

1511-1525 US Highway 59
Thief River Falls, MN 56701

\$8.25/sf + NNN* *\$2.30/sf NNN includes but not limited to Real Estate Taxes, Insurance, and CAM (such as parking lot maintenance, snow removal, lawn care, etc.)

RETAIL SPACE FOR LEASE

Aerial – Site View



Demographic Data

	1 mi	5 mi	10 mi
Estimated Population (2025)	4,484	10,667	12,703
Projected Population (2030)	4,225	10,222	12,252
Estimated Households (2025)	1,974	4,825	5,639
Projected Households (2030)	1,875	4,652	5,465
Estimated Average Household Income (2025)	\$97,352	\$94,774	\$97,500
Projected Average Household Income (2030)	\$97,136	\$94,533	\$97,313
Total Businesses	168	440	477
Total Employees	1,649	7,324	7,621

Space Details



Join Tractor Supply, Signature Styles Salon, Dash Fitness, Laundryland, PRN/Rehab Authority, and Broken Butterfly in multi-tenant center off US Highway 59

2,697 sf former Sparkle Nails space available

Large ample parking lot with approx. 111 available spaces

Tenant pylon sign at street

Great location off US Highway 59 with easy ingress/egress

COCCA DEVELOPMENT, LTD
100 DEBARTOLO PLACE SUITE 400 BOARDMAN, OHIO 44512
(330) 729-1010
WWW.COCCADEVELOPMENT.COM

1511-1525 US Highway 59
Thief River Falls, MN 56701

\$8.25/sf + NNN* *\$2.30/sf NNN includes but not limited to Real Estate Taxes, Insurance, and CAM (such as parking lot maintenance, snow removal, lawn care, etc.)

Property Details

The Property

The property at **1511–1529 US Highway 59 S** was built in 1979 and is commonly known as **Northland Plaza**, one of the larger neighborhood shopping centers at 53,345 sf in Thief River Falls. It sits on a highly visible commercial corridor along Highway 59, surrounded by major retail destinations such as L&M Fleet Supply and Walmart Supercenter.

It is a strong retail location because it fronts U.S. Highway 59, a primary north-south route through town; benefits from traffic generated by nearby national and regional retailers; and serves as a shopping destination for a trade area extending well beyond Thief River Falls into surrounding rural communities.

About Thief River Falls, MN

Thief River Falls is a small city in northwestern Minnesota and the county seat of Pennington County. Despite its size (about 8,800 residents), it has an outsized economic impact on the region because it's home to several major employers and serves as a commercial hub for surrounding rural communities. It is roughly 70 miles south of the Canadian border and 90 miles northeast of Grand Forks, North Dakota. It is often called the "Gateway to Northwestern Minnesota," located where the **Thief River** meets the **Red Lake River**, which is how the city got its name.

Economy

Thief River Falls has some surprisingly large employers, including **DigiKey Electronics**, one of the world's largest electronic component distributors, headquartered in Thief River Falls, and **Arctic Cat**, the well-known snowmobile and ATV manufacturer was founded there and has long been part of the city's identity. Median home values are around \$175,000–\$190,000 and median rent is roughly \$840–\$880 per month.

Interesting Historical Note

The city developed as a logging and railroad center in the late 1800s and early 1900s. Rail connections helped transform it into the regional trade center it remains today.

COCCA DEVELOPMENT, LTD

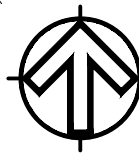
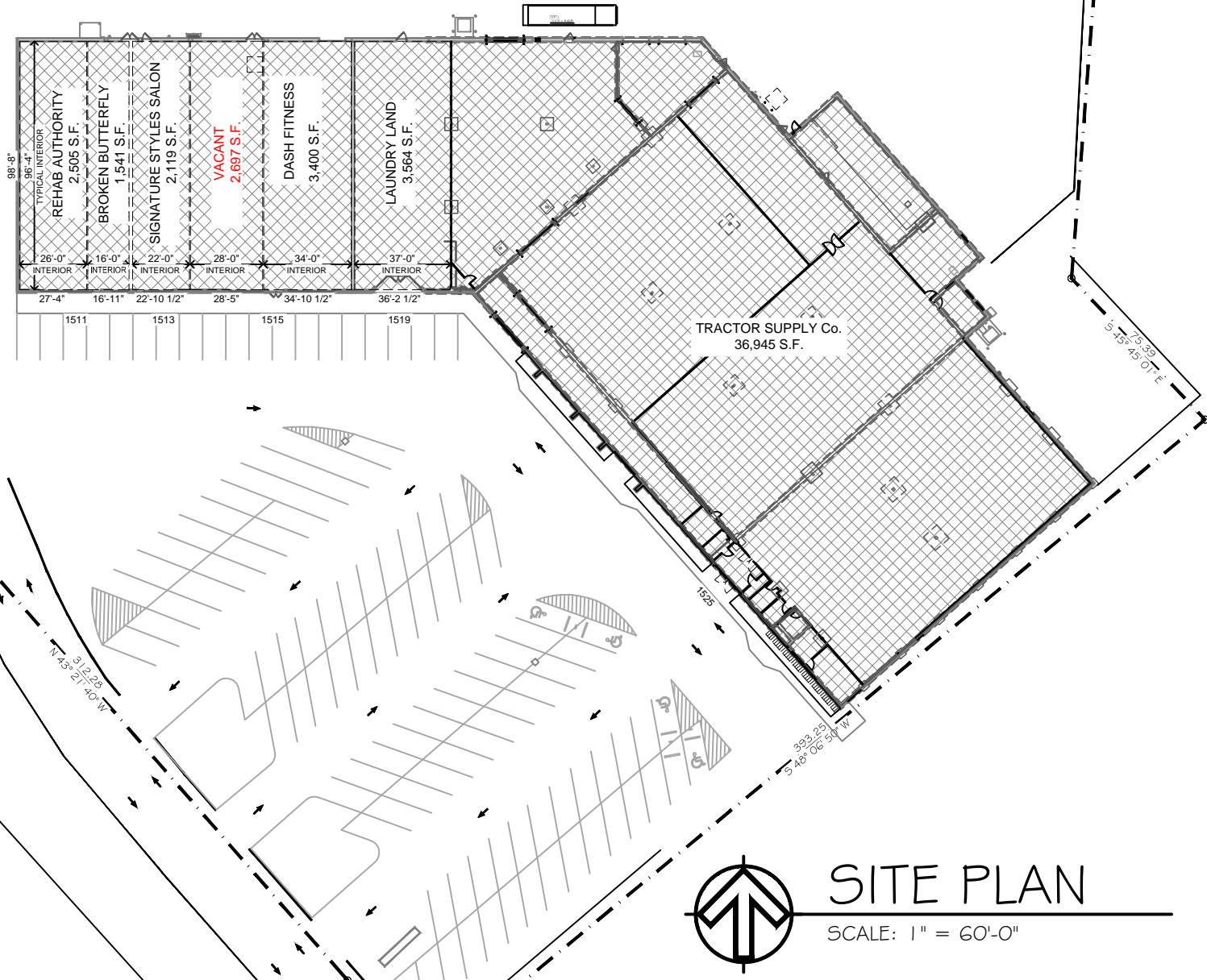
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RETAIL SPACE FOR LEASE

