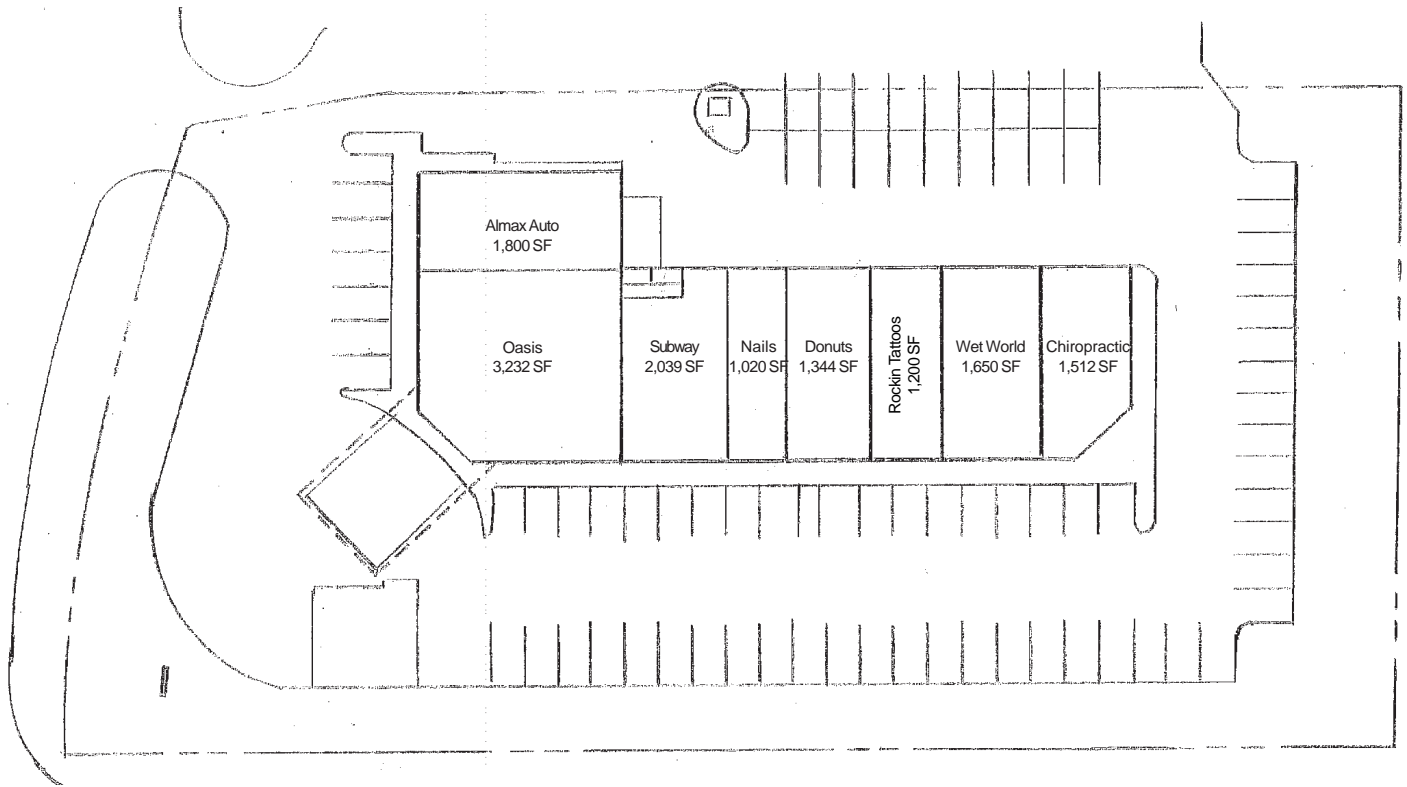
RE Tax: \$3.46 psf

FOR MORE
INFORMATION
CONTACT

Doug Sailor
or
Jesseka Doherty
(763) 847-6600



Foxridge Shoppes



<i>Demographics</i>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2007 Est. Population:	6,411	46,323	138,946
2007 Est. Households:	2,777	19,264	55,596
2007 Est. Average H.H. Income:	\$77,741	\$84,117	\$81,414



