

RETAIL SPACE FOR LEASE HIGH TRAFFIC & VISIBILITY ACROSS FROM HIGH SCHOOL HWY. 65 - SPRING LAKE PARK

Intersection of Highway 65 & 81st Avenue , Spring Lake Park, MN



**1,147 - 2,947 SF AVAILABLE
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George Bestrom
(763) 847-6668



SPRING LAKE PARK RETAIL



High Traffic Volume in the Heart of Spring Lake Park

.....

High Population Density

.....

Great Visibility

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2007 Est. Population:	10,958	71,916	198,653
2007 Est. Households:	4,303	28,398	76,486
2007 Est. Household Income:	\$61,701	\$65,663	\$68,524



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SPRING LAKE PARK RETAIL



81st Ave. N.

HWY. 65 36,500 VPD

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Park Midwest Commercial Real Estate



Lat/Lon: 45.11498/-93.24139

August 2009

RF5

Spring Lake Park Retail Hwy. 65 & 81st Ave.	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2007)	10,958		71,916		198,653	
Census Population (1990)	9,827		64,192		176,586	
Census Population (2000)	10,008		67,269		188,189	
Projected Population (2012)	11,534		74,981		205,639	
Forecasted Population (2017)	12,379		79,243		215,269	
Historical Annual Growth (1990 to 2000)	180	0.2%	3,078	0.5%	11,603	0.7%
Historical Annual Growth (2000 to 2007)	950	1.4%	4,647	1.0%	10,464	0.8%
Projected Annual Growth (2007 to 2012)	576	1.1%	3,064	0.9%	6,986	0.7%
Est. Population Density (2007)	3,687.13 <i>psm</i>		2,650.71 <i>psm</i>		2,645.92 <i>psm</i>	
Trade Area Size	2.97 <i>sq mi</i>		27.13 <i>sq mi</i>		75.08 <i>sq mi</i>	
Households						
Estimated Households (2007)	4,303		28,398		76,486	
Census Households (1990)	3,467		23,398		63,686	
Census Households (2000)	3,885		26,312		71,856	
Projected Households (2012)	4,578		29,877		79,856	
Forecasted Households (2017)	4,961		31,837		84,241	
Households with Children (2007)	1,482	34.4%	10,386	36.6%	29,545	38.6%
Average Household Size (2007)	2.52		2.52		2.58	
Average Household Income						
Est. Average Household Income (2007)	\$61,701		\$65,663		\$68,524	
Proj. Average Household Income (2012)	\$68,588		\$72,733		\$75,920	
Average Family Income (2007)	\$73,236		\$76,885		\$79,834	
Median Household Income						
Est. Median Household Income (2007)	\$60,512		\$64,359		\$65,958	
Proj. Median Household Income (2012)	\$67,099		\$71,792		\$73,959	
Median Family Income (2007)	\$72,586		\$75,366		\$77,087	
Per Capita Income						
Est. Per Capita Income (2007)	\$24,659		\$26,167		\$26,728	
Proj. Per Capita Income (2012)	\$27,677		\$29,242		\$29,863	
Per Capita Income Est. 5 year change	\$3,017	12.2%	\$3,075	11.8%	\$3,135	11.7%
Other Income						
Est. Median Disposable Income (2007)	\$50,204		\$52,817		\$53,873	
Est. Median Disposable Income (2012)	\$54,755		\$57,974		\$59,424	
Disposable Income Est. 5 year change	\$4,551	9.1%	\$5,157	9.8%	\$5,550	10.3%
Est. Median Household Net Worth (2007)	\$504,379		\$510,442		\$539,807	
Daytime Demos						
Total Number of Businesses (2007)	512		2,942		6,146	
Total Number of Employees (2007)	9,062		51,786		103,596	
Company Headqtrs: Businesses (2007)	2	0.4%	17	0.6%	29	0.5%
Company Headqtrs: Employees (2007)	2,304	25.4%	9,995	19.3%	12,259	11.8%
Unemployment Rate (2007)	4.10%		4.00%		4.40%	
Employee Population per Business	17.7 to 1		17.6 to 1		16.9 to 1	
Residential Population per Business	21.4 to 1		24.4 to 1		32.3 to 1	