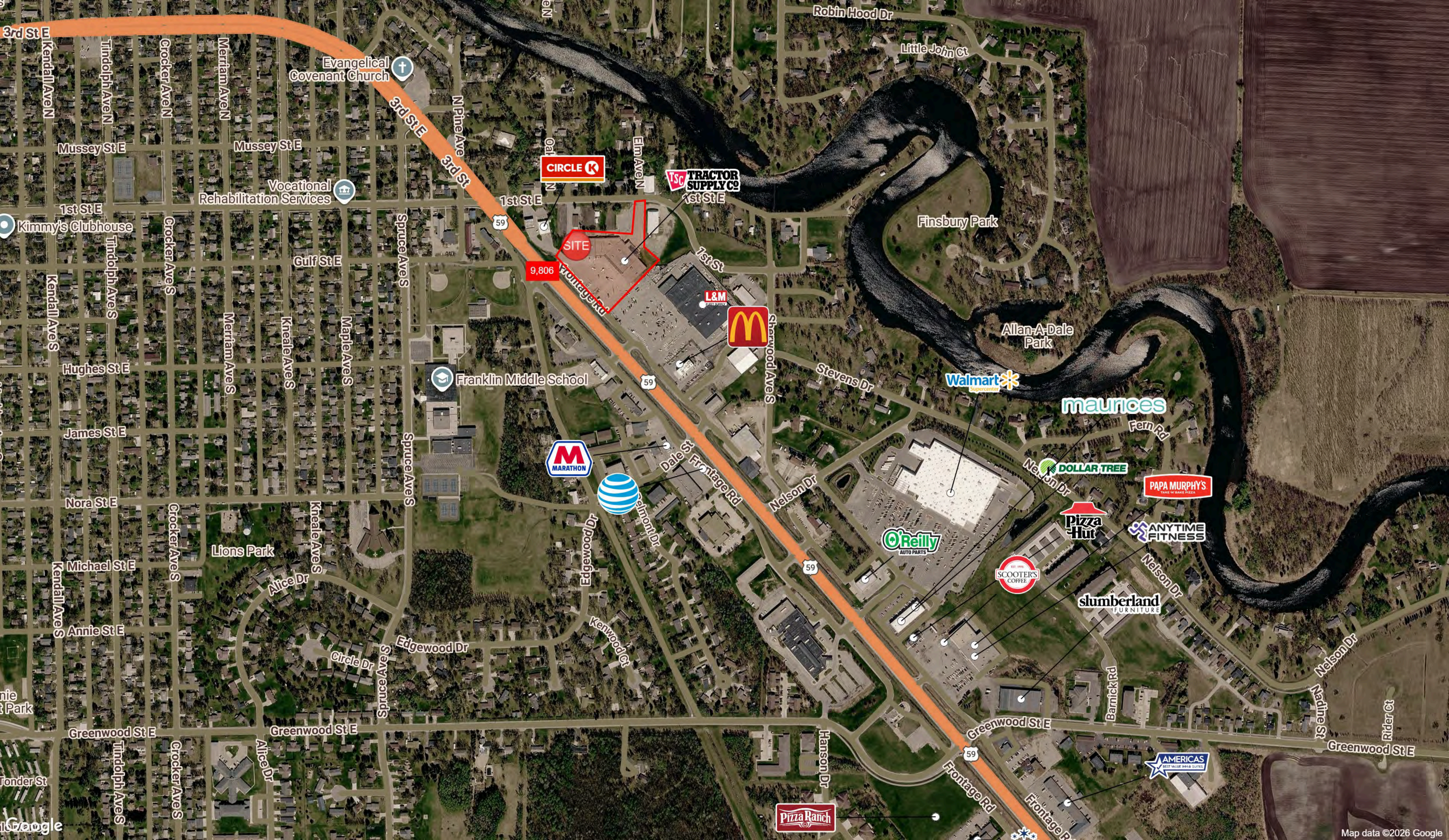
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SITE PLAN

