

# PRIME HASTINGS RETAIL

WHERE **73,500 VEHICLES** CONVERGE  
IN HASTINGS, MN ON A DAILY BASIS



**EXCELLENT ACCESS**

HWY 55

HWY 61

**MIDTOWN SHOPPING CENTER**  
**18,303 SF AVAILABLE - DIVISIBLE**  
**AT THE CORNER OF HWYS. 55 & 61**

**2009 Rates:**

CAM: \$2.18 psf  
RE Tax: \$2.52 psf

Contact  
**Jesseka Doherty**  
**Mark Norman**  
**Doug Sailor**  
**(763) 847-6600**



# GREAT CO-TENANCY & PYLON SIGNAGE

1100-1214 VERMILLION ST. - HASTINGS, MN 55033



Join Tenants:

Perkins  
Bierstube  
Emily's Bakery  
Meloy Park Florist

Thrifty White Drug  
Ramsbacher Flooring  
RL Johnson Jewelers

Hard Corner  
of  
Hwys. 55 & 61  
"Main & Main"

18,303 SF  
Can be Sub-Divided  
with  
Vanilla Shell Delivery

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**PARK MIDWEST**  
COMMERCIAL REAL ESTATE  
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MINNESOTA SHOPPING  
CENTERS ASSOCIATION

International  
Council of  
Shopping  
Centers

# MIDTOWN SHOPPING CENTER

1100-1214 VERMILLION STREET



**Demographics**

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
2007 Est. Population:	20,482	28,216	40,383
2007 Est. Households:	7,742	10,483	14,513
2007 Est. Household Income:	\$67,997	\$69,867	\$73,601

**Traffic Counts**

Highway 55 16,000  
Highway 61 28,500



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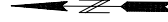
FOR MORE INFORMATION CONTACT

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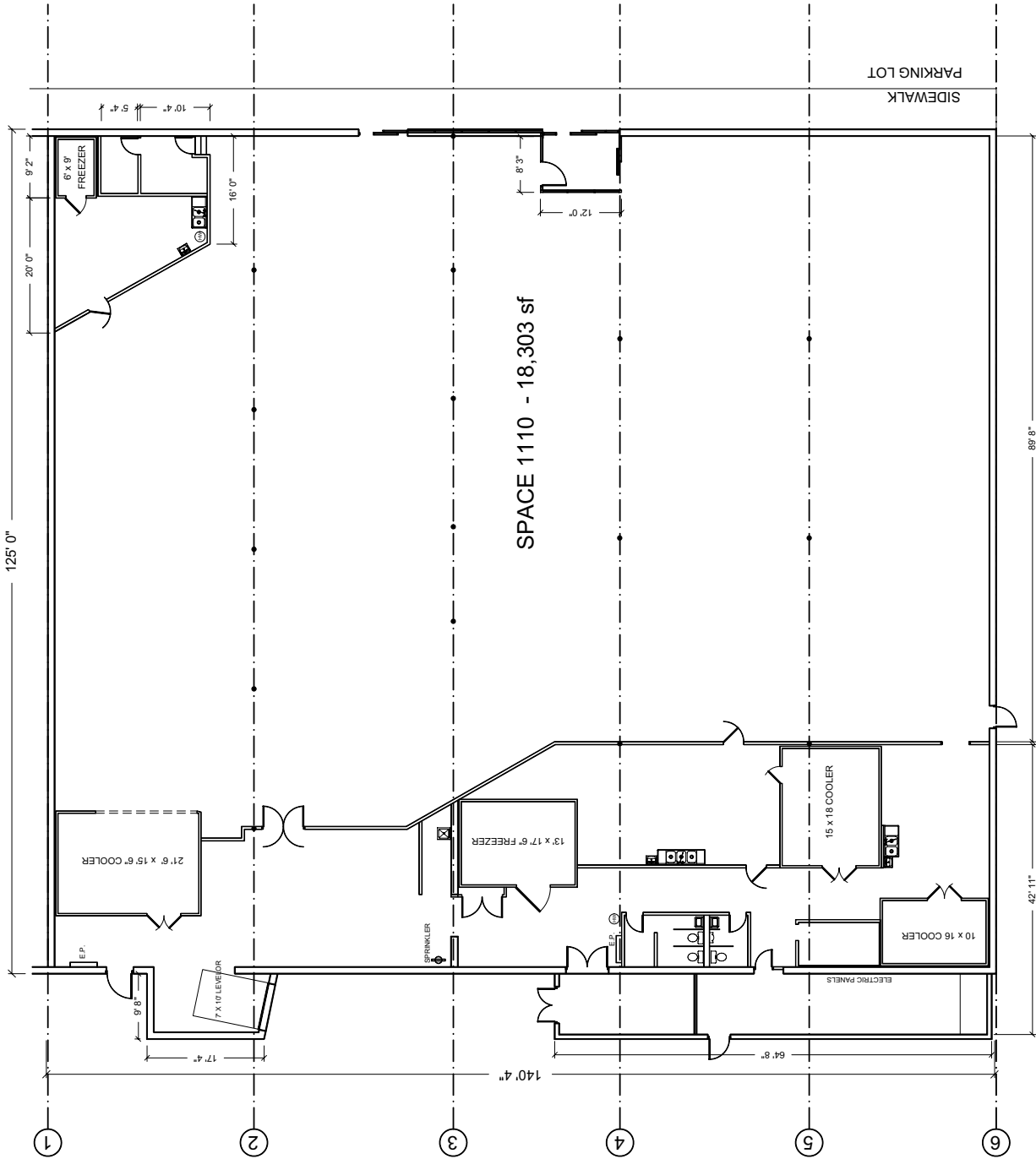
The above information was obtained from a source deemed reliable. Property is subject to price change, prior sale or lease, and withdrawal from the market without notice.