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1.00 mi radius

3.00 mi radius

5.00 mi radius

Race & Ethnicity

White (2007)	9,302	84.9%	60,359	83.9%	163,064	82.1%
Black or African American (2007)	431	3.9%	3,557	4.9%	12,731	6.4%
American Indian & Alaska Native (2007)	98	0.9%	550	0.8%	1,645	0.8%
Asian (2007)	716	6.5%	5,052	7.0%	14,038	7.1%
Hawaiian & Pacific Islander (2007)	4	0.0%	33	0.0%	78	0.0%
Other Race (2007)	177	1.6%	735	1.0%	2,115	1.1%
Two or More Races (2007)	230	2.1%	1,629	2.3%	4,983	2.5%
Not Hispanic or Latino Population (2007)	10,433	95.2%	69,494	96.6%	192,106	96.7%
Hispanic or Latino Population (2007)	526	4.8%	2,422	3.4%	6,546	3.3%
Not of Hispanic Origin Population (1990)	9,736	99.1%	63,586	99.1%	174,782	99.0%
Hispanic Origin Population (1990)	92	0.9%	605	0.9%	1,804	1.0%
Not Hispanic or Latino Population (2000)	9,712	97.0%	65,803	97.8%	184,195	97.9%
Hispanic or Latino Population (2000)	295	3.0%	1,467	2.2%	3,994	2.1%
Not Hispanic or Latino Population (2012)	10,863	94.2%	71,921	95.9%	197,394	96.0%
Hispanic or Latino Population (2012)	672	5.8%	3,060	4.1%	8,245	4.0%
Hist. Hispanic Ann Growth (1990 to 2007)	434	27.9%	1,817	17.6%	4,742	15.5%
Proj. Hispanic Ann Growth (2007 to 2012)	146	5.6%	638	5.3%	1,699	5.2%

Age Distribution

Age 0 to 4 yrs (2007)	591	5.4%	4,525	6.3%	12,944	6.5%
Age 5 to 9 yrs (2007)	589	5.4%	4,210	5.9%	12,536	6.3%
Age 10 to 14 yrs (2007)	646	5.9%	4,308	6.0%	12,815	6.5%
Age 15 to 19 yrs (2007)	729	6.7%	4,751	6.6%	13,484	6.8%
Age 20 to 24 yrs (2007)	787	7.2%	5,288	7.4%	13,863	7.0%
Age 25 to 29 yrs (2007)	705	6.4%	5,151	7.2%	13,356	6.7%
Age 30 to 34 yrs (2007)	643	5.9%	4,603	6.4%	12,730	6.4%
Age 35 to 39 yrs (2007)	644	5.9%	4,758	6.6%	13,762	6.9%
Age 40 to 44 yrs (2007)	783	7.1%	5,451	7.6%	15,635	7.9%
Age 45 to 49 yrs (2007)	934	8.5%	5,874	8.2%	16,413	8.3%
Age 50 to 54 yrs (2007)	864	7.9%	5,359	7.5%	14,941	7.5%
Age 55 to 59 yrs (2007)	818	7.5%	4,969	6.9%	13,122	6.6%
Age 60 to 64 yrs (2007)	732	6.7%	4,206	5.8%	10,699	5.4%
Age 65 to 74 yrs (2007)	837	7.6%	5,247	7.3%	13,468	6.8%
Age 75 to 84 yrs (2007)	491	4.5%	2,471	3.4%	6,547	3.3%
Age 85 yrs plus (2007)	165	1.5%	746	1.0%	2,336	1.2%
Median Age (2007)	40.0	yrs	37.7	yrs	37.2	yrs

Gender Age Distribution

Female Population (2007)	5,643	51.5%	36,515	50.8%	100,262	50.5%
Age 0 to 19 yrs (2007)	1,286	22.8%	8,764	24.0%	25,254	25.2%
Age 20 to 64 yrs (2007)	3,470	61.5%	23,059	63.1%	62,616	62.5%
Age 65 yrs plus (2007)	886	15.7%	4,692	12.9%	12,392	12.4%
Female Median Age (2007)	41.5	yrs	38.8	yrs	38.3	yrs
Male Population (2007)	5,315	48.5%	35,401	49.2%	98,391	49.5%
Age 0 to 19 yrs (2007)	1,268	23.9%	9,030	25.5%	26,526	27.0%
Age 20 to 64 yrs (2007)	3,440	64.7%	22,599	63.8%	61,906	62.9%
Age 65 yrs plus (2007)	607	11.4%	3,773	10.7%	9,959	10.1%
Male Median Age (2007)	38.3	yrs	36.6	yrs	36.1	yrs