SCALE: 1" = 60'-0"

BUILDING LAYOUT PLAN		CITY, STATE - STREET: HIGHWAY 59 SOUTH THIEF RIVER FALLS, MN 56701 PENNINGTON COUNTY		DATE: 4/27/17
TENANT:	AS SHOWN	DEVELOPER	DESIGNER	6/5/17
SUITE SIZE:	SF	COMPANY: COCCA DEVELOPMENT	COMPANY: COCCA DEVELOPMENT	8/4/17
BLDG. SIZE:	53,444 SF	NAME: ANTHONY COCCA	NAME: BILL SCHROEDER	
ACREAGE:	3.91 ACRES	PHONE #: 330-729-1010	PHONE #: 330-729-1010	
PARKING SPACES:				



CIRCLE K

TRACTOR SUPPLY CO

SITE
9,806

L&M

McDonald's

Walmart Supercenter

maurices

DOLLAR TREE

PAPA MURPHY'S

ANYTIME FITNESS

Pizza Hut

SCOOTER'S COFFEE

slumberland FURNITURE

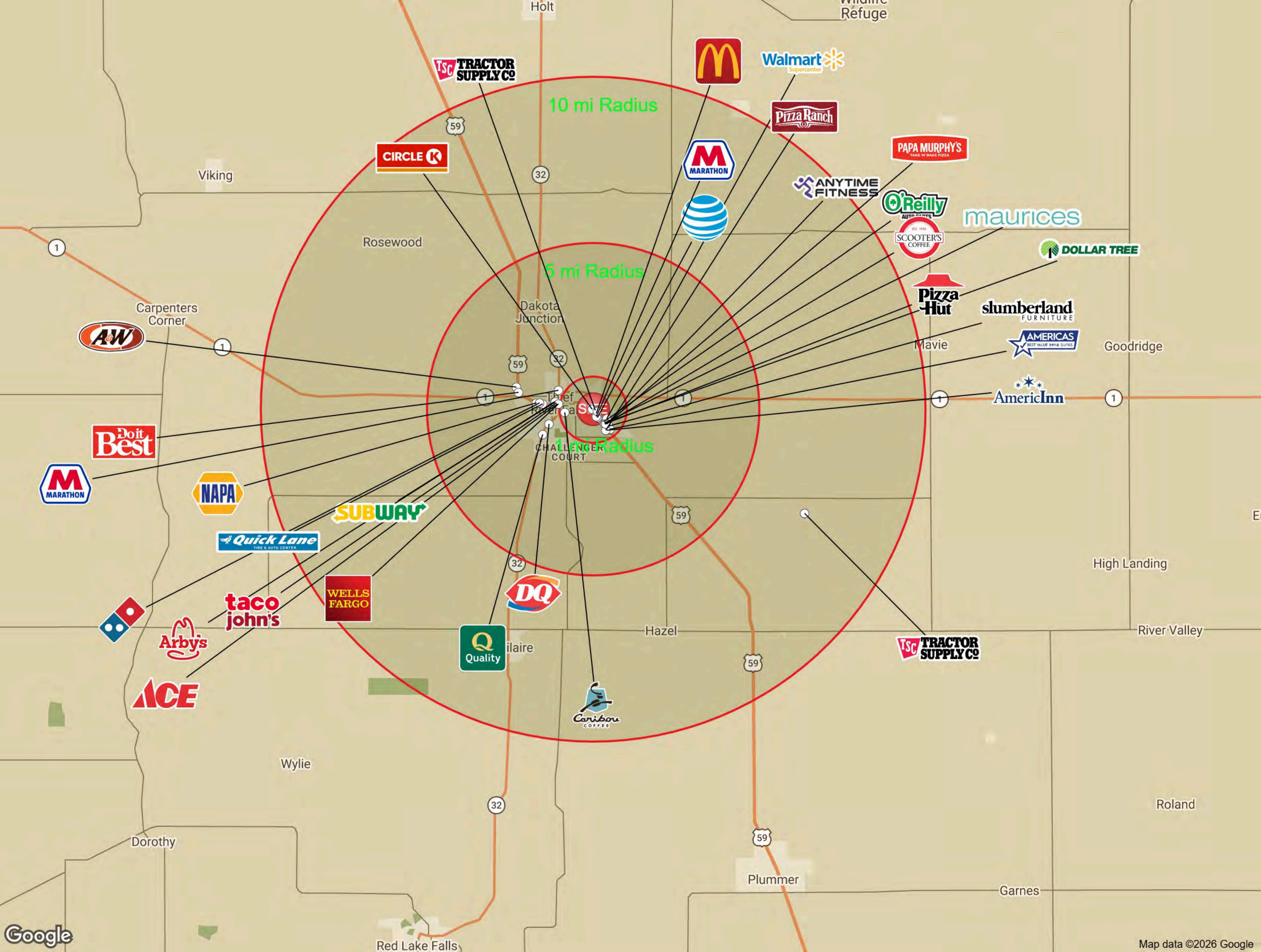
O'Reilly AUTO PARTS

MARATHON

AT&T

AMERICAS BEST VALUE INNS & SUITES

Pizza Ranch



Graphic Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 48.116/-96.1586

1511 US-59
Thief River Falls, MN 56701

	1 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2025)	4,484	10,667	12,703
Projected Population (2030)	4,225	10,222	12,252
Census Population (2020)	4,658	11,090	13,145
Census Population (2010)	4,524	10,998	13,014
Projected Annual Growth (2025-2030)	-259 -1.2%	-445 -0.8%	-451 -0.7%
Historical Annual Growth (2020-2025)	-174 -0.8%	-424 -0.8%	-441 -0.7%
Historical Annual Growth (2010-2020)	134 0.3%	92 -	131 0.1%
Estimated Population Density (2025)	1,428 <i>psm</i>	136 <i>psm</i>	40 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>

1 mi radius

5 mi radius

10 mi radius

Race and Ethnicity (2025)						
Not Hispanic or Latino Population						
White	4,204	93.8%	10,032	94.0%	12,018	94.6%
Black or African American	102	2.4%	175	1.7%	184	1.5%
American Indian or Alaska Native	34	0.8%	93	0.9%	103	0.9%
Asian	61	1.4%	135	1.3%	159	1.3%
Hawaiian or Pacific Islander	-	-	2	-	3	-
Other Race	7	0.2%	20	0.2%	24	0.2%
Two or More Races	161	3.8%	355	3.5%	396	3.3%
Hispanic or Latino Population						
White	280	6.2%	635	6.0%	686	5.4%
Black or African American	84	29.9%	230	36.3%	258	37.6%
Black or African American	2	0.6%	5	0.8%	5	0.7%