# SPACE PLAN

**Midtown Shopping Center**  
 1100 - 1214 Vermillion Street  
 Hastings, Minnesota  
**SPACE 1110 - 18,303 sf**



**PARK MIDWEST**  
 COMMERCIAL REAL ESTATE  
 8085 Wayzata Blvd. Suite 100 Minneapolis, MN 55426  
 Phone: (763) 847-8600 Fax: (763) 847-6653



# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Midtown Shopping Center



Lat/Lon: 44.73481/-92.85205

January 2009

RF5

1100-1214 Vermillion St. Hastings, MN	3.00 mi radius		5.00 mi radius		7.00 mi radius	
<b>Population</b>						
Estimated Population (2007)	20,482		28,216		40,383	
Census Population (1990)	15,394		20,381		27,692	
Census Population (2000)	17,249		23,826		34,951	
Projected Population (2012)	22,585		31,063		43,845	
Forecasted Population (2017)	25,544		35,077		48,777	
Historical Annual Growth (1990 to 2000)	1,855	1.2%	3,445	1.7%	7,260	2.6%
Historical Annual Growth (2000 to 2007)	3,233	2.7%	4,390	2.6%	5,431	2.2%
Projected Annual Growth (2007 to 2012)	2,103	2.1%	2,847	2.0%	3,462	1.7%
Est. Population Density (2007)	819.37 <i>psm</i>		397.88 <i>psm</i>		287.19 <i>psm</i>	
Trade Area Size	25.00 <i>sq mi</i>		70.92 <i>sq mi</i>		140.61 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2007)	7,742		10,483		14,513	
Census Households (1990)	5,408		6,974		9,200	
Census Households (2000)	6,328		8,559		12,119	
Projected Households (2012)	8,688		11,767		16,090	
Forecasted Households (2017)	9,993		13,542		18,288	
Households with Children (2007)	2,981	38.5%	4,146	39.5%	6,235	43.0%
Average Household Size (2007)	2.57		2.63		2.73	
<b>Average Household Income</b>						
Est. Average Household Income (2007)	\$67,997		\$69,867		\$73,601	
Proj. Average Household Income (2012)	\$75,460		\$77,464		\$81,060	
Average Family Income (2007)	\$80,687		\$81,536		\$83,583	
<b>Median Household Income</b>						
Est. Median Household Income (2007)	\$66,707		\$68,852		\$73,889	
Proj. Median Household Income (2012)	\$75,109		\$77,340		\$82,873	
Median Family Income (2007)	\$77,505		\$79,151		\$82,658	
<b>Per Capita Income</b>						
Est. Per Capita Income (2007)	\$26,937		\$26,959		\$27,174	
Proj. Per Capita Income (2012)	\$30,162		\$30,266		\$30,422	
Per Capita Income Est. 5 year change	\$3,225	12.0%	\$3,307	12.3%	\$3,248	12.0%
<b>Other Income</b>						
Est. Median Disposable Income (2007)	\$54,423		\$56,001		\$59,490	
Est. Median Disposable Income (2012)	\$60,493		\$61,999		\$65,741	
Disposable Income Est. 5 year change	\$6,069	11.2%	\$5,998	10.7%	\$6,251	10.5%
Est. Median Household Net Worth (2007)	\$512,053		\$530,847		\$565,357	
<b>Daytime Demos</b>						
Total Number of Businesses (2007)	861		1,041		1,311	
Total Number of Employees (2007)	11,719		13,366		16,828	
Company Headqtrs: Businesses (2007)	0	0	0	0	0	0
Company Headqtrs: Employees (2007)	0	0	-	-	-	-
Unemployment Rate (2007)	6.00%		5.40%		5.10%	
Employee Population per Business	13.6 to 1		12.8 to 1		12.8 to 1	
Residential Population per Business	23.8 to 1		27.1 to 1		30.8 to 1	

