

RETAIL SPACE FOR LEASE

Mainstreet Marketplace

12525-12555 Ulysses St., Blaine



NEWLY CONSTRUCTED INTERSECTION OF HWYS. 65 & 242



HIGHLY VISIBLE PYLON
& MONUMENT SIGNAGE

- PERKINS
- BRUEGGER'S BAGELS
- BLOCKBUSTER VIDEO
- NAILS, HAIR, TANNING & MORE

2010 Rates:

CAM: \$6.63 psf

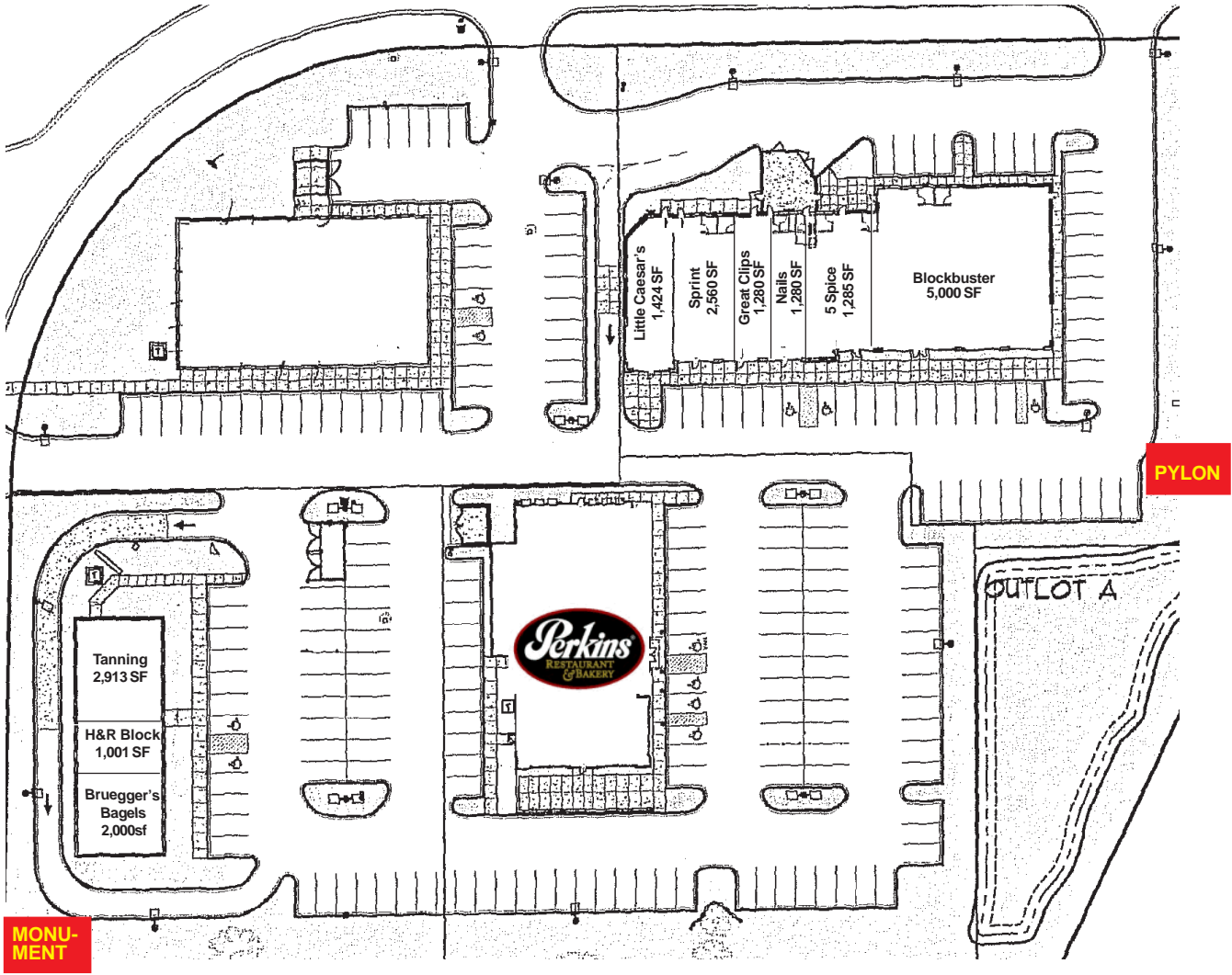
RE Tax: \$4.17 psf



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



Mainstreet Marketplace
12525-12555 125th Street
Blaine, MN



Hwy. 65 — 38,500 VPD

Hwy. 242 — 20,000 VPD

Demographics (2007 Est)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,941	47,376	120,622
Households	3,066	16,323	42,180
Average H.H. Income	\$76,665	\$78,173	\$75,305