American Indian or Alaska Native	11	3.9%	29	4.5%	30	4.4%
Asian	-	-	2	0.3%	2	0.3%
Hispanic Hawaiian or Pacific Islander	-	-	-	-	-	-
Other Race	81	29.0%	169	26.6%	178	25.9%
Two or More Races	101	36.2%	200	31.5%	213	31.0%

87.5%

88.9%

89.8%

White

Black or African American

American Indian or Alaskan Native

Asian

Hawaiian or Pacific Islander

Other Race

2+ Races

Graphic Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups


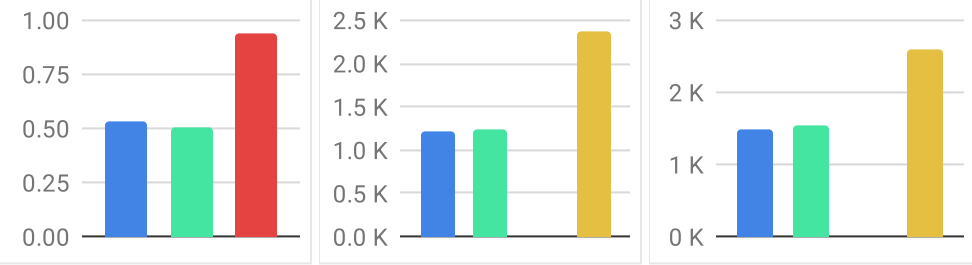

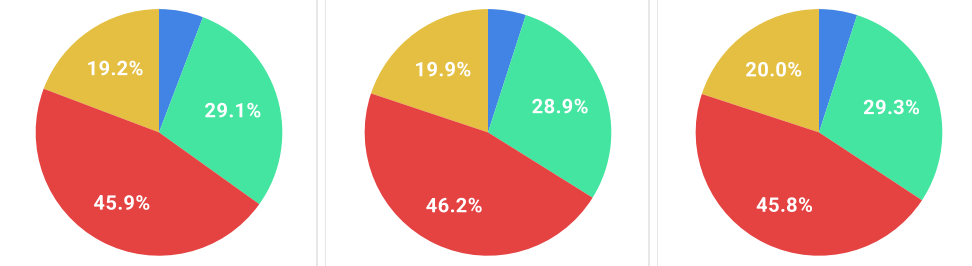
Lat/Lon: 48.116/-96.1586

1511 US-59 Thief River Falls, MN 56701		1 mi radius		5 mi radius		10 mi radius	
Age Distribution (2025)							
Age Under 5 Years	260	5.8%	585	5.5%	694	5.5%	
Age 5 to 9 Years	279	6.2%	657	6.2%	791	6.2%	
Age 10 to 14 Years	288	6.4%	709	6.6%	849	6.7%	
Age 15 to 19 Years	305	6.8%	724	6.8%	850	6.7%	
Age 20 to 24 Years	284	6.3%	698	6.5%	787	6.2%	
Age 25 to 29 Years	315	7.0%	688	6.4%	766	6.0%	
Age 30 to 34 Years	311	6.9%	718	6.7%	822	6.5%	
Age 35 to 39 Years	283	6.3%	648	6.1%	790	6.2%	
Age 40 to 44 Years	291	6.5%	701	6.6%	840	6.6%	
Age 45 to 49 Years	218	4.9%	568	5.3%	704	5.5%	
Age 50 to 54 Years	280	6.2%	629	5.9%	763	6.0%	
Age 55 to 59 Years	229	5.1%	565	5.3%	695	5.5%	
Age 60 to 64 Years	258	5.8%	640	6.0%	790	6.2%	
Age 65 to 69 Years	263	5.9%	646	6.1%	806	6.3%	
Age 70 to 74 Years	207	4.6%	548	5.1%	657	5.2%	
Age 75 to 79 Years	160	3.6%	382	3.6%	452	3.6%	
Age 80 to 84 Years	117	2.6%	262	2.5%	308	2.4%	
Age 85 Years or Over	137	3.1%	301	2.8%	339	2.7%	
Median Age	37.6		38.2		38.9		
Generation (2025)							
iGeneration (Age Under 15 Years)	826	18.4%	1,950	18.3%	2,334	18.4%	
Generation 9/11 Millennials (Age 15 to 34 Years)	1,215	27.1%	2,828	26.5%	3,225	25.4%	
Gen Xers (Age 35 to 49 Years)	792	17.7%	1,916	18.0%	2,334	18.4%	
Baby Boomers (Age 50 to 74 Years)	1,238	27.6%	3,027	28.4%	3,711	29.2%	
Silent Generation (Age 75 to 84 Years)	277	6.2%	644	6.0%	760	6.0%	
G.I. Generation (Age 85 Years or Over)	137	3.1%	301	2.8%	339	2.7%	

