

RETAIL | BUILD TO SUIT FOR LEASE



NEW CONSTRUCTION RETAIL DEVELOPMENT

+/- 2.07 ACRES OF LAND | ROCHESTER, MN



West Circle Drive - 21,600 VPD

41 St: 21,000 VPD

Valleyhigh Rd - 7,500 VPD

UNDER CONTRACT

UNDER CONTRACT

UNDER CONTRACT

SITE



FUTURE HOME

SEMCIL
SE MN Center for Independent Living, Inc.

Badger Hills Dr: 5,900 VPD

AREA TENANTS



AREA VICINITY MAP



Last commercial available with West Circle Drive frontage

Excellent visibility to over 40,000 vehicles per day

Insulated Healthcare based economy with over 61,000 Mayo Clinic Employees

Fastest growing quadrant in Rochester

Strong Daytime Demographics

DEMOGRAPHICS

Income

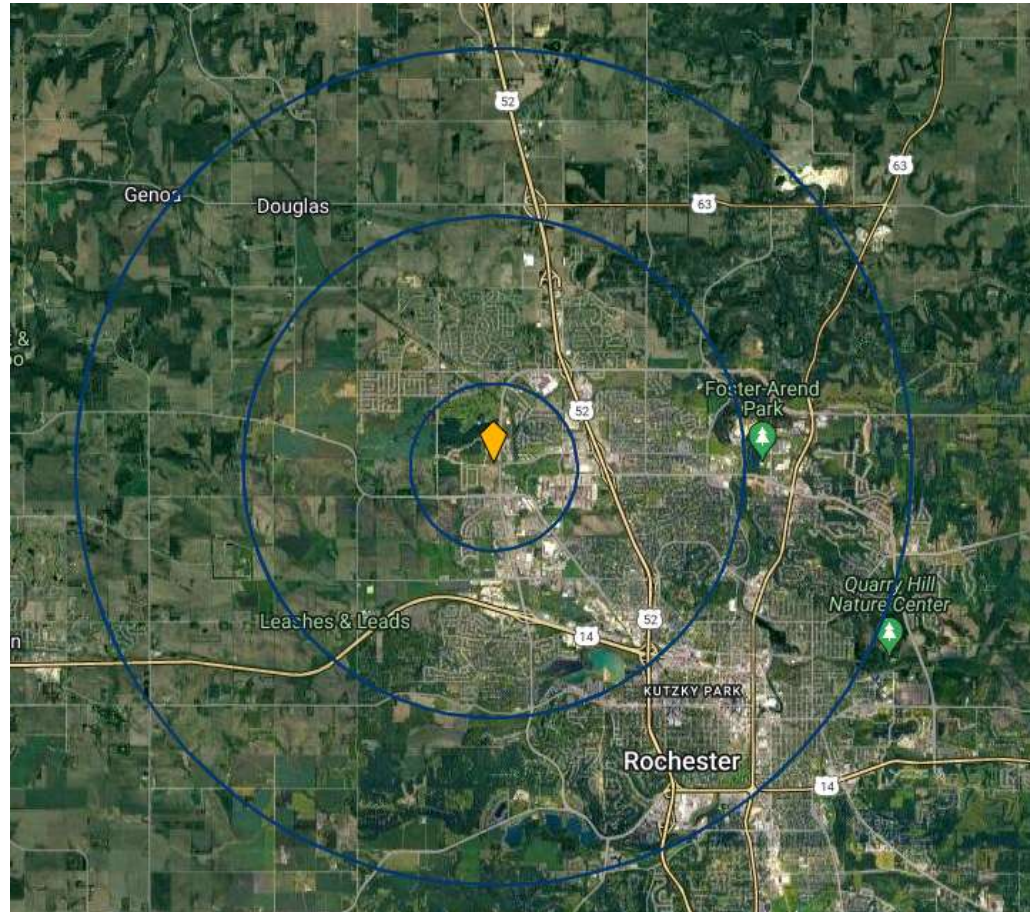
	2 mile	5 mile	10 mile
Avg Household Income	\$99,079	\$102,208	\$106,991
Median Household Income	\$81,385	\$76,809	\$81,339
< \$25,000	811	4,776	6,195
\$25,000 - 50,000	1,653	7,411	10,921
\$50,000 - 75,000	1,776	7,263	10,402
\$75,000 - 100,000	1,480	4,967	7,148
\$100,000 - 125,000	1,174	4,756	7,126
\$125,000 - 150,000	943	2,896	4,300
\$150,000 - 200,000	720	3,439	5,876
\$200,000+	679	4,111	6,693