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## 1100-1214 Vermillion St. Hastings, MN

	3.00 mi radius		5.00 mi radius		7.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2007)	19,481	95.1%	26,863	95.2%	38,126	94.4%
Black or African American (2007)	253	1.2%	342	1.2%	587	1.5%
American Indian & Alaska Native (2007)	114	0.6%	152	0.5%	200	0.5%
Asian (2007)	287	1.4%	404	1.4%	769	1.9%
Hawaiian & Pacific Islander (2007)	9	0.0%	11	0.0%	17	0.0%
Other Race (2007)	89	0.4%	126	0.4%	225	0.6%
Two or More Races (2007)	249	1.2%	318	1.1%	460	1.1%
Not Hispanic or Latino Population (2007)	20,134	98.3%	27,740	98.3%	39,563	98.0%
Hispanic or Latino Population (2007)	348	1.7%	476	1.7%	819	2.0%
Not of Hispanic Origin Population (1990)	15,316	99.5%	20,258	99.4%	27,487	99.3%
Hispanic Origin Population (1990)	78	0.5%	123	0.6%	205	0.7%
Not Hispanic or Latino Population (2000)	17,051	98.9%	23,554	98.9%	34,466	98.6%
Hispanic or Latino Population (2000)	198	1.1%	272	1.1%	485	1.4%
Not Hispanic or Latino Population (2012)	22,126	98.0%	30,436	98.0%	42,787	97.6%
Hispanic or Latino Population (2012)	459	2.0%	627	2.0%	1,058	2.4%
Hist. Hispanic Ann Growth (1990 to 2007)	270	20.2%	353	16.9%	615	17.7%
Proj. Hispanic Ann Growth (2007 to 2012)	111	6.4%	151	6.4%	239	5.8%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2007)	1,112	5.4%	1,603	5.7%	2,525	6.3%
Age 5 to 9 yrs (2007)	1,240	6.1%	1,747	6.2%	2,718	6.7%
Age 10 to 14 yrs (2007)	1,423	6.9%	2,021	7.2%	3,048	7.5%
Age 15 to 19 yrs (2007)	1,641	8.0%	2,264	8.0%	3,265	8.1%
Age 20 to 24 yrs (2007)	1,445	7.1%	1,933	6.9%	2,621	6.5%
Age 25 to 29 yrs (2007)	1,178	5.8%	1,644	5.8%	2,463	6.1%
Age 30 to 34 yrs (2007)	1,134	5.5%	1,621	5.7%	2,567	6.4%
Age 35 to 39 yrs (2007)	1,301	6.3%	1,852	6.6%	2,860	7.1%
Age 40 to 44 yrs (2007)	1,604	7.8%	2,240	7.9%	3,312	8.2%
Age 45 to 49 yrs (2007)	1,701	8.3%	2,390	8.5%	3,446	8.5%
Age 50 to 54 yrs (2007)	1,596	7.8%	2,185	7.7%	3,019	7.5%
Age 55 to 59 yrs (2007)	1,243	6.1%	1,780	6.3%	2,430	6.0%
Age 60 to 64 yrs (2007)	1,077	5.3%	1,461	5.2%	1,918	4.7%
Age 65 to 74 yrs (2007)	1,457	7.1%	1,875	6.6%	2,354	5.8%
Age 75 to 84 yrs (2007)	845	4.1%	1,016	3.6%	1,191	2.9%
Age 85 yrs plus (2007)	484	2.4%	583	2.1%	645	1.6%
Median Age (2007)	38.1 yrs		37.5 yrs		36.2 yrs	
<b>Gender Age Distribution</b>						
Female Population (2007)	10,197	49.8%	14,045	49.8%	20,070	49.7%
Age 0 to 19 yrs (2007)	2,613	25.6%	3,700	26.3%	5,651	28.2%
Age 20 to 64 yrs (2007)	6,020	59.0%	8,416	59.9%	12,133	60.5%
Age 65 yrs plus (2007)	1,564	15.3%	1,929	13.7%	2,285	11.4%
Female Median Age (2007)	39.4 yrs		38.6 yrs		36.9 yrs	
Male Population (2007)	10,285	50.2%	14,170	50.2%	20,313	50.3%
Age 0 to 19 yrs (2007)	2,804	27.3%	3,935	27.8%	5,904	29.1%
Age 20 to 64 yrs (2007)	6,259	60.9%	8,691	61.3%	12,503	61.6%
Age 65 yrs plus (2007)	1,223	11.9%	1,545	10.9%	1,905	9.4%
Male Median Age (2007)	36.9 yrs		36.6 yrs		35.6 yrs	