Graphic Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 48.116/-96.1586

1511 US-59 Thief River Falls, MN 56701		1 mi radius	5 mi radius	10 mi radius
Household Type (2025)				
Total Households		1,974	4,825	5,639
Family Households		1,037 52.5%	2,462 51.0%	3,029 53.7%
Family Households with Children		533 51.4%	1,224 49.7%	1,483 49.0%
Family Households No Children		504 48.6%	1,239 50.3%	1,546 51.0%
Non-Family Households		937 47.5%	2,363 49.0%	2,610 46.3%
Non-Family Households with Children		- -	2 -	3 0.1%
Non-Family Households No Children		937 100.0%	2,360 99.9%	2,607 99.9%
				
Education Attainment (2025)				
Elementary or Some High School		178 5.8%	362 5.0%	436 5.0%
High School Graduate		893 29.1%	2,109 28.9%	2,556 29.3%
Some College or Associate Degree		1,408 45.9%	3,373 46.2%	3,997 45.8%
Bachelor or Graduate Degree		591 19.2%	1,450 19.9%	1,743 20.0%
				
Household Income (2025)				
Estimated Average Household Income		\$97,352	\$94,774	\$97,500
Estimated Median Household Income		\$74,079	\$74,129	\$76,829
HH Income Under \$10,000		37 1.9%	165 3.4%	197 3.5%
HH Income \$10,000 to \$34,999		456 23.1%	928 19.2%	1,003 17.8%
HH Income \$35,000 to \$49,999		251 12.7%	578 12.0%	654 11.6%
HH Income \$50,000 to \$74,999		275 13.9%	904 18.7%	1,039 18.4%
HH Income \$75,000 to \$99,999		305 15.5%	649 13.5%	774 13.7%
HH Income \$100,000 to \$149,999		454 23.0%	1,039 21.5%	1,253 22.2%
HH Income \$150,000 or More		195 9.9%	562 11.7%	720 12.8%

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 48.116/-96.1586

1511 US-59			1 mi radius		5 mi radius		10 mi radius	
Thief River Falls, MN 56701								
Population								
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Projected Population (2030)			4,225		10,222		12,252	
Census Population (2020)			4,658		11,090		13,145	
Census Population (2010)			4,524		10,998		13,014	
Projected Annual Growth (2025 to 2030)	-259	-1.2%	-445	-0.8%	-451	-0.7%		
Historical Annual Growth (2020 to 2025)	-174	-0.7%	-424	-0.8%	-441	-0.7%		
Historical Annual Growth (2010 to 2020)	134	0.6%	92	0.2%	131	0.2%		
Estimated Population Density (2025)	1,428 psm		136 psm		40 psm			
Trade Area Size	3.1 sq mi		78.5 sq mi		314.0 sq mi			
Households								
Estimated Households (2025)	1,974		4,825		5,639			
Projected Households (2030)	1,875		4,652		5,465			
Census Households (2020)	2,025		4,943		5,751			
Census Households (2010)	1,950		4,730		5,502			
Estimated Households with Children (2025)	533	27.0%	1,226	25.4%	1,486	26.3%		
Estimated Average Household Size (2025)	2.19		2.15		2.20			
Average Household Income								
Estimated Average Household Income (2025)	\$97,352		\$94,774		\$97,500			
Projected Average Household Income (2030)	\$97,136		\$94,533		\$97,313			
Estimated Average Family Income (2025)	\$132,913		\$129,656		\$131,641			
Median Household Income								
Estimated Median Household Income (2025)	\$74,079		\$74,129		\$76,829			
Projected Median Household Income (2030)	\$73,638		\$73,911		\$76,666			
Estimated Median Family Income (2025)	\$106,261		\$106,049		\$107,110			
Per Capita Income								
Estimated Per Capita Income (2025)	\$43,163		\$43,075		\$43,456			
Projected Per Capita Income (2030)	\$43,427		\$43,234		\$43,582			
Estimated Per Capita Income 5 Year Growth	\$265	0.6%	\$159	0.4%	\$126	0.3%		
Estimated Average Household Net Worth (2025)	\$757,233		\$817,983		\$882,526			
Daytime Demos (2025)								
Total Businesses	168		440		477			
Total Employees	1,649		7,324		7,621			
Company Headquarter Businesses	8	4.7%	22	5.0%	22	4.6%		
Company Headquarter Employees	97	5.9%	3,368	46.0%	3,368	44.2%		
Employee Population per Business	9.8		16.6		16.0			
Residential Population per Business	26.7		24.2		26.7			