Households

	2 mile	5 mile	10 mile
2010 Households	8,385	35,362	51,274
2022 Households	9,235	39,619	58,662
2027 Household Projection	9,798	42,144	62,574
Annual Growth 2010-2022	1.2%	1.2%	1.4%
Annual Growth 2022-2027	1.2%	1.3%	1.3%
Owner Occupied Households	7,103	28,647	45,813
Renter Occupied Households	2,695	13,497	16,761
Avg Household Size	2.6	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$310.8M	\$1.3B	\$2B

Population

	2 mile	5 mile	10 mile
2010 Population	22,284	86,219	129,168
2022 Population	24,467	95,258	146,599
2027 Population Projection	25,906	100,950	155,944
Annual Growth 2010-2022	0.8%	0.9%	1.1%
Annual Growth 2022-2027	1.2%	1.2%	1.3%
Median Age	34.3	38	38
Bachelor's Degree or Higher	45%	46%	43%
U.S. Armed Forces	12	30	41



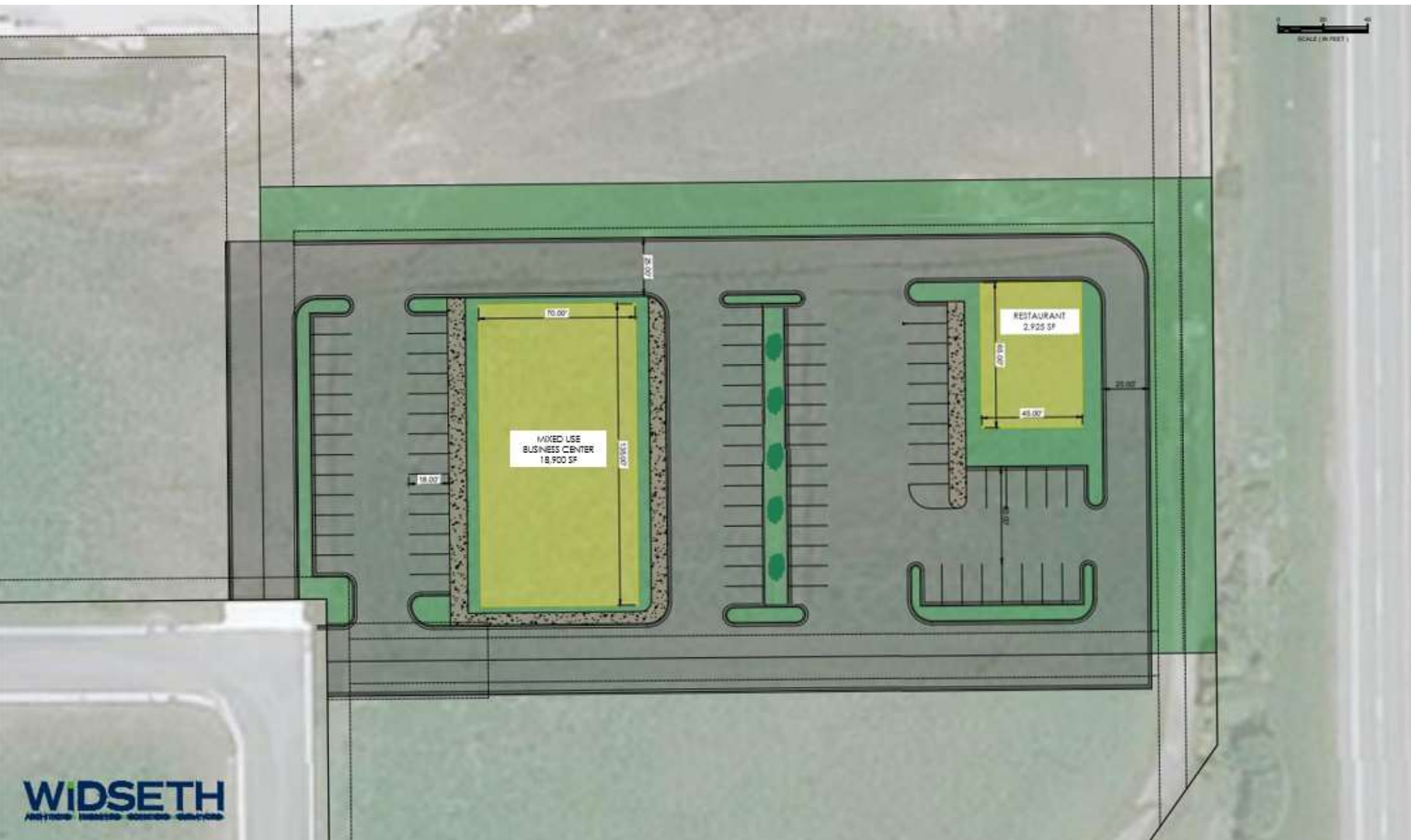
