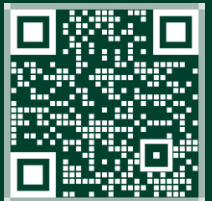




STILLWATER, MINNESOTA

Presented by Summit Management

Mark Lambert, CEO
mlambert@summitre.net
612-840-1000

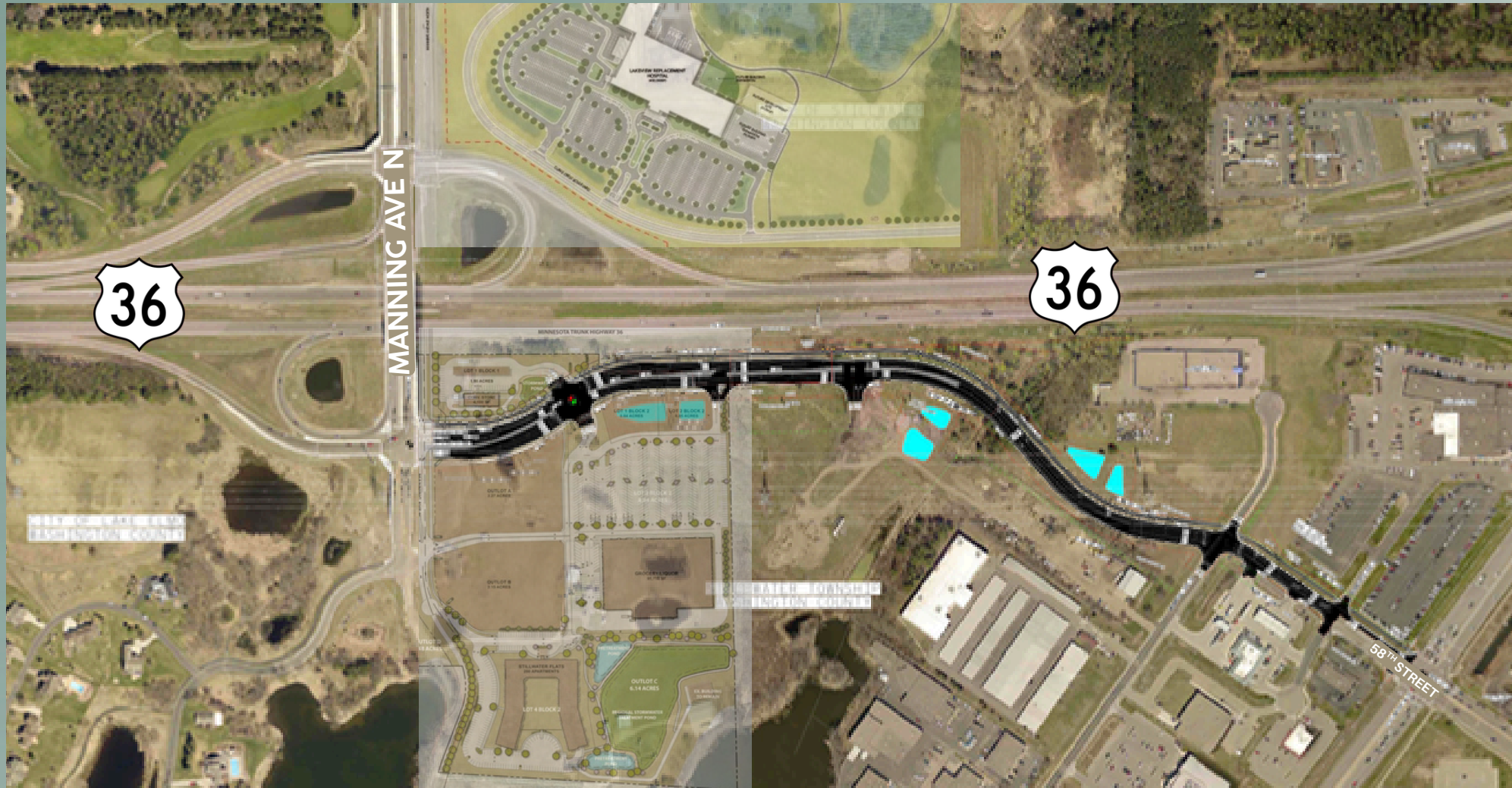


Website: www.summitre.net









58TH STREET PROJECT TO FINISH SUMMER OF 2026

FRONTAGE ROAD EXTENSION



Source: Kalibrate SiteIntel

TRAFFIC COUNT



STILLWATER TO TWIN CITIES: 21 MILES

SURROUNDING AREA

DEMOGRAPHICS

HWY 36 & MANNING AVENUE

2026 Estimate

POPULATION

3 MILE	27,225
5 MILE	53,409
10 MILE	323,296

HOUSEHOLDS

3 MILE	10,655
5 MILE	20,349
10 MILE	121,950

AVERAGE AGE

	Male	Female
3 MILE	42.34	44.34
5 MILE	42.35	43.46
10 MILE	39.59	41.35

MEDIAN HOUSEHOLD INCOME

3 MILE	\$122,189
5 MILE	\$126,973
10 MILE	\$106,912

AVERAGE HOUSEHOLD INCOME

3 MILE	\$168,386
5 MILE	\$174,428
10 MILE	\$145,280

HOUSING UNITS

	Renter-Occupied	Owner-Occupied
3 MILE	2,445	8,210
5 MILE	4,347	16,002
10 MILE	33,004	88,496

TRAFFIC: 166,160 CARS PER DAY

DENSITY

15 MIN DRIVE	31,773
30 MIN DRIVE	60,817

DATA FROM 2026 POP-FACTS, 2026 POPSTATS

MARKET STUDY

Demographics within 3- and 5-mile zones skew heavily toward affluent families and professionals. Residents closer to Stillwater's core exhibit higher purchasing power, a prime audience for newer retail outlets seeking stable revenues.

EMPLOYED POPULATION

OCCUPATION CLASSIFICATION	5 MILE RADIUS	10 MILE RADIUS
WHITE COLLAR	18,796	110,939
BLUE COLLAR	3,526	29,006
SERVICE & FARMING	3,799	26,216
Total:	26,121	166,161



AS OF 2025 STILLWATER, MINNESOTA

Stillwater, MN serves as a regional hub for retail and dining, attracting residents and visitors from across the surrounding areas. With a potential market of approximately 316,212, a significant portion of this base lives within a convenient 30-minute drive to Stillwater's shopping and dining centers, making it an ideal destination.

Identified retail gaps across key sectors, coupled with untapped spending potential from local residents and visitors, creates strong opportunities for retail and dining expansion. Additionally, Stillwater's proximity to an even larger consumer base—including local families, downtown employees, medical staff, and tourists—provides a built-in demand for retail, housing, and services, positioning the area for dynamic growth and development.