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 48.116/-96.1586

1511 US-59		1 mi radius		5 mi radius		10 mi radius	
Thief River Falls, MN 56701							
Race & Ethnicity							
White (2025)	3,922	87.5%	9,481	88.9%	11,407	89.8%	
Black or African American (2025)	103	2.3%	180	1.7%	189	1.5%	
American Indian or Alaska Native (2025)	45	1.0%	122	1.1%	133	1.0%	
Asian (2025)	61	1.4%	137	1.3%	161	1.3%	
Hawaiian or Pacific Islander (2025)	-	-	2	-	3	-	
Other Race (2025)	88	2.0%	189	1.8%	202	1.6%	
Two or More Races (2025)	263	5.9%	555	5.2%	609	4.8%	
Not Hispanic or Latino Population (2025)	4,204	93.8%	10,032	94.0%	12,018	94.6%	
Hispanic or Latino Population (2025)	280	6.2%	635	6.0%	686	5.4%	
Not Hispanic or Latino Population (2030)	3,938	93.2%	9,545	93.4%	11,515	94.0%	
Hispanic or Latino Population (2030)	287	6.8%	677	6.6%	737	6.0%	
Not Hispanic or Latino Population (2020)	4,385	94.1%	10,479	94.5%	12,486	95.0%	
Hispanic or Latino Population (2020)	273	5.9%	611	5.5%	659	5.0%	
Not Hispanic or Latino Population (2010)	4,376	96.7%	10,658	96.9%	12,642	97.1%	
Hispanic or Latino Population (2010)	148	3.3%	340	3.1%	371	2.9%	
Projected Hispanic Annual Growth (2025 to 2030)	7	0.5%	42	1.3%	52	1.5%	
Historic Hispanic Annual Growth (2010 to 2025)	132	6.0%	294	5.8%	314	5.6%	
Age Distribution (2025)							
Age Under 5	260	5.8%	585	5.5%	694	5.5%	
Age 5 to 9 Years	279	6.2%	657	6.2%	791	6.2%	
Age 10 to 14 Years	288	6.4%	709	6.6%	849	6.7%	
Age 15 to 19 Years	305	6.8%	724	6.8%	850	6.7%	
Age 20 to 24 Years	284	6.3%	698	6.5%	787	6.2%	
Age 25 to 29 Years	315	7.0%	688	6.4%	766	6.0%	
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Age 35 to 39 Years	283	6.3%	648	6.1%	790	6.2%	
Age 40 to 44 Years	291	6.5%	701	6.6%	840	6.6%	
Age 45 to 49 Years	218	4.9%	568	5.3%	704	5.5%	
Age 50 to 54 Years	280	6.2%	629	5.9%	763	6.0%	
Age 55 to 59 Years	229	5.1%	565	5.3%	695	5.5%	
Age 60 to 64 Years	258	5.8%	640	6.0%	790	6.2%	
Age 65 to 74 Years	471	10.5%	1,194	11.2%	1,463	11.5%	
Age 75 to 84 Years	277	6.2%	644	6.0%	760	6.0%	
Age 85 Years or Over	137	3.1%	301	2.8%	339	2.7%	
Median Age	37.6		38.2		38.9		
Gender Age Distribution (2025)							
Female Population	2,171	48.4%	5,211	48.9%	6,157	48.5%	
Age 0 to 19 Years	554	25.5%	1,315	25.2%	1,560	25.3%	
Age 20 to 64 Years	1,158	53.3%	2,768	53.1%	3,269	53.1%	
Age 65 Years or Over	459	21.1%	1,128	21.6%	1,328	21.6%	
Female Median Age	38.9		39.5		39.8		
Male Population	2,313	51.6%	5,455	51.1%	6,547	51.5%	
Age 0 to 19 Years	577	24.9%	1,359	24.9%	1,624	24.8%	
Age 20 to 64 Years	1,311	56.7%	3,085	56.6%	3,688	56.3%	
Age 65 Years or Over	426	18.4%	1,011	18.5%	1,235	18.9%	
Male Median Age	36.5		37.1		38.1		