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Household Income Distribution

HH Income \$200,000 or More (2007)	96	2.2%	694	2.4%	2,426	3.2%
HH Income \$150,000 to \$199,999 (2007)	148	3.4%	996	3.5%	3,186	4.2%
HH Income \$100,000 to \$149,999 (2007)	558	13.0%	4,260	15.0%	11,878	15.5%
HH Income \$75,000 to \$99,999 (2007)	801	18.6%	5,426	19.1%	13,983	18.3%
HH Income \$50,000 to \$74,999 (2007)	1,002	23.3%	6,664	23.5%	17,666	23.1%
HH Income \$35,000 to \$49,999 (2007)	719	16.7%	4,404	15.5%	11,150	14.6%
HH Income \$25,000 to \$34,999 (2007)	397	9.2%	2,422	8.5%	6,518	8.5%
HH Income \$15,000 to \$24,999 (2007)	280	6.5%	1,900	6.7%	5,363	7.0%
HH Income \$0 to \$14,999 (2007)	301	7.0%	1,633	5.7%	4,316	5.6%
HH Income \$35,000+ (2007)	3,325	77.3%	22,443	79.0%	60,290	78.8%
HH Income \$75,000+ (2007)	1,604	37.3%	11,375	40.1%	31,473	41.1%

Housing

Total Housing Units (2007)	4,546		30,186		81,457	
Housing Units, Occupied (2007)	4,303	94.7%	28,398	94.1%	76,486	93.9%
<i>Housing Units, Owner-Occupied (2007)</i>	3,285	76.3%	22,106	77.8%	60,990	79.7%
<i>Housing Units, Renter-Occupied (2007)</i>	1,018	23.7%	6,292	22.2%	15,496	20.3%
Housing Units, Vacant (2007)	242	5.3%	1,789	5.9%	4,971	6.1%
Median Years in Residence (2007)	5.4	yrs	5.3	yrs	5.2	yrs

Marital Status

Never Married (2007)	2,517	27.5%	16,331	27.7%	44,543	27.8%
Now Married (2007)	4,706	51.5%	31,582	53.6%	87,457	54.5%
Separated (2007)	214	2.3%	1,298	2.2%	3,779	2.4%
Widowed (2007)	669	7.3%	3,052	5.2%	7,970	5.0%
Divorced (2007)	1,036	11.3%	6,652	11.3%	16,673	10.4%

Household Type

Population Family (2007)	9,089	82.9%	60,213	83.7%	168,062	84.6%
Population Non-Family (2007)	1,772	16.2%	11,325	15.7%	29,023	14.6%
Population Group Qtrs (2007)	97	0.9%	379	0.5%	1,568	0.8%
Family Households (2007)	2,874	66.8%	19,090	67.2%	52,312	68.4%
Married Couple With Children (2007)	936	19.9%	7,138	22.6%	20,756	23.7%
Average Family Household Size (2007)	3.16		3.15		3.21	
Non-Family Households (2007)	1,429	33.2%	9,307	32.8%	24,174	31.6%

Household Size

1 Person Household (2007)	1,099	25.5%	7,001	24.7%	18,533	24.2%
2 Person Households (2007)	1,494	34.7%	10,102	35.6%	26,194	34.2%
3 Person Households (2007)	805	18.7%	5,043	17.8%	13,419	17.5%
4 Person Households (2007)	534	12.4%	3,845	13.5%	11,122	14.5%
5 Person Households (2007)	226	5.2%	1,549	5.5%	4,597	6.0%
6+ Person Households (2007)	145	3.4%	857	3.0%	2,621	3.4%

Household Vehicles

Total Vehicles Available (2007)	8,348		55,696		149,361	
Household: 0 Vehicles Available (2007)	236	5.5%	1,142	4.0%	3,107	4.1%
Household: 1 Vehicles Available (2007)	1,174	27.3%	8,092	28.5%	22,117	28.9%
Household: 2+ Vehicles Available (2007)	2,894	67.2%	19,164	67.5%	51,262	67.0%
Average Vehicles Per Household (2007)	1.9		2.0		2.0	