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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

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Lat/Lon: 45.19726/-93.23497

January 2009

RF5

12525-12555 Ulysses Street Blaine, MN	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2007)	8,941		47,376		120,622	
Census Population (1990)	5,860		33,360		83,870	
Census Population (2000)	7,665		40,437		104,510	
Projected Population (2012)	9,747		51,783		130,778	
Forecasted Population (2017)	10,901		58,072		145,334	
Historical Annual Growth (1990 to 2000)	1,805	3.1%	7,077	2.1%	20,640	2.5%
Historical Annual Growth (2000 to 2007)	1,276	2.4%	6,939	2.5%	16,112	2.2%
Projected Annual Growth (2007 to 2012)	806	1.8%	4,407	1.9%	10,155	1.7%
Est. Population Density (2007)	2,855.68 <i>psm</i>		1,690.37 <i>psm</i>		1,550.55 <i>psm</i>	
Trade Area Size	3.13 <i>sq mi</i>		28.03 <i>sq mi</i>		77.79 <i>sq mi</i>	
Households						
Estimated Households (2007)	3,066		16,323		42,180	
Census Households (1990)	1,735		10,507		27,267	
Census Households (2000)	2,611		13,880		36,420	
Projected Households (2012)	3,371		17,967		46,030	
Forecasted Households (2017)	3,791		20,225		51,334	
Households with Children (2007)	1,410	46.0%	7,465	45.7%	19,208	45.5%
Average Household Size (2007)	2.91		2.90		2.84	
Average Household Income						
Est. Average Household Income (2007)	\$76,665		\$78,173		\$75,305	
Proj. Average Household Income (2012)	\$86,750		\$88,213		\$84,371	
Average Family Income (2007)	\$82,416		\$85,216		\$84,004	
Median Household Income						
Est. Median Household Income (2007)	\$79,027		\$78,756		\$74,621	
Proj. Median Household Income (2012)	\$89,181		\$89,196		\$84,364	
Median Family Income (2007)	\$84,362		\$85,269		\$82,723	
Per Capita Income						
Est. Per Capita Income (2007)	\$26,389		\$27,015		\$26,655	
Proj. Per Capita Income (2012)	\$30,100		\$30,685		\$30,016	
Per Capita Income Est. 5 year change	\$3,711	14.1%	\$3,670	13.6%	\$3,361	12.6%
Other Income						
Est. Median Disposable Income (2007)	\$63,373		\$63,054		\$60,024	
Est. Median Disposable Income (2012)	\$70,019		\$70,006		\$66,654	
Disposable Income Est. 5 year change	\$6,646	10.5%	\$6,952	11.0%	\$6,630	11.0%
Est. Median Household Net Worth (2007)	\$569,847		\$606,372		\$568,213	
Daytime Demos						
Total Number of Businesses (2007)	218		1,082		3,026	
Total Number of Employees (2007)	2,669		12,308		38,546	
Company Headqtrs: Businesses (2007)	0	0	2	0.2%	9	0.3%
Company Headqtrs: Employees (2007)	-	-	74	0.6%	1,113	2.9%
Unemployment Rate (2007)	4.10%		4.40%		4.50%	
Employee Population per Business	12.2 to 1		11.4 to 1		12.7 to 1	
Residential Population per Business	40.9 to 1		43.8 to 1		39.9 to 1	

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1.00 mi radius 3.00 mi radius 5.00 mi radius