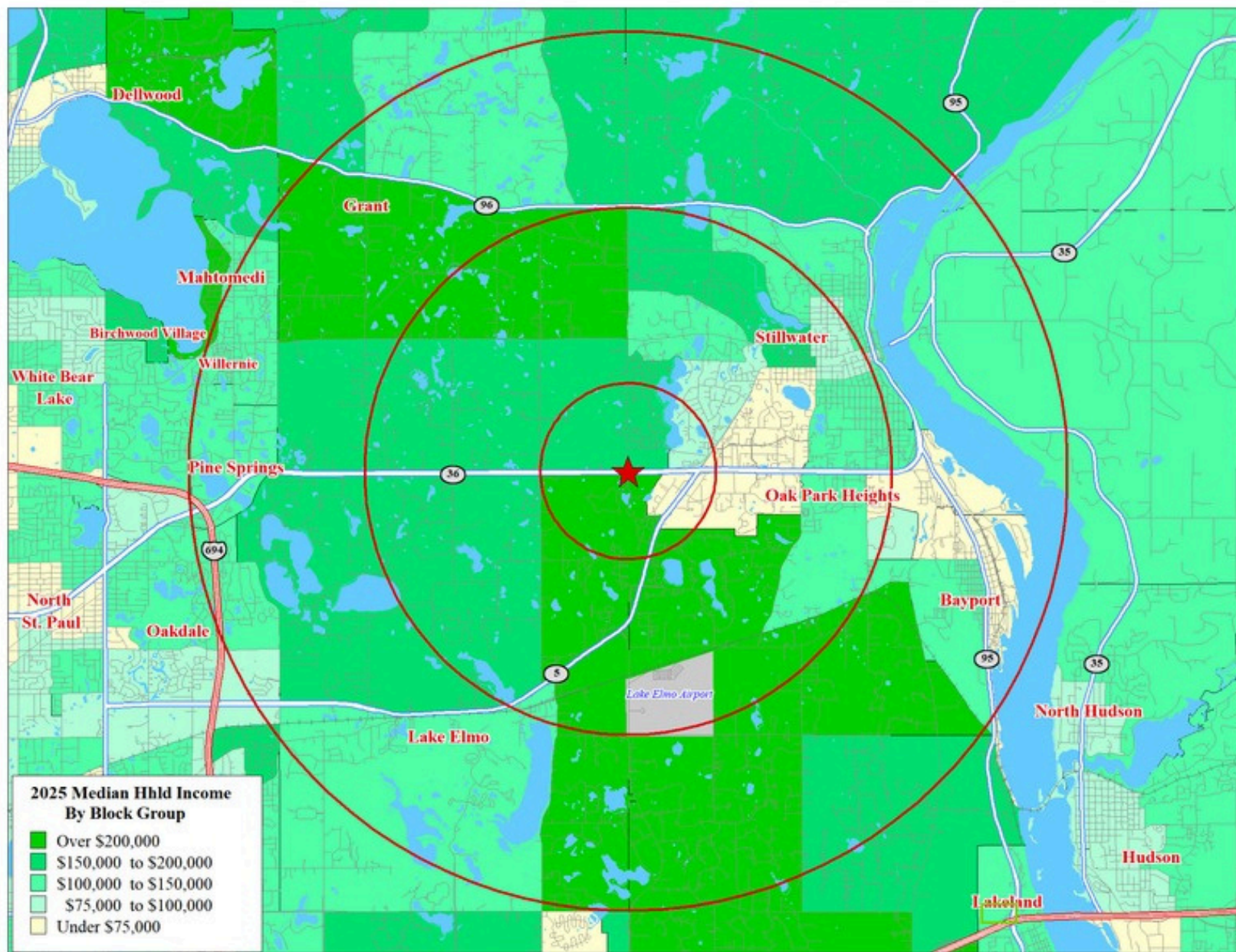
CENSUS DEMOGRAPHIC OVERVIEW

HWY 36 AND MANNING AVENUE, STILLWATER, MN

POPULATION	RADIUS 1: 0-5 MILES	RADIUS 2: 0-10 MILES
2030 PROJECTION	53,480	318,904
2025 ESTIMATE	52,190	316,212
2020 CENSUS	50,761	315,171
2010 CENSUS	47,908	283,696
GROWTH 2025-2030	2.47%	.85%

This combination of robust growth, unmatched location advantages, and strong buying potential makes the site a standout opportunity for retailers seeking to expand in high-growth markets.

DEMOGRAPHICS



Source: Pop-Facts, 2026

HOUSEHOLD INCOME MAP CHART

1, 3, 5 MILES

SITE CONTEXT

HIGHWAY 36 & MANNING AVE
STILLWATER, MN

Set in the highly desirable intersection of Highway 36 and Manning Avenue, this premier 21-acre development offers an unparalleled opportunity for businesses in one of Stillwater's fastest-growing areas.

Strategically designed to balance accessibility and modern amenities, this development is poised to become a hub for commerce, convenience, and community engagement.

This development not only provides prime space for lease but also delivers the type of dynamic environment that attracts patrons, supports businesses, and fuels growth for the entire community.

PROPERTY HIGHLIGHTS

- Newest Development in Stillwater, MN
- Located 20 miles East of the Twin Cities next to Wisconsin.
- 21 acre of prime space available
- Easy access and ample parking
- Luxury Apartment Building planned on site
- Well traveled and commuted road, total cars per day 162,891 per 2025 Pop-Facts survey.



CENTRAL COMMONS

Located right off of MN Trunk Highway 36

TOTAL SIZE: 21 ACRES

- **LOT 1 BLOCK 1: 1.9 ACRES**
 - **CONVENIENT STORE: 4,100 SF**
- **LOT 1 BLOCK 2: 0.64 ACRES**
- **LOT 2 BLOCK 2: 0.85 ACRES**
- **LOT 3 BLOCK 2: 8.84 ACRES**
- **OUTLOT A: 3.27 ACRES**
- **OUTLOT B: 3.15 ACRES**
- **GROCERY/LIQUOR STORE: 95,716 SF**



SITE CONTEXT

OPENING 2028

Construction has Started on \$400 Million Lakeview Hospital

Construction is underway for the new \$400 million hospital that will be a six-story building totaling approximately 400,000 square feet – almost twice the size of the present Lakeview Hospital at Greeley and Churchill streets. Expected to open in late 2027 or early 2028, the new 64-acre hospital campus will include emergency medicine, advanced critical care and specialized centers for heart, cancer and orthopedic care, said Lakeview President Brandi Lunneborg.