Expanded Profile

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Lat/Lon: 48.116/-96.1586

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Thief River Falls, MN 56701								
Household Income Distribution (2025)								
HH Income \$200,000 or More	89	4.5%	239	5.0%	301	5.3%		
HH Income \$150,000 to \$199,999	105	5.3%	323	6.7%	419	7.4%		
HH Income \$100,000 to \$149,999	454	23.0%	1,039	21.5%	1,253	22.2%		
HH Income \$75,000 to \$99,999	305	15.5%	649	13.5%	774	13.7%		
HH Income \$50,000 to \$74,999	275	13.9%	904	18.7%	1,039	18.4%		
HH Income \$35,000 to \$49,999	251	12.7%	578	12.0%	654	11.6%		
HH Income \$25,000 to \$34,999	231	11.7%	391	8.1%	424	7.5%		
HH Income \$15,000 to \$24,999	140	7.1%	386	8.0%	414	7.3%		
HH Income Under \$15,000	123	6.2%	315	6.5%	361	6.4%		
HH Income \$35,000 or More	1,481	75.0%	3,733	77.4%	4,440	78.7%		
HH Income \$75,000 or More	955	48.3%	2,250	46.6%	2,747	48.7%		
Housing (2025)								
Total Housing Units	2,328		5,629		6,529			
Housing Units Occupied	1,974	84.8%	4,825	85.7%	5,639	86.4%		
Housing Units Owner-Occupied	1,361	68.9%	3,204	66.4%	3,933	69.7%		
Housing Units, Renter-Occupied	613	31.1%	1,621	33.6%	1,706	30.3%		
Housing Units, Vacant	354	17.9%	804	16.7%	890	15.8%		
Marital Status (2025)								
Never Married	1,255	34.3%	2,827	32.4%	3,208	30.9%		
Currently Married	1,617	44.2%	4,015	46.1%	5,029	48.5%		
Separated	86	2.4%	164	1.9%	189	1.8%		
Widowed	272	7.4%	609	7.0%	709	6.8%		
Divorced	428	11.7%	1,101	12.6%	1,235	11.9%		
Household Type (2025)								
Population Family	3,019	67.3%	7,219	67.7%	8,905	70.1%		
Population Non-Family	1,307	29.1%	3,171	29.7%	3,521	27.7%		
Population Group Quarters	159	3.5%	276	2.6%	277	2.2%		
Family Households	1,037	52.5%	2,462	51.0%	3,029	53.7%		
Non-Family Households	937	47.5%	2,363	49.0%	2,610	46.3%		
Married Couple with Children	305	18.8%	725	18.1%	926	18.4%		
Average Family Household Size	2.9		2.9		2.9			
Household Size (2025)								
1 Person Households	733	37.1%	1,878	38.9%	2,046	36.3%		
2 Person Households	642	32.5%	1,597	33.1%	1,965	34.8%		
3 Person Households	271	13.7%	590	12.2%	692	12.3%		
4 Person Households	201	10.2%	451	9.3%	550	9.8%		
5 Person Households	93	4.7%	208	4.3%	257	4.6%		
6 or More Person Households	34	1.7%	101	2.1%	130	2.3%		
Household Vehicles (2025)								
Households with 0 Vehicles Available	184	9.3%	345	7.2%	364	6.5%		
Households with 1 Vehicles Available	647	32.8%	1,704	35.3%	1,841	32.6%		
Households with 2 or More Vehicles Available	1,143	57.9%	2,776	57.5%	3,434	60.9%		
Total Vehicles Available	3,333		8,473		10,503			
Average Vehicles Per Household	1.7		1.8		1.9			

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 48.116/-96.1586

1511 US-59		1 mi radius		5 mi radius		10 mi radius	
Thief River Falls, MN 56701							
Labor Force (2025)							
Estimated Labor Population Age 16 Years or Over		3,602		8,590		10,217	
Estimated Civilian Employed		2,223	61.7%	5,462	63.6%	6,519	63.8%
Estimated Civilian Unemployed		124	3.4%	302	3.5%	359	3.5%
Estimated in Armed Forces		-	-	-	-	-	-
Estimated Not in Labor Force		1,256	34.9%	2,826	32.9%	3,338	32.7%
Unemployment Rate		3.4%		3.5%		3.5%	
Occupation (2025)							
Occupation: Population Age 16 Years or Over		2,223		5,461		6,518	
Management, Business, Financial Operations		277	12.4%	687	12.6%	870	13.3%
Professional, Related		371	16.7%	837	15.3%	999	15.3%
Service		337	15.1%	835	15.3%	932	14.3%
Sales, Office		494	22.2%	1,279	23.4%	1,531	23.5%
Farming, Fishing, Forestry		32	1.4%	63	1.2%	82	1.3%
Construct, Extraction, Maintenance		138	6.2%	278	5.1%	377	5.8%
Production, Transport Material Moving		575	25.9%	1,483	27.2%	1,727	26.5%
White Collar Workers		1,141	51.4%	2,802	51.3%	3,400	52.2%
Blue Collar Workers		1,081	48.6%	2,659	48.7%	3,118	47.8%
Consumer Expenditure (2025)							
Total Household Expenditure		\$174.76 M		\$432.14 M		\$519.04 M	
Total Non-Retail Expenditure		\$83.49 M	47.8%	\$207.98 M	48.1%	\$249.64 M	48.1%
Total Retail Expenditure		\$91.26 M	52.2%	\$224.16 M	51.9%	\$269.4 M	51.9%
Alcoholic Beverages		\$1.07 M	0.6%	\$2.64 M	0.6%	\$3.17 M	0.6%
Apparel		\$3.26 M	1.9%	\$7.99 M	1.8%	\$9.58 M	1.8%
Contributions		\$5.52 M	3.2%	\$13.68 M	3.2%	\$16.46 M	3.2%
Education		\$3.95 M	2.3%	\$9.77 M	2.3%	\$11.75 M	2.3%
Entertainment		\$10.1 M	5.8%	\$24.78 M	5.7%	\$29.69 M	5.7%
Food Away From Home		\$7.74 M	4.4%	\$19 M	4.4%	\$22.78 M	4.4%
Grocery		\$11.87 M	6.8%	\$28.67 M	6.6%	\$34.16 M	6.6%
Health Care		\$12.69 M	7.3%	\$31.08 M	7.2%	\$36.61 M	7.1%
Household Furnishings and Equipment		\$4.67 M	2.7%	\$11.48 M	2.7%	\$13.77 M	2.7%
Household Operations		\$3.28 M	1.9%	\$8.02 M	1.9%	\$9.61 M	1.9%
Miscellaneous Expenses		\$3.03 M	1.7%	\$7.45 M	1.7%	\$8.93 M	1.7%
Personal Care		\$2.31 M	1.3%	\$5.61 M	1.3%	\$6.69 M	1.3%
Shelter		\$28.06 M	16.1%	\$68.89 M	15.9%	\$81.59 M	15.7%
Tax and Retirement		\$39.13 M	22.4%	\$98.55 M	22.8%	\$119.72 M	23.1%
Tobacco and Related		\$923.71 K	0.5%	\$2.18 M	0.5%	\$2.56 M	0.5%
Transportation		\$28.66 M	16.4%	\$71.88 M	16.6%	\$87.6 M	16.9%
Utilities		\$8.49 M	4.9%	\$20.47 M	4.7%	\$24.37 M	4.7%
Educational Attainment (2025)							
Adult Population Age 25 Years or Over		3,070		7,294		8,732	
Elementary (Grade Level 0 to 8)		35	1.2%	98	1.3%	110	1.3%
Some High School (Grade Level 9 to 11)		142	4.6%	264	3.6%	326	3.7%
High School Graduate		893	29.1%	2,109	28.9%	2,556	29.3%
Some College		674	22.0%	1,650	22.6%	1,982	22.7%
Associate Degree Only		734	23.9%	1,723	23.6%	2,015	23.1%
Bachelor Degree Only		431	14.0%	1,075	14.7%	1,314	15.0%
Graduate Degree		160	5.2%	375	5.1%	429	4.9%