Race & Ethnicity

White (2007)	7,907	88.4%	42,298	89.3%	106,721	88.5%
Black or African American (2007)	262	2.9%	1,253	2.6%	4,289	3.6%
American Indian & Alaska Native (2007)	47	0.5%	377	0.8%	953	0.8%
Asian (2007)	467	5.2%	2,166	4.6%	5,475	4.5%
Hawaiian & Pacific Islander (2007)	3	0.0%	20	0.0%	36	0.0%
Other Race (2007)	59	0.7%	372	0.8%	875	0.7%
Two or More Races (2007)	196	2.2%	891	1.9%	2,273	1.9%
Not Hispanic or Latino Population (2007)	8,744	97.8%	46,212	97.5%	117,574	97.5%
Hispanic or Latino Population (2007)	197	2.2%	1,164	2.5%	3,049	2.5%
Not of Hispanic Origin Population (1990)	5,783	98.7%	33,025	99.0%	83,055	99.0%
Hispanic Origin Population (1990)	77	1.3%	334	1.0%	816	1.0%
Not Hispanic or Latino Population (2000)	7,562	98.6%	39,826	98.5%	102,891	98.5%
Hispanic or Latino Population (2000)	104	1.4%	611	1.5%	1,619	1.5%
Not Hispanic or Latino Population (2012)	9,483	97.3%	50,238	97.0%	126,743	96.9%
Hispanic or Latino Population (2012)	264	2.7%	1,545	3.0%	4,034	3.1%
Hist. Hispanic Ann Growth (1990 to 2007)	120	9.1%	830	14.6%	2,233	16.1%
Proj. Hispanic Ann Growth (2007 to 2012)	67	6.8%	381	6.5%	986	6.5%

Age Distribution

Age 0 to 4 yrs (2007)	590	6.6%	3,119	6.6%	8,302	6.9%
Age 5 to 9 yrs (2007)	588	6.6%	3,279	6.9%	8,600	7.1%
Age 10 to 14 yrs (2007)	677	7.6%	3,627	7.7%	9,219	7.6%
Age 15 to 19 yrs (2007)	719	8.0%	3,634	7.7%	9,146	7.6%
Age 20 to 24 yrs (2007)	688	7.7%	3,129	6.6%	8,290	6.9%
Age 25 to 29 yrs (2007)	680	7.6%	3,201	6.8%	8,733	7.2%
Age 30 to 34 yrs (2007)	625	7.0%	3,306	7.0%	8,767	7.3%
Age 35 to 39 yrs (2007)	605	6.8%	3,448	7.3%	9,195	7.6%
Age 40 to 44 yrs (2007)	746	8.3%	4,090	8.6%	10,491	8.7%
Age 45 to 49 yrs (2007)	850	9.5%	4,286	9.0%	10,340	8.6%
Age 50 to 54 yrs (2007)	783	8.8%	3,969	8.4%	8,907	7.4%
Age 55 to 59 yrs (2007)	584	6.5%	3,076	6.5%	6,904	5.7%
Age 60 to 64 yrs (2007)	364	4.1%	2,200	4.6%	5,095	4.2%
Age 65 to 74 yrs (2007)	314	3.5%	2,146	4.5%	5,598	4.6%
Age 75 to 84 yrs (2007)	103	1.2%	694	1.5%	2,273	1.9%
Age 85 yrs plus (2007)	24	0.3%	169	0.4%	762	0.6%
Median Age (2007)	33.6	yrs	34.9	yrs	34.1	yrs

Gender Age Distribution

Female Population (2007)	4,422	49.5%	23,458	49.5%	60,019	49.8%
Age 0 to 19 yrs (2007)	1,242	28.1%	6,638	28.3%	17,091	28.5%
Age 20 to 64 yrs (2007)	2,953	66.8%	15,264	65.1%	38,189	63.6%
Age 65 yrs plus (2007)	227	5.1%	1,556	6.6%	4,738	7.9%
Female Median Age (2007)	34.4	yrs	35.6	yrs	34.9	yrs
Male Population (2007)	4,519	50.5%	23,918	50.5%	60,604	50.2%
Age 0 to 19 yrs (2007)	1,333	29.5%	7,022	29.4%	18,176	30.0%
Age 20 to 64 yrs (2007)	2,971	65.8%	15,443	64.6%	38,532	63.6%
Age 65 yrs plus (2007)	214	4.7%	1,454	6.1%	3,895	6.4%
Male Median Age (2007)	32.7	yrs	34.2	yrs	33.3	yrs