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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Foxridge Shoppes



Lat/Lon: 44.83399/-93.18046

January 2009

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3390 Coachman Rd. Eagan, MN

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2007)	6,411		46,323		138,946	
Census Population (1990)	4,795		33,572		109,941	
Census Population (2000)	5,804		41,730		131,286	
Projected Population (2012)	6,795		49,248		144,040	
Forecasted Population (2017)	7,343		53,412		151,084	
Historical Annual Growth (1990 to 2000)	1,009	2.1%	8,158	2.4%	21,345	1.9%
Historical Annual Growth (2000 to 2007)	607	1.5%	4,594	1.6%	7,660	0.8%
Projected Annual Growth (2007 to 2012)	384	1.2%	2,925	1.3%	5,094	0.7%
Est. Population Density (2007)	2,132.65 <i>psm</i>		1,874.30 <i>psm</i>		1,956.93 <i>psm</i>	
Trade Area Size	3.01 <i>sq mi</i>		24.72 <i>sq mi</i>		71.00 <i>sq mi</i>	
Households						
Estimated Households (2007)	2,777		19,264		55,596	
Census Households (1990)	1,855		12,800		42,656	
Census Households (2000)	2,450		16,886		51,418	
Projected Households (2012)	2,990		20,831		58,509	
Forecasted Households (2017)	3,288		23,010		62,408	
Households with Children (2007)	883	31.8%	6,758	35.1%	20,704	37.2%
Average Household Size (2007)	2.30		2.39		2.48	
Average Household Income						
Est. Average Household Income (2007)	\$77,741		\$84,117		\$81,414	
Proj. Average Household Income (2012)	\$86,259		\$93,567		\$90,452	
Average Family Income (2007)	\$94,134		\$103,312		\$99,506	
Median Household Income						
Est. Median Household Income (2007)	\$73,755		\$77,475		\$74,517	
Proj. Median Household Income (2012)	\$82,791		\$87,085		\$84,132	
Median Family Income (2007)	\$86,746		\$93,268		\$90,291	
Per Capita Income						
Est. Per Capita Income (2007)	\$33,915		\$35,224		\$33,202	
Proj. Per Capita Income (2012)	\$38,189		\$39,830		\$37,435	
Per Capita Income Est. 5 year change	\$4,273	12.6%	\$4,606	13.1%	\$4,233	12.7%
Other Income						
Est. Median Disposable Income (2007)	\$59,560		\$62,074		\$59,861	
Est. Median Disposable Income (2012)	\$66,349		\$69,135		\$66,866	
Disposable Income Est. 5 year change	\$6,789	11.4%	\$7,061	11.4%	\$7,005	11.7%
Est. Median Household Net Worth (2007)	\$575,480		\$643,434		\$625,132	
Daytime Demos						
Total Number of Businesses (2007)	323		2,275		5,177	
Total Number of Employees (2007)	8,926		58,819		110,095	
Company Headqtrs: Businesses (2007)	3	0.9%	27	1.2%	46	0.9%
Company Headqtrs: Employees (2007)	450	5.0%	10,373	17.6%	15,703	14.3%
Unemployment Rate (2007)	3.20%		3.50%		3.90%	
Employee Population per Business	27.6 to 1		25.9 to 1		21.3 to 1	
Residential Population per Business	19.8 to 1		20.4 to 1		26.8 to 1	