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 48.116/-96.1586

1511 US-59		1 mi radius		5 mi radius		10 mi radius	
Thief River Falls, MN 56701							
Units In Structure (2025)							
1 Detached Unit	1,315	66.6%	2,956	61.3%	3,597	63.8%	
1 Attached Unit	42	2.1%	145	3.0%	149	2.6%	
2 to 4 Units	76	3.9%	276	5.7%	283	5.0%	
5 to 9 Units	86	4.3%	123	2.6%	126	2.2%	
10 to 19 Units	120	6.1%	248	5.1%	250	4.4%	
20 to 49 Units	132	6.7%	317	6.6%	323	5.7%	
50 or More Units	21	1.0%	250	5.2%	253	4.5%	
Mobile Home or Trailer	181	9.2%	510	10.6%	659	11.7%	
Other Structure	-	-	-	-	-	-	
Occupied Homes Built By Year (2025)							
Homes Built 2020 or later	13	0.7%	18	0.4%	21	0.4%	
Homes Built 2010 to 2019	158	8.0%	504	10.4%	573	10.2%	
Homes Built 2000 to 2009	147	7.5%	396	8.2%	508	9.0%	
Homes Built 1990 to 1999	202	10.2%	530	11.0%	637	11.3%	
Homes Built 1980 to 1989	227	11.5%	479	9.9%	567	10.1%	
Homes Built 1970 to 1979	431	21.8%	927	19.2%	1,112	19.7%	
Homes Built 1960 to 1969	132	6.7%	472	9.8%	525	9.3%	
Homes Built Before 1959	664	33.6%	1,500	31.1%	1,697	30.1%	
Home Values (2025)							
Home Values \$1,000,000 or More	2	0.1%	20	0.6%	25	0.6%	
Home Values \$500,000 to \$999,999	34	2.5%	72	2.2%	116	2.9%	
Home Values \$400,000 to \$499,999	64	4.7%	162	5.1%	217	5.5%	
Home Values \$300,000 to \$399,999	56	4.1%	241	7.5%	362	9.2%	
Home Values \$200,000 to \$299,999	433	31.8%	987	30.8%	1,198	30.5%	
Home Values \$150,000 to \$199,999	251	18.4%	594	18.5%	700	17.8%	
Home Values \$100,000 to \$149,999	350	25.7%	646	20.2%	716	18.2%	
Home Values \$70,000 to \$99,999	82	6.0%	152	4.7%	191	4.8%	
Home Values \$50,000 to \$69,999	4	0.3%	49	1.5%	66	1.7%	
Home Values \$25,000 to \$49,999	28	2.1%	119	3.7%	140	3.6%	
Home Values Under \$25,000	57	4.2%	162	5.1%	202	5.1%	
Owner-Occupied Median Home Value	\$182,805		\$190,207		\$198,478		
Renter-Occupied Median Rent	\$754		\$805		\$804		
Transportation To Work (2025)							
Drive to Work Alone	1,518	68.3%	4,122	75.5%	4,935	75.7%	
Drive to Work in Carpool	211	9.5%	430	7.9%	503	7.7%	
Travel to Work by Public Transportation	81	3.6%	117	2.1%	120	1.8%	
Drive to Work on Motorcycle	3	0.1%	4	-	4	-	
Walk or Bicycle to Work	78	3.5%	168	3.1%	179	2.7%	
Other Means	95	4.3%	159	2.9%	167	2.6%	
Work at Home	236	10.6%	461	8.4%	609	9.3%	
Travel Time (2025)							
Travel to Work in 14 Minutes or Less	1,573	70.8%	3,933	72.0%	4,295	65.9%	
Travel to Work in 15 to 29 Minutes	204	9.2%	592	10.8%	1,014	15.6%	
Travel to Work in 30 to 59 Minutes	166	7.5%	343	6.3%	422	6.5%	
Travel to Work in 60 Minutes or More	44	2.0%	132	2.4%	178	2.7%	
Average Minutes Travel to Work	9.0		9.4		10.5		