

# MAIN STREET COON RAPIDS RETAIL



IN THE HEART OF COON RAPIDS RETAIL

EXCELLENT ACCESS & VISIBILITY

## 2009 RATES

CAM: \$6.49 psf  
RE Tax: \$6.59 psf

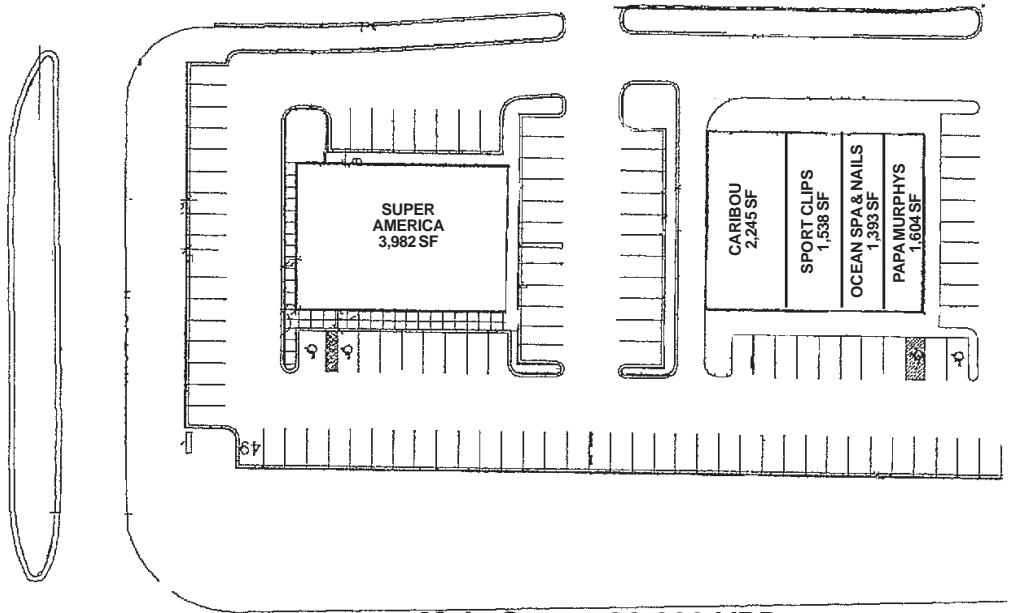


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FOR MORE  
INFORMATION  
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MARK NORMAN  
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# SHOPS AT RIVERDALE COMMONS



**Main Street 29,000 VPD**

**Demographics**

**2007 Estimate**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population	10,198	76,368	148,465
Households	3,785	27,697	52,240
Avg. Household Income	\$68,802	\$69,855	\$75,148

**Traffic Counts**

Main Street	29,000
Round Lake Blvd.	33,000



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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.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Shops @ Riverdale Commons I & II



Lat/Lon: 45.1972/-93.35837

January 2009

RF5

## 12465-12485 Riverdale Blvd. NW. Coon Rapids, MN

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Population</b>						
Estimated Population (2007)	10,198		76,368		148,465	
Census Population (1990)	5,822		59,365		109,369	
Census Population (2000)	9,197		71,481		136,952	
Projected Population (2012)	10,806		79,342		155,512	
Forecasted Population (2017)	11,697		83,687		165,777	
Historical Annual Growth (1990 to 2000)	3,375	5.8%	12,116	2.0%	27,583	2.5%
Historical Annual Growth (2000 to 2007)	1,001	1.6%	4,886	1.0%	11,513	1.2%
Projected Annual Growth (2007 to 2012)	608	1.2%	2,974	0.8%	7,048	0.9%
Est. Population Density (2007)	3,292.94 <i>psm</i>		2,862.14 <i>psm</i>		1,975.29 <i>psm</i>	
Trade Area Size	3.10 <i>sq mi</i>		26.68 <i>sq mi</i>		75.16 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2007)	3,785		27,697		52,240	
Census Households (1990)	1,996		19,906		35,719	
Census Households (2000)	3,407		25,745		47,896	
Projected Households (2012)	4,033		29,004		55,135	
Forecasted Households (2017)	4,378		30,792		59,110	
Households with Children (2007)	1,598	42.2%	12,088	43.6%	24,245	46.4%
Average Household Size (2007)	2.68		2.72		2.82	
<b>Average Household Income</b>						
Est. Average Household Income (2007)	\$68,802		\$69,855		\$75,148	
Proj. Average Household Income (2012)	\$76,141		\$77,280		\$83,273	
Average Family Income (2007)	\$77,877		\$80,351		\$84,683	
<b>Median Household Income</b>						
Est. Median Household Income (2007)	\$68,709		\$68,717		\$74,081	
Proj. Median Household Income (2012)	\$77,510		\$77,129		\$83,410	
Median Family Income (2007)	\$79,085		\$79,381		\$83,302	
<b>Per Capita Income</b>						
Est. Per Capita Income (2007)	\$25,884		\$26,408		\$27,053	
Proj. Per Capita Income (2012)	\$28,772		\$29,363		\$30,152	
Per Capita Income Est. 5 year change	\$2,888	11.2%	\$2,954	11.2%	\$3,098	11.5%
<b>Other Income</b>						
Est. Median Disposable Income (2007)	\$55,871		\$55,788		\$59,550	
Est. Median Disposable Income (2012)	\$61,808		\$61,562		\$65,977	
Disposable Income Est. 5 year change	\$5,937	10.6%	\$5,774	10.3%	\$6,427	10.8%
Est. Median Household Net Worth (2007)	\$486,348		\$511,470		\$560,249	
<b>Daytime Demos</b>						
Total Number of Businesses (2007)	312		2,013		3,351	
Total Number of Employees (2007)	6,414		30,395		52,951	
Company Headqtrs: Businesses (2007)	0	0	6	0.3%	10	0.3%
Company Headqtrs: Employees (2007)	0	0	1,099	3.6%	2,127	4.0%
Unemployment Rate (2007)	3.50%		4.50%		4.50%	
Employee Population per Business	20.6 to 1		15.1 to 1		15.8 to 1	
Residential Population per Business	32.7 to 1		37.9 to 1		44.3 to 1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.