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Labor Force

Est. Labor: Population Age 16+ (2007)	9,003		57,943		157,665	
Est. Civilian Employed (2007)	6,174	68.6%	40,819	70.4%	111,179	70.5%
Est. Civilian Unemployed (2007)	372	4.1%	2,336	4.0%	7,008	4.4%
Est. in Armed Forces (2007)	4	0.0%	69	0.1%	91	0.1%
Est. not in Labor Force (2007)	2,453	27.2%	14,720	25.4%	39,389	25.0%

Occupation

Occupation: Population Age 16+ (2000)	5,646		38,339		105,448	
Mgmt, Business, & Financial Operations (2000)	637	11.3%	5,065	13.2%	14,820	14.1%
Professional and Related (2000)	891	15.8%	7,331	19.1%	20,463	19.4%
Service (2000)	823	14.6%	4,898	12.8%	12,815	12.2%
Sales and Office (2000)	1,668	29.5%	10,923	28.5%	30,914	29.3%
Farming, Fishing, and Forestry (2000)	4	0.1%	39	0.1%	105	0.1%
Construct, Extraction, & Maintenance (2000)	631	11.2%	3,411	8.9%	8,740	8.3%
Production, Transp. & Material Moving (2000)	992	17.6%	6,671	17.4%	17,591	16.7%
Percent White Collar Workers (2000)		56.6%		60.8%		62.8%
Percent Blue Collar Workers (2000)		43.4%		39.2%		37.2%

Consumer Expenditure (in \$,000,000s)

Total Household Expenditure (2007)	\$217		\$1,494		\$4,140	
Total Non-Retail Expenditures (2007)	\$125	57.6%	\$862	57.7%	\$2,389	57.7%
Total Retail Expenditures (2007)	\$92	42.4%	\$632	42.3%	\$1,751	42.3%
Apparel (2007)	\$10	4.8%	\$71	4.8%	\$198	4.8%
Contributions (2007)	\$8	3.6%	\$54	3.6%	\$154	3.7%
Education (2007)	\$5	2.3%	\$35	2.3%	\$99	2.4%
Entertainment (2007)	\$12	5.6%	\$84	5.6%	\$233	5.6%
Food And Beverages (2007)	\$33	15.3%	\$228	15.3%	\$630	15.2%
Furnishings And Equipment (2007)	\$10	4.4%	\$67	4.5%	\$185	4.5%
Gifts (2007)	\$6	2.6%	\$39	2.6%	\$110	2.7%
Health Care (2007)	\$13	6.1%	\$91	6.1%	\$250	6.0%
Household Operations (2007)	\$8	3.5%	\$53	3.6%	\$150	3.6%
Miscellaneous Expenses (2007)	\$4	1.7%	\$25	1.7%	\$69	1.7%
Personal Care (2007)	\$3	1.4%	\$22	1.4%	\$60	1.4%
Personal Insurance (2007)	\$2	1.0%	\$15	1.0%	\$43	1.0%
Reading (2007)	\$1	0.3%	\$5	0.3%	\$14	0.3%
Shelter (2007)	\$42	19.2%	\$287	19.2%	\$798	19.3%
Tobacco (2007)	\$1	0.7%	\$10	0.6%	\$26	0.6%
Transportation (2007)	\$44	20.3%	\$304	20.4%	\$838	20.2%
Utilities (2007)	\$15	7.0%	\$104	6.9%	\$285	6.9%

Educational Attainment

Adult Population (25 Years or Older) (2007)	7,616		48,835		133,010	
Elementary (0 to 8) (2007)	200	2.6%	910	1.9%	2,582	1.9%
Some High School (9 to 11) (2007)	477	6.3%	2,505	5.1%	6,590	5.0%
High School Graduate (12) (2007)	2,456	32.2%	14,713	30.1%	37,527	28.2%
Some College (13 to 16) (2007)	1,526	20.0%	10,031	20.5%	28,233	21.2%
Associate Degree Only (2007)	1,016	13.3%	6,002	12.3%	16,350	12.3%
Bachelor Degree Only (2007)	1,438	18.9%	10,728	22.0%	29,992	22.5%
Graduate Degree (2007)	503	6.6%	3,947	8.1%	11,736	8.8%