Radius	2 mile			5 mile			10 mile		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$16,574,783	\$1,795	\$677	\$66,372,009	\$1,675	\$697	\$102,517,825	\$1,748	\$699
Entertainment, Hobbies & P...	\$45,086,012	\$4,882	\$1,843	\$193,383,996	\$4,881	\$2,030	\$298,781,830	\$5,093	\$2,038
Food & Alcohol	\$84,892,556	\$9,192	\$3,470	\$353,631,457	\$8,926	\$3,712	\$539,578,912	\$9,198	\$3,681
Household	\$53,156,986	\$5,756	\$2,173	\$226,428,181	\$5,715	\$2,377	\$352,897,066	\$6,016	\$2,407
Transportation & Maintenance	\$76,272,659	\$8,259	\$3,117	\$313,867,269	\$7,922	\$3,295	\$497,647,648	\$8,483	\$3,395
Health Care	\$14,810,537	\$1,604	\$605	\$65,995,348	\$1,666	\$693	\$101,534,958	\$1,731	\$693
Education & Daycare	\$20,054,513	\$2,172	\$820	\$87,731,713	\$2,214	\$921	\$137,314,526	\$2,341	\$937
Total Specified Consumer S...	\$310,848,046	\$33,660	\$12,705	\$1,307,409,973	\$33,000	\$13,725	\$2,030,272,765	\$34,610	\$13,849