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Household Income Distribution						
HH Income \$200,000 or More (2007)	84	2.7%	534	3.3%	1,315	3.1%
HH Income \$150,000 to \$199,999 (2007)	136	4.5%	893	5.5%	1,919	4.5%
HH Income \$100,000 to \$149,999 (2007)	661	21.6%	3,392	20.8%	8,116	19.2%
HH Income \$75,000 to \$99,999 (2007)	774	25.3%	3,804	23.3%	9,356	22.2%
HH Income \$50,000 to \$74,999 (2007)	771	25.2%	4,043	24.8%	10,377	24.6%
HH Income \$35,000 to \$49,999 (2007)	311	10.1%	1,703	10.4%	5,000	11.9%
HH Income \$25,000 to \$34,999 (2007)	163	5.3%	916	5.6%	2,554	6.1%
HH Income \$15,000 to \$24,999 (2007)	105	3.4%	601	3.7%	2,021	4.8%
HH Income \$0 to \$14,999 (2007)	60	2.0%	436	2.7%	1,521	3.6%
HH Income \$35,000+ (2007)	2,738	89.3%	14,369	88.0%	36,084	85.5%
HH Income \$75,000+ (2007)	1,655	54.0%	8,623	52.8%	20,706	49.1%
Housing						
Total Housing Units (2007)	3,231		17,270		44,558	
Housing Units, Occupied (2007)	3,066	94.9%	16,323	94.5%	42,180	94.7%
<i>Housing Units, Owner-Occupied (2007)</i>	2,646	86.3%	14,960	91.7%	36,912	87.5%
<i>Housing Units, Renter-Occupied (2007)</i>	419	13.7%	1,363	8.3%	5,268	12.5%
Housing Units, Vacant (2007)	165	5.1%	948	5.5%	2,378	5.3%
Median Years in Residence (2007)	4.7	yrs	5.1	yrs	4.8	yrs
Marital Status						
Never Married (2007)	1,843	26.0%	9,279	24.8%	24,327	25.8%
Now Married (2007)	4,324	61.0%	23,278	62.3%	56,690	60.0%
Separated (2007)	109	1.5%	583	1.6%	1,912	2.0%
Widowed (2007)	185	2.6%	988	2.6%	2,892	3.1%
Divorced (2007)	624	8.8%	3,215	8.6%	8,651	9.2%
Household Type						
Population Family (2007)	8,143	91.1%	43,071	90.9%	106,981	88.7%
Population Non-Family (2007)	792	8.9%	4,236	8.9%	12,677	10.5%
Population Group Qtrs (2007)	7	0.1%	70	0.1%	964	0.8%
Family Households (2007)	2,397	78.2%	12,707	77.9%	31,520	74.7%
Married Couple With Children (2007)	1,037	24.0%	5,599	24.1%	13,941	24.6%
Average Family Household Size (2007)	3.40		3.39		3.39	
Non-Family Households (2007)	669	21.8%	3,615	22.1%	10,660	25.3%
Household Size						
1 Person Household (2007)	448	14.6%	2,576	15.8%	7,752	18.4%
2 Person Households (2007)	1,054	34.4%	5,547	34.0%	13,786	32.7%
3 Person Households (2007)	655	21.4%	3,317	20.3%	8,434	20.0%
4 Person Households (2007)	534	17.4%	2,915	17.9%	7,372	17.5%
5 Person Households (2007)	231	7.5%	1,217	7.5%	3,051	7.2%
6+ Person Households (2007)	145	4.7%	751	4.6%	1,784	4.2%
Household Vehicles						
Total Vehicles Available (2007)	6,686		35,543		89,277	
Household: 0 Vehicles Available (2007)	62	2.0%	307	1.9%	989	2.3%
Household: 1 Vehicles Available (2007)	631	20.6%	3,307	20.3%	9,576	22.7%
Household: 2+ Vehicles Available (2007)	2,372	77.4%	12,708	77.9%	31,615	75.0%
Average Vehicles Per Household (2007)	2.2		2.2		2.1	