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<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2007)	161	2.1%	245	2.3%	374	2.6%
HH Income \$150,000 to \$199,999 (2007)	311	4.0%	441	4.2%	755	5.2%
HH Income \$100,000 to \$149,999 (2007)	1,264	16.3%	1,816	17.3%	2,832	19.5%
HH Income \$75,000 to \$99,999 (2007)	1,431	18.5%	2,030	19.4%	3,044	21.0%
HH Income \$50,000 to \$74,999 (2007)	1,826	23.6%	2,446	23.3%	3,269	22.5%
HH Income \$35,000 to \$49,999 (2007)	975	12.6%	1,317	12.6%	1,656	11.4%
HH Income \$25,000 to \$34,999 (2007)	751	9.7%	942	9.0%	1,084	7.5%
HH Income \$15,000 to \$24,999 (2007)	542	7.0%	679	6.5%	819	5.6%
HH Income \$0 to \$14,999 (2007)	480	6.2%	567	5.4%	680	4.7%
HH Income \$35,000+ (2007)	5,969	77.1%	8,295	79.1%	11,930	82.2%
HH Income \$75,000+ (2007)	3,167	40.9%	4,532	43.2%	7,005	48.3%
<b>Housing</b>						
Total Housing Units (2007)	8,159		11,029		15,247	
Housing Units, Occupied (2007)	7,742	94.9%	10,483	95.0%	14,513	95.2%
<i>Housing Units, Owner-Occupied (2007)</i>	6,044	78.1%	8,493	81.0%	12,133	83.6%
<i>Housing Units, Renter-Occupied (2007)</i>	1,697	21.9%	1,990	19.0%	2,381	16.4%
Housing Units, Vacant (2007)	417	5.1%	546	5.0%	734	4.8%
Median Years in Residence (2007)	4.2	yrs	4.3	yrs	4.5	yrs
<b>Marital Status</b>						
Never Married (2007)	4,291	25.6%	5,788	25.3%	7,762	24.2%
Now Married (2007)	9,220	55.1%	13,002	56.8%	19,409	60.4%
Separated (2007)	742	4.4%	865	3.8%	997	3.1%
Widowed (2007)	892	5.3%	1,100	4.8%	1,279	4.0%
Divorced (2007)	1,584	9.5%	2,117	9.3%	2,691	8.4%
<b>Household Type</b>						
Population Family (2007)	17,047	83.2%	23,960	84.9%	35,227	87.2%
Population Non-Family (2007)	2,815	13.7%	3,574	12.7%	4,441	11.0%
Population Group Qtrs (2007)	620	3.0%	681	2.4%	715	1.8%
Family Households (2007)	5,380	69.5%	7,516	71.7%	10,872	74.9%
Married Couple With Children (2007)	1,988	21.6%	2,821	21.7%	4,463	23.0%
Average Family Household Size (2007)	3.17		3.19		3.24	
Non-Family Households (2007)	2,362	30.5%	2,968	28.3%	3,641	25.1%
<b>Household Size</b>						
1 Person Household (2007)	1,945	25.1%	2,408	23.0%	2,899	20.0%
2 Person Households (2007)	2,593	33.5%	3,563	34.0%	4,858	33.5%
3 Person Households (2007)	1,271	16.4%	1,763	16.8%	2,569	17.7%
4 Person Households (2007)	1,192	15.4%	1,677	16.0%	2,541	17.5%
5 Person Households (2007)	542	7.0%	772	7.4%	1,192	8.2%
6+ Person Households (2007)	199	2.6%	300	2.9%	454	3.1%
<b>Household Vehicles</b>						
Total Vehicles Available (2007)	15,045		21,178		30,731	
Household: 0 Vehicles Available (2007)	292	3.8%	338	3.2%	381	2.6%
Household: 1 Vehicles Available (2007)	2,349	30.3%	2,908	27.7%	3,467	23.9%
Household: 2+ Vehicles Available (2007)	5,100	65.9%	7,238	69.0%	10,665	73.5%
Average Vehicles Per Household (2007)	1.9		2.0		2.1	