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Race & Ethnicity						
White (2007)	4,978	77.7%	37,099	80.1%	111,496	80.2%
Black or African American (2007)	532	8.3%	3,385	7.3%	9,999	7.2%
American Indian & Alaska Native (2007)	20	0.3%	209	0.5%	692	0.5%
Asian (2007)	659	10.3%	4,033	8.7%	10,366	7.5%
Hawaiian & Pacific Islander (2007)	6	0.1%	71	0.2%	132	0.1%
Other Race (2007)	57	0.9%	539	1.2%	2,906	2.1%
Two or More Races (2007)	159	2.5%	987	2.1%	3,354	2.4%
Not Hispanic or Latino Population (2007)	6,180	96.4%	44,540	96.2%	131,216	94.4%
Hispanic or Latino Population (2007)	231	3.6%	1,783	3.8%	7,730	5.6%
Not of Hispanic Origin Population (1990)	4,723	98.5%	33,143	98.7%	108,592	98.8%
Hispanic Origin Population (1990)	72	1.5%	429	1.3%	1,349	1.2%
Not Hispanic or Latino Population (2000)	5,663	97.6%	40,660	97.4%	126,244	96.2%
Hispanic or Latino Population (2000)	141	2.4%	1,069	2.6%	5,043	3.8%
Not Hispanic or Latino Population (2012)	6,502	95.7%	46,978	95.4%	134,480	93.4%
Hispanic or Latino Population (2012)	293	4.3%	2,270	4.6%	9,561	6.6%
Hist. Hispanic Ann Growth (1990 to 2007)	159	13.0%	1,354	18.6%	6,381	27.8%
Proj. Hispanic Ann Growth (2007 to 2012)	62	5.3%	487	5.5%	1,831	4.7%
Age Distribution						
Age 0 to 4 yrs (2007)	449	7.0%	2,998	6.5%	9,201	6.6%
Age 5 to 9 yrs (2007)	376	5.9%	3,002	6.5%	9,336	6.7%
Age 10 to 14 yrs (2007)	342	5.3%	3,078	6.6%	9,437	6.8%
Age 15 to 19 yrs (2007)	341	5.3%	2,855	6.2%	9,039	6.5%
Age 20 to 24 yrs (2007)	578	9.0%	3,622	7.8%	9,174	6.6%
Age 25 to 29 yrs (2007)	662	10.3%	3,981	8.6%	9,565	6.9%
Age 30 to 34 yrs (2007)	579	9.0%	3,476	7.5%	9,559	6.9%
Age 35 to 39 yrs (2007)	488	7.6%	3,586	7.7%	10,646	7.7%
Age 40 to 44 yrs (2007)	504	7.9%	4,061	8.8%	12,151	8.7%
Age 45 to 49 yrs (2007)	507	7.9%	4,143	8.9%	12,170	8.8%
Age 50 to 54 yrs (2007)	478	7.5%	3,521	7.6%	10,414	7.5%
Age 55 to 59 yrs (2007)	383	6.0%	2,808	6.1%	8,504	6.1%
Age 60 to 64 yrs (2007)	281	4.4%	1,962	4.2%	6,353	4.6%
Age 65 to 74 yrs (2007)	286	4.5%	2,073	4.5%	7,617	5.5%
Age 75 to 84 yrs (2007)	132	2.1%	934	2.0%	4,324	3.1%
Age 85 yrs plus (2007)	25	0.4%	223	0.5%	1,456	1.0%
Median Age (2007)	34.0	yrs	34.8	yrs	36.5	yrs
Gender Age Distribution						
Female Population (2007)	3,279	51.1%	23,599	50.9%	70,035	50.4%
Age 0 to 19 yrs (2007)	728	22.2%	5,820	24.7%	17,957	25.6%
Age 20 to 64 yrs (2007)	2,332	71.1%	16,081	68.1%	44,694	63.8%
Age 65 yrs plus (2007)	219	6.7%	1,699	7.2%	7,384	10.5%
Female Median Age (2007)	34.2	yrs	35.4	yrs	37.3	yrs
Male Population (2007)	3,132	48.9%	22,724	49.1%	68,911	49.6%
Age 0 to 19 yrs (2007)	780	24.9%	6,114	26.9%	19,057	27.7%
Age 20 to 64 yrs (2007)	2,127	67.9%	15,079	66.4%	43,841	63.6%
Age 65 yrs plus (2007)	224	7.2%	1,531	6.7%	6,013	8.7%
Male Median Age (2007)	33.6	yrs	34.2	yrs	35.7	yrs