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Units In Structure						
1 Detached Unit (2000)	2,487	62.9%	16,197	60.6%	45,572	62.4%
1 Attached Unit (2000)	313	7.9%	2,613	9.8%	7,478	10.2%
2 to 4 Units (2000)	161	4.1%	768	2.9%	2,274	3.1%
5 to 9 Units (2000)	78	2.0%	532	2.0%	1,322	1.8%
10 to 19 Units (2000)	162	4.1%	1,015	3.8%	3,131	4.3%
20 to 49 Units (2000)	188	4.7%	1,777	6.6%	4,313	5.9%
50 or more Units (2000)	257	6.5%	1,856	6.9%	4,059	5.6%
Mobile Home or Trailer (2000)	306	7.7%	1,977	7.4%	4,818	6.6%
Other Structure (2000)	0		0		7	0.0%
Homes Built By Year						
Homes Built 1999 to 2000	77	1.9%	636	2.4%	1,744	2.4%
Homes Built 1995 to 1998	291	7.4%	1,398	5.2%	4,046	5.5%
Homes Built 1990 to 1994	153	3.9%	1,797	6.7%	4,717	6.5%
Homes Built 1980 to 1989	527	13.3%	5,108	19.1%	15,129	20.7%
Homes Built 1970 to 1979	913	23.1%	6,145	23.0%	16,161	22.1%
Homes Built 1960 to 1969	1,166	29.5%	5,536	20.7%	14,869	20.4%
Homes Built 1950 to 1959	576	14.6%	4,483	16.8%	11,619	15.9%
Homes Built Before 1949	249	6.3%	1,632	6.1%	4,689	6.4%
Home Values						
Home Values \$1,000,000 or More (2000)	0		6	0.0%	32	0.1%
Home Values \$500,000 to \$999,999 (2000)	5	0.2%	10	0.1%	67	0.1%
Home Values \$400,000 to \$499,999 (2000)	3	0.1%	37	0.2%	148	0.3%
Home Values \$300,000 to \$399,999 (2000)	7	0.3%	109	0.6%	731	1.5%
Home Values \$200,000 to \$299,999 (2000)	54	2.2%	913	5.3%	3,497	7.1%
Home Values \$150,000 to \$199,999 (2000)	334	13.3%	2,931	16.9%	7,607	15.5%
Home Values \$100,000 to \$149,999 (2000)	1,583	63.2%	9,770	56.4%	25,629	52.4%
Home Values \$70,000 to \$99,999 (2000)	472	18.8%	3,181	18.4%	9,838	20.1%
Home Values \$50,000 to \$69,999 (2000)	48	1.9%	307	1.8%	1,179	2.4%
Home Values \$25,000 to \$49,999 (2000)	0		25	0.1%	125	0.3%
Home Values \$0 to \$24,999 (2000)	0		21	0.1%	90	0.2%
Owner Occupied Median Home Value (2000)	\$122,584		\$127,509		\$129,519	
Renter Occupied Median Rent (2000)	\$632		\$624		\$603	
Transportation To Work						
Drive to Work Alone (2000)	4,513	79.9%	31,310	81.5%	85,548	81.1%
Drive to Work in Carpool (2000)	602	10.7%	4,064	10.6%	11,048	10.5%
Travel to Work - Public Transportation (2000)	217	3.8%	1,349	3.5%	3,835	3.6%
Drive to Work on Motorcycle (2000)	0		13	0.0%	75	0.1%
Walk or Bicycle to Work (2000)	115	2.0%	585	1.5%	1,583	1.5%
Other Means (2000)	17	0.3%	114	0.3%	470	0.4%
Work at Home (2000)	187	3.3%	974	2.5%	2,977	2.8%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	1,547	28.3%	9,765	26.1%	24,790	24.2%
Travel to Work in 14 to 29 Minutes (2000)	2,213	40.5%	15,808	42.2%	45,146	44.0%
Travel to Work in 30 to 59 Minutes (2000)	1,491	27.3%	10,676	28.5%	29,506	28.8%
Travel to Work in 60 Minutes or More (2000)	213	3.9%	1,186	3.2%	3,117	3.0%
Average Travel Time to Work (2000)	22.1 mins		22.0 mins		22.1 mins	

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