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<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2007)	16,416		22,437		31,487	
Est. Civilian Employed (2007)	11,306	68.9%	15,747	70.2%	22,786	72.4%
Est. Civilian Unemployed (2007)	981	6.0%	1,222	5.4%	1,610	5.1%
Est. in Armed Forces (2007)	8	0.1%	16	0.1%	26	0.1%
Est. not in Labor Force (2007)	4,121	25.1%	5,451	24.3%	7,064	22.4%
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	9,364		13,034		19,221	
Mgmt, Business, & Financial Operations (200)	1,085	11.6%	1,555	11.9%	2,416	12.6%
Professional and Related (2000)	1,821	19.4%	2,482	19.0%	3,728	19.4%
Service (2000)	1,394	14.9%	1,858	14.3%	2,523	13.1%
Sales and Office (2000)	2,385	25.5%	3,353	25.7%	5,208	27.1%
Farming, Fishing, and Forestry (2000)	42	0.4%	67	0.5%	101	0.5%
Construct, Extraction, & Maintenance (2000)	1,163	12.4%	1,652	12.7%	2,292	11.9%
Production, Transp. & Material Moving (2000)	1,474	15.7%	2,068	15.9%	2,954	15.4%
Percent White Collar Workers (2000)	56.5%		56.7%		59.1%	
Percent Blue Collar Workers (2000)	43.5%		43.3%		40.9%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2007)	\$418		\$576		\$828	
Total Non-Retail Expenditures (2007)	\$241	57.7%	\$333	57.7%	\$479	57.8%
Total Retail Expenditures (2007)	\$177	42.3%	\$244	42.3%	\$349	42.2%
Apparel (2007)	\$20	4.8%	\$28	4.8%	\$40	4.8%
Contributions (2007)	\$15	3.6%	\$21	3.7%	\$31	3.7%
Education (2007)	\$10	2.4%	\$14	2.4%	\$20	2.4%
Entertainment (2007)	\$23	5.6%	\$32	5.6%	\$47	5.6%
Food And Beverages (2007)	\$64	15.3%	\$88	15.2%	\$126	15.2%
Furnishings And Equipment (2007)	\$19	4.5%	\$26	4.5%	\$37	4.5%
Gifts (2007)	\$11	2.6%	\$15	2.6%	\$22	2.7%
Health Care (2007)	\$25	6.1%	\$35	6.0%	\$49	5.9%
Household Operations (2007)	\$15	3.6%	\$21	3.6%	\$30	3.7%
Miscellaneous Expenses (2007)	\$7	1.7%	\$10	1.7%	\$14	1.7%
Personal Care (2007)	\$6	1.4%	\$8	1.4%	\$12	1.4%
Personal Insurance (2007)	\$4	1.0%	\$6	1.0%	\$9	1.0%
Reading (2007)	\$1	0.3%	\$2	0.3%	\$3	0.3%
Shelter (2007)	\$80	19.3%	\$111	19.3%	\$160	19.3%
Tobacco (2007)	\$3	0.6%	\$4	0.6%	\$5	0.6%
Transportation (2007)	\$85	20.3%	\$117	20.3%	\$168	20.3%
Utilities (2007)	\$29	6.9%	\$40	6.9%	\$56	6.8%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2007)	13,621		18,647		26,205	
Elementary (0 to 8) (2007)	185	1.4%	247	1.3%	296	1.1%
Some High School (9 to 11) (2007)	720	5.3%	896	4.8%	1,053	4.0%
High School Graduate (12) (2007)	4,101	30.1%	5,604	30.1%	7,681	29.3%
Some College (13 to 16) (2007)	3,351	24.6%	4,668	25.0%	6,532	24.9%
Associate Degree Only (2007)	1,654	12.1%	2,369	12.7%	3,476	13.3%
Bachelor Degree Only (2007)	2,526	18.5%	3,410	18.3%	5,067	19.3%
Graduate Degree (2007)	1,084	8.0%	1,454	7.8%	2,101	8.0%