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Household Income Distribution						
HH Income \$200,000 or More (2007)	108	3.9%	1,075	5.6%	3,135	5.6%
HH Income \$150,000 to \$199,999 (2007)	195	7.0%	1,431	7.4%	3,649	6.6%
HH Income \$100,000 to \$149,999 (2007)	502	18.1%	3,641	18.9%	10,206	18.4%
HH Income \$75,000 to \$99,999 (2007)	425	15.3%	3,119	16.2%	9,040	16.3%
HH Income \$50,000 to \$74,999 (2007)	681	24.5%	4,534	23.5%	11,747	21.1%
HH Income \$35,000 to \$49,999 (2007)	413	14.9%	2,663	13.8%	7,164	12.9%
HH Income \$25,000 to \$34,999 (2007)	192	6.9%	1,271	6.6%	4,490	8.1%
HH Income \$15,000 to \$24,999 (2007)	170	6.1%	878	4.6%	3,238	5.8%
HH Income \$0 to \$14,999 (2007)	91	3.3%	652	3.4%	2,926	5.3%
HH Income \$35,000+ (2007)	2,324	83.7%	16,463	85.5%	44,942	80.8%
HH Income \$75,000+ (2007)	1,231	44.3%	9,267	48.1%	26,031	46.8%
Housing						
Total Housing Units (2007)	3,013		20,685		59,347	
Housing Units, Occupied (2007)	2,777	92.2%	19,264	93.1%	55,596	93.7%
<i>Housing Units, Owner-Occupied (2007)</i>	1,628	58.6%	13,398	69.6%	40,434	72.7%
<i>Housing Units, Renter-Occupied (2007)</i>	1,149	41.4%	5,866	30.4%	15,162	27.3%
Housing Units, Vacant (2007)	236	7.8%	1,421	6.9%	3,751	6.3%
Median Years in Residence (2007)	3.0 yrs		3.6 yrs		4.0 yrs	
Marital Status						
Never Married (2007)	1,607	30.6%	10,964	29.4%	30,675	27.6%
Now Married (2007)	2,828	53.9%	20,456	54.9%	62,083	56.0%
Separated (2007)	115	2.2%	867	2.3%	3,179	2.9%
Widowed (2007)	149	2.8%	919	2.5%	4,415	4.0%
Divorced (2007)	549	10.5%	4,058	10.9%	10,590	9.5%
Household Type						
Population Family (2007)	4,894	76.3%	37,081	80.0%	113,716	81.8%
Population Non-Family (2007)	1,501	23.4%	9,030	19.5%	23,887	17.2%
Population Group Qtrs (2007)	16	0.3%	212	0.5%	1,344	1.0%
Family Households (2007)	1,615	58.2%	11,806	61.3%	35,647	64.1%
Married Couple With Children (2007)	597	21.1%	4,711	23.0%	15,177	24.4%
Average Family Household Size (2007)	3.03		3.14		3.19	
Non-Family Households (2007)	1,162	41.8%	7,458	38.7%	19,949	35.9%
Household Size						
1 Person Household (2007)	873	31.4%	5,848	30.4%	15,938	28.7%
2 Person Households (2007)	982	35.4%	6,509	33.8%	18,270	32.9%
3 Person Households (2007)	434	15.6%	2,891	15.0%	8,408	15.1%
4 Person Households (2007)	319	11.5%	2,571	13.3%	8,073	14.5%
5 Person Households (2007)	118	4.2%	1,035	5.4%	3,404	6.1%
6+ Person Households (2007)	51	1.8%	410	2.1%	1,502	2.7%
Household Vehicles						
Total Vehicles Available (2007)	5,087		36,306		103,791	
Household: 0 Vehicles Available (2007)	132	4.8%	768	4.0%	2,815	5.1%
Household: 1 Vehicles Available (2007)	1,070	38.5%	6,823	35.4%	18,449	33.2%
Household: 2+ Vehicles Available (2007)	1,575	56.7%	11,674	60.6%	34,333	61.8%
Average Vehicles Per Household (2007)	1.8		1.9		1.9	