Lakeview expansion plans

A new HealthPartners Lakeview Hospital and HealthPartners Specialty Center

Opening in early 2028, our new HealthPartners Lakeview Hospital and HealthPartners Specialty Center will provide the space we need to grow with our community. From the new family birth center and specialty centers for heart, cancer and orthopedics, to expanded critical care and emergency capabilities, we'll be ready to support you through every stage of life.



With this hospital expansion, those living in the St. Croix Valley, east metro and western Wisconsin will have access to a wider range of specialists and be able to receive essential care, closer to home.

Planned improvements bring specialty centers and expanded emergency care closer to home

The new hospital and specialty center will include large, state-of-the-art spaces filled with natural light, all designed to help patients and their families feel comfortable while getting the care they need. You'll find specialty care such as:

- Birth center
- Cancer center
- Emergency center
- Heart center
- Outpatient surgery
- Same-day imaging
- TRIA orthopedics clinic and urgent care

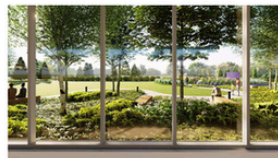
The care you need, right in your community

Located at Highway 36 and Manning Avenue in Stillwater, the new hospital and specialty center will remain part of the community we've served for more than 140 years while greatly expanding access to fast, convenient specialty care.



State-of-the-art design surrounded by green space

With more than five acres of wetland, natural vegetation and buffer areas, the new hospital and specialty center will incorporate green space, trails, pedestrian ways and common areas. These connect the building with the surrounding neighborhoods in a way that's designed to complement the community while protecting privacy for patients and neighbors.



Like most hospitals supporting a community this size, the hospital will follow a tower design that reduces the overall building footprint and preserves the natural features of the site.

The design will improve efficiency for our caregivers and enhance room design and wayfinding for our patients and visitors. In addition, it will increase the number of patient rooms facing the wetlands that form a buffer between the hospital and the neighborhood.