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## 1100-1214 Vermillion St. Hastings, MN

	3.00 mi radius		5.00 mi radius		7.00 mi radius	
<b>Units In Structure</b>						
1 Detached Unit (2000)	4,120	63.9%	5,819	66.7%	9,058	73.5%
1 Attached Unit (2000)	568	8.8%	761	8.7%	875	7.1%
2 to 4 Units (2000)	640	9.9%	768	8.8%	871	7.1%
5 to 9 Units (2000)	107	1.7%	153	1.8%	215	1.7%
10 to 19 Units (2000)	176	2.7%	215	2.5%	225	1.8%
20 to 49 Units (2000)	426	6.6%	436	5.0%	461	3.7%
50 or more Units (2000)	176	2.7%	180	2.1%	181	1.5%
Mobile Home or Trailer (2000)	224	3.5%	375	4.3%	425	3.4%
Other Structure (2000)	11	0.2%	12	0.1%	14	0.1%
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	153	2.4%	241	2.8%	346	2.8%
Homes Built 1995 to 1998	580	9.0%	927	10.6%	1,503	12.2%
Homes Built 1990 to 1994	493	7.6%	810	9.3%	1,581	12.8%
Homes Built 1980 to 1989	946	14.7%	1,463	16.8%	2,293	18.6%
Homes Built 1970 to 1979	1,037	16.1%	1,470	16.9%	2,100	17.0%
Homes Built 1960 to 1969	1,144	17.7%	1,403	16.1%	1,628	13.2%
Homes Built 1950 to 1959	850	13.2%	954	10.9%	1,152	9.3%
Homes Built Before 1949	1,247	19.3%	1,452	16.7%	1,721	14.0%
<b>Home Values</b>						
Home Values \$1,000,000 or More (2000)	0		1	0.0%	1	0.0%
Home Values \$500,000 to \$999,999 (2000)	5	0.1%	15	0.3%	28	0.3%
Home Values \$400,000 to \$499,999 (2000)	16	0.4%	33	0.6%	58	0.7%
Home Values \$300,000 to \$399,999 (2000)	73	1.8%	136	2.4%	225	2.7%
Home Values \$200,000 to \$299,999 (2000)	379	9.3%	610	10.8%	1,074	12.6%
Home Values \$150,000 to \$199,999 (2000)	792	19.3%	1,265	22.3%	2,192	25.8%
Home Values \$100,000 to \$149,999 (2000)	2,279	55.6%	2,941	52.0%	4,123	48.5%
Home Values \$70,000 to \$99,999 (2000)	500	12.2%	590	10.4%	706	8.3%
Home Values \$50,000 to \$69,999 (2000)	43	1.0%	54	1.0%	71	0.8%
Home Values \$25,000 to \$49,999 (2000)	8	0.2%	9	0.2%	12	0.1%
Home Values \$0 to \$24,999 (2000)	2	0.1%	5	0.1%	6	0.1%
Owner Occupied Median Home Value (2000)	\$134,222		\$139,683		\$145,540	
Renter Occupied Median Rent (2000)	\$548		\$550		\$554	
<b>Transportation To Work</b>						
Drive to Work Alone (2000)	7,679	81.9%	10,717	82.1%	15,816	82.2%
Drive to Work in Carpool (2000)	959	10.2%	1,329	10.2%	2,011	10.4%
Travel to Work - Public Transportation (2000)	52	0.6%	62	0.5%	109	0.6%
Drive to Work on Motorcycle (2000)	13	0.1%	14	0.1%	15	0.1%
Walk or Bicycle to Work (2000)	301	3.2%	370	2.8%	435	2.3%
Other Means (2000)	37	0.4%	47	0.4%	85	0.4%
Work at Home (2000)	331	3.5%	510	3.9%	772	4.0%
<b>Travel Time</b>						
Travel to Work in 14 Minutes or Less (2000)	3,641	40.3%	4,686	37.4%	5,869	31.8%
Travel to Work in 14 to 29 Minutes (2000)	2,241	24.8%	3,277	26.1%	5,505	29.8%
Travel to Work in 30 to 59 Minutes (2000)	2,813	31.1%	4,058	32.4%	6,317	34.2%
Travel to Work in 60 Minutes or More (2000)	345	3.8%	517	4.1%	780	4.2%
Average Travel Time to Work (2000)	20.9 mins		21.5 mins		22.8 mins	

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