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Labor Force						
Est. Labor: Population Age 16+ (2007)	5,186		36,691		109,067	
Est. Civilian Employed (2007)	3,862	74.5%	27,863	75.9%	79,469	72.9%
Est. Civilian Unemployed (2007)	164		1,296	3.5%	4,256	3.9%
Est. in Armed Forces (2007)	28	0.5%	99	0.3%	218	0.2%
Est. not in Labor Force (2007)	1,133	21.8%	7,433	20.3%	25,125	23.0%
Occupation						
Occupation: Population Age 16+ (2000)	3,484		24,908		74,062	
Mgmt, Business, & Financial Operations (2000)	810	23.3%	5,265	21.1%	13,890	18.8%
Professional and Related (2000)	837	24.0%	6,408	25.7%	17,652	23.8%
Service (2000)	319	9.1%	2,500	10.0%	8,636	11.7%
Sales and Office (2000)	996	28.6%	7,142	28.7%	21,403	28.9%
Farming, Fishing, and Forestry (2000)	2	0.1%	24	0.1%	66	0.1%
Construct, Extraction, & Maintenance (2000)	201	5.8%	1,430	5.7%	4,600	6.2%
Production, Transp. & Material Moving (2000)	319	9.2%	2,139	8.6%	7,815	10.6%
Percent White Collar Workers (2000)	75.9%		75.5%		71.5%	
Percent Blue Collar Workers (2000)	24.1%		24.5%		28.5%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2007)	\$164		\$1,201		\$3,379	
Total Non-Retail Expenditures (2007)	\$95	57.8%	\$695	57.8%	\$1,953	57.8%
Total Retail Expenditures (2007)	\$69	42.2%	\$507	42.2%	\$1,426	42.2%
Apparel (2007)	\$8	4.8%	\$58	4.8%	\$162	4.8%
Contributions (2007)	\$6	3.9%	\$48	4.0%	\$134	4.0%
Education (2007)	\$4	2.5%	\$31	2.6%	\$87	2.6%
Entertainment (2007)	\$9	5.6%	\$68	5.6%	\$191	5.6%
Food And Beverages (2007)	\$25	15.1%	\$180	15.0%	\$507	15.0%
Furnishings And Equipment (2007)	\$7	4.5%	\$54	4.5%	\$153	4.5%
Gifts (2007)	\$5	2.8%	\$34	2.8%	\$94	2.8%
Health Care (2007)	\$10	5.9%	\$70	5.8%	\$198	5.9%
Household Operations (2007)	\$6	3.7%	\$45	3.8%	\$127	3.8%
Miscellaneous Expenses (2007)	\$3	1.7%	\$20	1.6%	\$55	1.6%
Personal Care (2007)	\$2	1.4%	\$17	1.4%	\$49	1.4%
Personal Insurance (2007)	\$2	1.1%	\$13	1.1%	\$36	1.1%
Reading (2007)	\$1	0.3%	\$4	0.3%	\$11	0.3%
Shelter (2007)	\$32	19.3%	\$233	19.4%	\$656	19.4%
Tobacco (2007)	\$1	0.6%	\$7	0.6%	\$20	0.6%
Transportation (2007)	\$33	20.0%	\$239	19.9%	\$672	19.9%
Utilities (2007)	\$11	6.8%	\$81	6.7%	\$227	6.7%
Educational Attainment						
Adult Population (25 Years or Older) (2007)	4,325		30,768		92,759	
Elementary (0 to 8) (2007)	22	0.5%	168	0.5%	1,180	1.3%
Some High School (9 to 11) (2007)	74	1.7%	655	2.1%	2,813	3.0%
High School Graduate (12) (2007)	676	15.6%	4,865	15.8%	17,237	18.6%
Some College (13 to 16) (2007)	795	18.4%	6,476	21.0%	19,845	21.4%
Associate Degree Only (2007)	546	12.6%	3,618	11.8%	10,028	10.8%
Bachelor Degree Only (2007)	1,677	38.8%	10,783	35.0%	29,006	31.3%
Graduate Degree (2007)	535	12.4%	4,203	13.7%	12,649	13.6%