Source: healthpartners.com



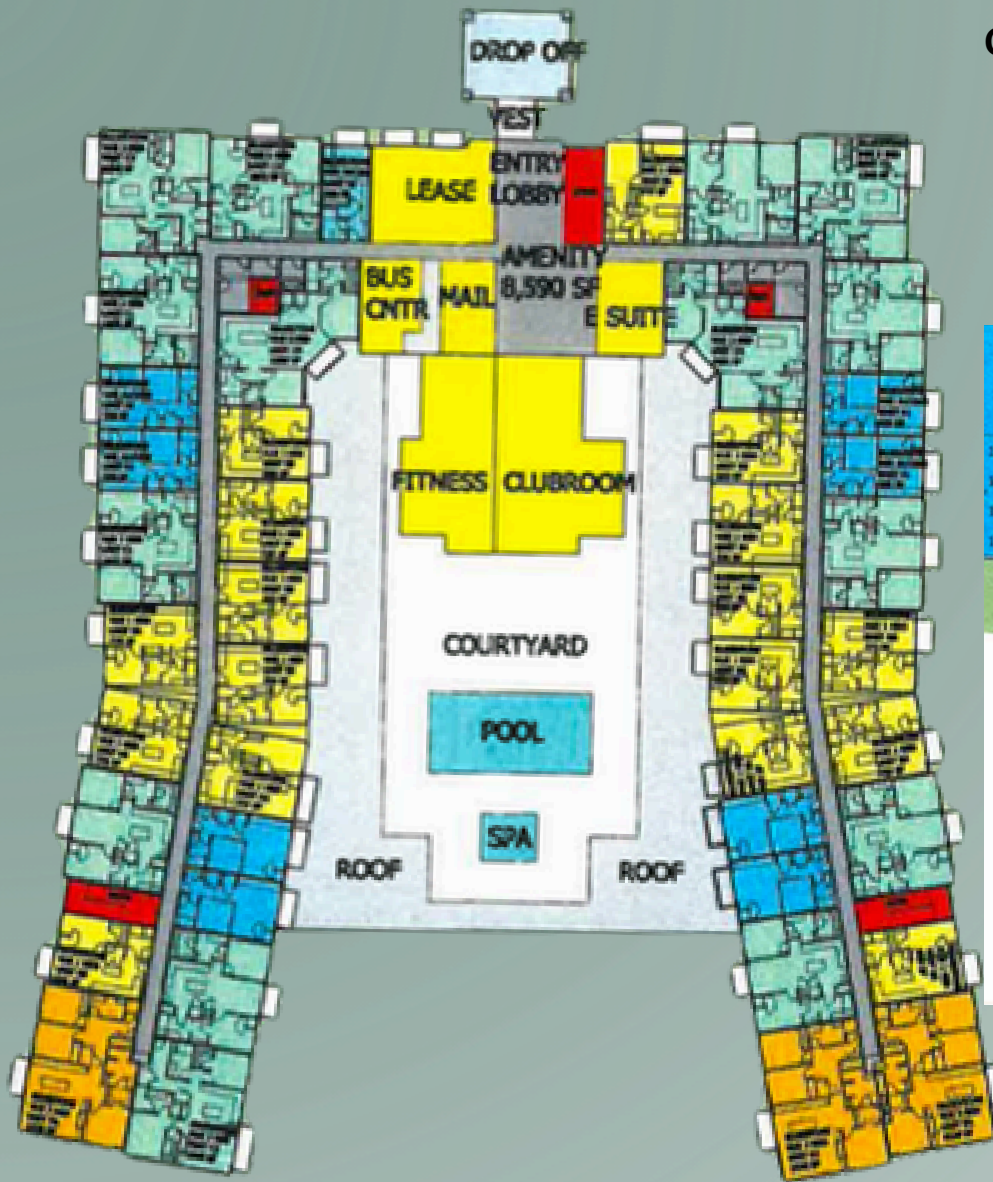
READ FULL ARTICLE:
<https://www.twincities.com/2025/05/06/stillwater-officials-sign-off-on-plans-for-new-400m-lakeview-hospital/>

Pioneer Press
Published: May 6, 2025



LAKEVIEW HOSPITAL EXPANSION

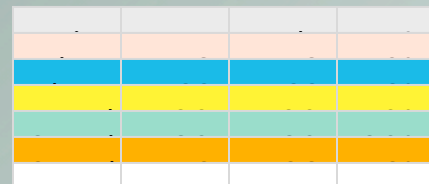
CUP APPROVED STILLWATER FLATS | 200 APARTMENTS



West Elevation



Reference Elevation





Stillwater, Minnesota

Population: 19,390
Median Age: 45
Households: 7,885
Average HH Income: \$148,579

Accolades

- "America's Best Town for Fall Colors" - *Travel & Leisure Magazine*
- "Best U.S. Small Town Food Scenes" - *USA Today*
- "America's Most Picturesque Small Towns" - *USA Today Travel*
- "One of the Coolest Towns in America to Visit" - *Matador Travel Network*
- "Best Small CVB in Minnesota" - *MN Meetings & Events Magazine*

Stillwater, Minnesota

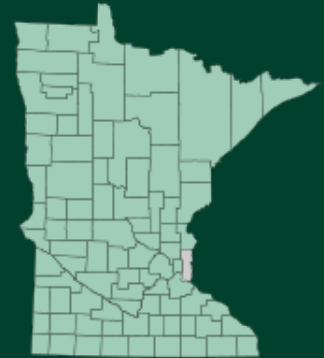
Housing and Income

Housing Units: 8,326

- Owner-Occupied: 6,059
- Rented: 1,826
- Vacan: 441

Average Home Value: \$538,102

Average HH Disposable Income: \$106,349



Business and Workforce

Businesses: 909

- Employed: 11,980
- Labor Force(over 16): 9,631
- Commuters: 3,100

Key Industries:

- HealthCare/Social Assist: 118
- Retail Trade: 106
- Other Service excl Pub Admin: 99
- Prof/Scientific/Tech Service: 94
- Accommodation/Food Service: 86

Educated Workforce

Highest Level of Education

High School Diploma/GED: 2,363

Associate's Degree: 1,452

Bachelor's Degree: 4,382

Graduate/Professional Degree: 2,963

Projected Growth

2030 Estimates

Population: 20,130(0.75% growth)

Average Household Income:\$162,794