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Labor Force						
Est. Labor: Population Age 16+ (2007)	6,943		36,613		92,637	
Est. Civilian Employed (2007)	5,316	76.6%	27,253	74.4%	68,193	73.6%
Est. Civilian Unemployed (2007)	283	4.1%	1,609	4.4%	4,206	4.5%
Est. in Armed Forces (2007)	1	0.0%	36	0.1%	114	0.1%
Est. not in Labor Force (2007)	1,344	19.4%	7,715	21.1%	20,124	21.7%
Occupation						
Occupation: Population Age 16+ (2000)	4,535		23,149		58,809	
Mgmt, Business, & Financial Operations (2000)	708	15.6%	3,240	14.0%	8,322	14.2%
Professional and Related (2000)	827	18.2%	4,216	18.2%	10,952	18.6%
Service (2000)	612	13.5%	2,658	11.5%	6,809	11.6%
Sales and Office (2000)	1,262	27.8%	6,791	29.3%	16,813	28.6%
Farming, Fishing, and Forestry (2000)	5	0.1%	30	0.1%	51	0.1%
Construct, Extraction, & Maintenance (2000)	446	9.8%	2,292	9.9%	5,800	9.9%
Production, Transp. & Material Moving (2000)	676	14.9%	3,923	16.9%	10,062	17.1%
Percent White Collar Workers (2000)		61.7%		61.5%		61.4%
Percent Blue Collar Workers (2000)		38.3%		38.5%		38.6%
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2007)	\$180		\$970		\$2,440	
Total Non-Retail Expenditures (2007)	\$104	58.0%	\$562	57.9%	\$1,413	57.9%
Total Retail Expenditures (2007)	\$76	42.0%	\$408	42.1%	\$1,028	42.1%
Apparel (2007)	\$9	4.8%	\$46	4.8%	\$117	4.8%
Contributions (2007)	\$7	3.7%	\$37	3.8%	\$90	3.7%
Education (2007)	\$4	2.4%	\$24	2.5%	\$59	2.4%
Entertainment (2007)	\$10	5.7%	\$55	5.7%	\$138	5.6%
Food And Beverages (2007)	\$27	15.1%	\$146	15.1%	\$369	15.1%
Furnishings And Equipment (2007)	\$8	4.6%	\$44	4.6%	\$110	4.5%
Gifts (2007)	\$5	2.7%	\$26	2.7%	\$65	2.7%
Health Care (2007)	\$11	5.9%	\$57	5.9%	\$144	5.9%
Household Operations (2007)	\$7	3.7%	\$36	3.7%	\$89	3.7%
Miscellaneous Expenses (2007)	\$3	1.6%	\$16	1.6%	\$40	1.6%
Personal Care (2007)	\$3	1.4%	\$14	1.4%	\$35	1.4%
Personal Insurance (2007)	\$2	1.0%	\$10	1.1%	\$25	1.0%
Reading (2007)	\$1	0.3%	\$3	0.3%	\$8	0.3%
Shelter (2007)	\$35	19.3%	\$188	19.3%	\$471	19.3%
Tobacco (2007)	\$1	0.6%	\$6	0.6%	\$15	0.6%
Transportation (2007)	\$37	20.5%	\$197	20.3%	\$497	20.4%
Utilities (2007)	\$12	6.8%	\$65	6.7%	\$166	6.8%
Educational Attainment						
Adult Population (25 Years or Older) (2007)	5,678		30,587		77,065	
Elementary (0 to 8) (2007)	97	1.7%	405	1.3%	996	1.3%
Some High School (9 to 11) (2007)	240	4.2%	1,362	4.5%	3,699	4.8%
High School Graduate (12) (2007)	1,607	28.3%	8,668	28.3%	21,575	28.0%
Some College (13 to 16) (2007)	1,258	22.2%	7,132	23.3%	17,465	22.7%
Associate Degree Only (2007)	833	14.7%	4,437	14.5%	11,632	15.1%
Bachelor Degree Only (2007)	1,231	21.7%	6,527	21.3%	17,035	22.1%
Graduate Degree (2007)	412	7.3%	2,056	6.7%	4,663	6.1%