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Units In Structure						
1 Detached Unit (2000)	753	29.3%	7,622	43.6%	29,003	55.2%
1 Attached Unit (2000)	662	25.8%	3,571	20.4%	6,536	12.4%
2 to 4 Units (2000)	82	3.2%	457	2.6%	1,184	2.3%
5 to 9 Units (2000)	168	6.5%	646	3.7%	1,293	2.5%
10 to 19 Units (2000)	50	1.9%	680	3.9%	3,255	6.2%
20 to 49 Units (2000)	367	14.3%	1,893	10.8%	4,273	8.1%
50 or more Units (2000)	481	18.7%	2,579	14.8%	6,189	11.8%
Mobile Home or Trailer (2000)	2	0.1%	11	0.1%	843	1.6%
Other Structure (2000)	1	0.0%	8	0.0%	13	0.0%
Homes Built By Year						
Homes Built 1999 to 2000	87	3.4%	381	2.2%	789	1.5%
Homes Built 1995 to 1998	203	7.9%	1,749	10.0%	3,650	6.9%
Homes Built 1990 to 1994	332	12.9%	2,427	13.9%	5,792	11.0%
Homes Built 1980 to 1989	1,084	42.2%	6,181	35.4%	13,435	25.5%
Homes Built 1970 to 1979	752	29.3%	4,246	24.3%	10,368	19.7%
Homes Built 1960 to 1969	58	2.3%	1,713	9.8%	6,797	12.9%
Homes Built 1950 to 1959	39	1.5%	628	3.6%	8,951	17.0%
Homes Built Before 1949	11	0.4%	142	0.8%	2,808	5.3%
Home Values						
Home Values \$1,000,000 or More (2000)	0		0		17	0.1%
Home Values \$500,000 to \$999,999 (2000)	13	1.1%	56	0.6%	190	0.6%
Home Values \$400,000 to \$499,999 (2000)	10	0.9%	154	1.5%	469	1.5%
Home Values \$300,000 to \$399,999 (2000)	71	6.3%	504	5.1%	1,540	4.8%
Home Values \$200,000 to \$299,999 (2000)	196	17.4%	1,736	17.4%	5,688	17.7%
Home Values \$150,000 to \$199,999 (2000)	300	26.7%	2,680	26.9%	7,774	24.3%
Home Values \$100,000 to \$149,999 (2000)	368	32.7%	3,816	38.3%	13,040	40.7%
Home Values \$70,000 to \$99,999 (2000)	155	13.8%	948	9.5%	2,936	9.2%
Home Values \$50,000 to \$69,999 (2000)	9	0.8%	52	0.5%	244	0.8%
Home Values \$25,000 to \$49,999 (2000)	2	0.2%	9	0.1%	96	0.3%
Home Values \$0 to \$24,999 (2000)	3	0.3%	21	0.2%	55	0.2%
Owner Occupied Median Home Value (2000)	\$158,393		\$159,231		\$161,969	
Renter Occupied Median Rent (2000)	\$856		\$782		\$705	
Transportation To Work						
Drive to Work Alone (2000)	3,053	86.8%	21,286	85.1%	61,326	82.6%
Drive to Work in Carpool (2000)	173	4.9%	1,726	6.9%	6,266	8.4%
Travel to Work - Public Transportation (2000)	74	2.1%	596	2.4%	2,566	3.5%
Drive to Work on Motorcycle (2000)	0		1	0.0%	20	0.0%
Walk or Bicycle to Work (2000)	64	1.8%	395	1.6%	1,154	1.6%
Other Means (2000)	7	0.2%	106	0.4%	409	0.6%
Work at Home (2000)	146	4.2%	900	3.6%	2,545	3.4%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	971	28.8%	7,297	30.3%	20,769	28.9%
Travel to Work in 14 to 29 Minutes (2000)	1,428	42.4%	10,081	41.8%	30,988	43.2%
Travel to Work in 30 to 59 Minutes (2000)	882	26.2%	6,064	25.1%	18,175	25.3%
Travel to Work in 60 Minutes or More (2000)	90	2.7%	668	2.8%	1,811	2.5%
Average Travel Time to Work (2000)	20.8	mins	20.7	mins	20.6	mins

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