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Units In Structure						
1 Detached Unit (2000)	1,922	72.5%	10,785	76.5%	25,559	69.2%
1 Attached Unit (2000)	332	12.5%	1,265	9.0%	4,478	12.1%
2 to 4 Units (2000)	53	2.0%	156	1.1%	711	1.9%
5 to 9 Units (2000)	34	1.3%	171	1.2%	638	1.7%
10 to 19 Units (2000)	37	1.4%	100	0.7%	430	1.2%
20 to 49 Units (2000)	226	8.5%	571	4.0%	1,701	4.6%
50 or more Units (2000)	37	1.4%	70	0.5%	874	2.4%
Mobile Home or Trailer (2000)	10	0.4%	989	7.0%	2,551	6.9%
Other Structure (2000)	0		0		0	
Homes Built By Year						
Homes Built 1999 to 2000	172	6.5%	711	5.0%	1,616	4.4%
Homes Built 1995 to 1998	305	11.5%	1,436	10.2%	3,876	10.5%
Homes Built 1990 to 1994	442	16.7%	1,723	12.2%	4,795	13.0%
Homes Built 1980 to 1989	548	20.7%	3,264	23.1%	10,989	29.7%
Homes Built 1970 to 1979	791	29.8%	3,115	22.1%	6,636	18.0%
Homes Built 1960 to 1969	329	12.4%	2,485	17.6%	4,670	12.6%
Homes Built 1950 to 1959	40	1.5%	1,136	8.1%	3,436	9.3%
Homes Built Before 1949	24	0.9%	237	1.7%	926	2.5%
Home Values						
Home Values \$1,000,000 or More (2000)	0		0		13	0.0%
Home Values \$500,000 to \$999,999 (2000)	4	0.2%	45	0.4%	76	0.3%
Home Values \$400,000 to \$499,999 (2000)	0		28	0.3%	63	0.2%
Home Values \$300,000 to \$399,999 (2000)	7	0.3%	129	1.2%	280	1.0%
Home Values \$200,000 to \$299,999 (2000)	81	3.9%	934	8.4%	2,370	8.5%
Home Values \$150,000 to \$199,999 (2000)	481	23.2%	2,193	19.7%	5,536	19.9%
Home Values \$100,000 to \$149,999 (2000)	1,236	59.5%	5,748	51.7%	13,889	50.0%
Home Values \$70,000 to \$99,999 (2000)	247	11.9%	1,848	16.6%	5,005	18.0%
Home Values \$50,000 to \$69,999 (2000)	9	0.4%	120	1.1%	390	1.4%
Home Values \$25,000 to \$49,999 (2000)	8	0.4%	53	0.5%	84	0.3%
Home Values \$0 to \$24,999 (2000)	3	0.1%	27	0.2%	46	0.2%
Owner Occupied Median Home Value (2000)	\$135,178		\$137,498		\$135,900	
Renter Occupied Median Rent (2000)	\$693		\$628		\$661	
Transportation To Work						
Drive to Work Alone (2000)	3,777	83.3%	19,006	82.0%	48,576	82.4%
Drive to Work in Carpool (2000)	474	10.5%	2,296	9.9%	6,149	10.4%
Travel to Work - Public Transportation (2000)	81	1.8%	705	3.0%	1,682	2.9%
Drive to Work on Motorcycle (2000)	0		0		6	0.0%
Walk or Bicycle to Work (2000)	31	0.7%	234	1.0%	476	0.8%
Other Means (2000)	20	0.5%	168	0.7%	264	0.4%
Work at Home (2000)	151	3.3%	774	3.3%	1,764	3.0%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	654	14.9%	4,041	18.0%	10,719	18.8%
Travel to Work in 14 to 29 Minutes (2000)	1,614	36.8%	8,598	38.4%	21,707	38.0%
Travel to Work in 30 to 59 Minutes (2000)	1,820	41.5%	8,640	38.6%	21,794	38.1%
Travel to Work in 60 Minutes or More (2000)	297	6.8%	1,131	5.0%	2,933	5.1%
Average Travel Time to Work (2000)	28.4 mins		25.7 mins		25.8 mins	

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