Daytime Employment

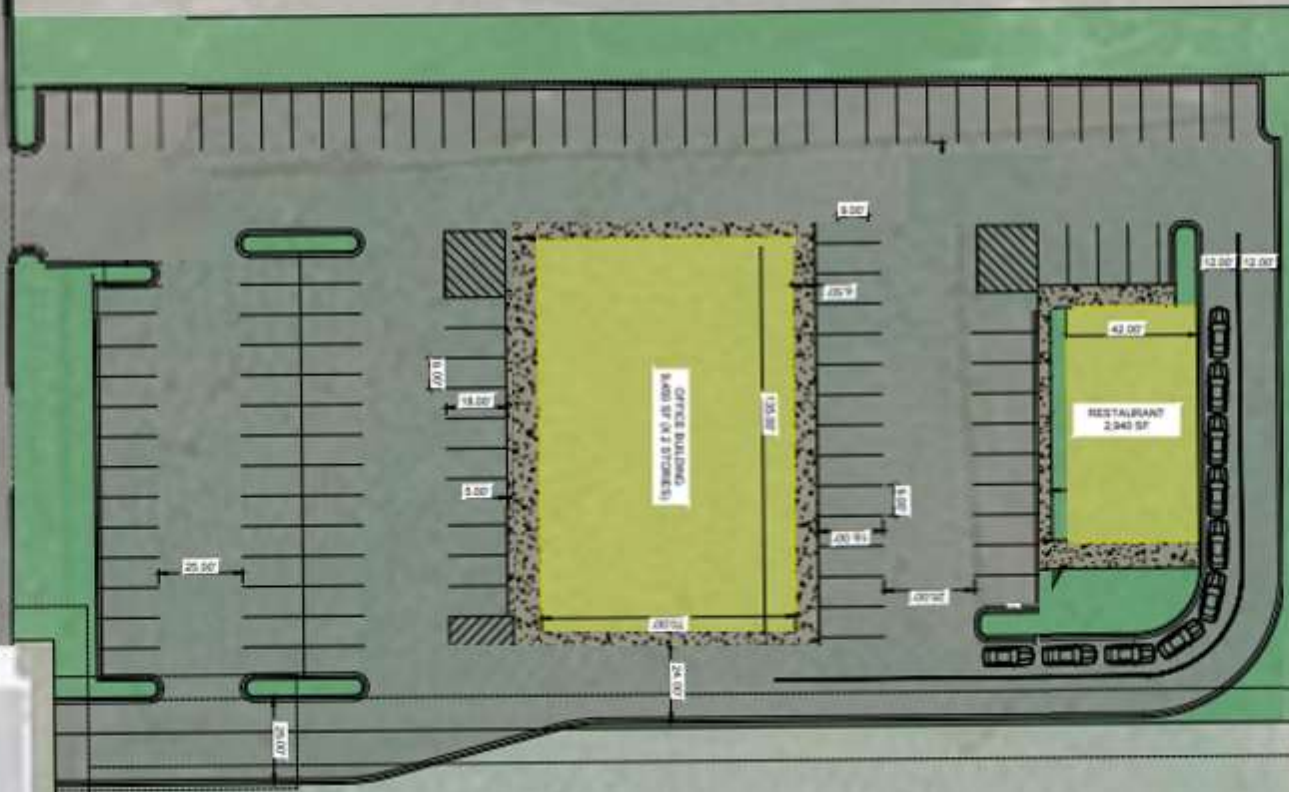
Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	18,011	1,216	15	155,512	7,244	21	169,706	8,452	20
Trade Transportation & Utilit...	4,123	211	20	10,280	652	16	13,819	900	15
Information	231	24	10	1,442	93	16	1,587	110	14
Financial Activities	1,512	244	6	4,001	680	6	4,583	839	5
Professional & Business Se...	5,979	146	41	34,963	522	67	35,868	682	53
Education & Health Services	3,524	365	10	93,349	4,382	21	97,920	4,683	21
Leisure & Hospitality	1,738	90	19	7,126	377	19	8,623	479	18
Other Services	838	129	6	2,993	464	6	4,242	647	7
Public Administration	66	7	9	1,358	74	18	3,064	112	27
Goods-Producing Industries	1,410	138	10	3,796	384	10	5,638	663	9
Natural Resources & Mining	392	2	196	434	13	33	477	31	15
Construction	629	111	6	2,041	293	7	3,338	504	7
Manufacturing	389	25	16	1,321	78	17	1,823	128	14
Total	19,421	1,354	14	159,308	7,628	21	175,344	9,115	19

SITE CONCEPT PLAN #1



SITE CONCEPT PLAN #2

PARALLEL WEST COMMERCIAL CONCEPT 2

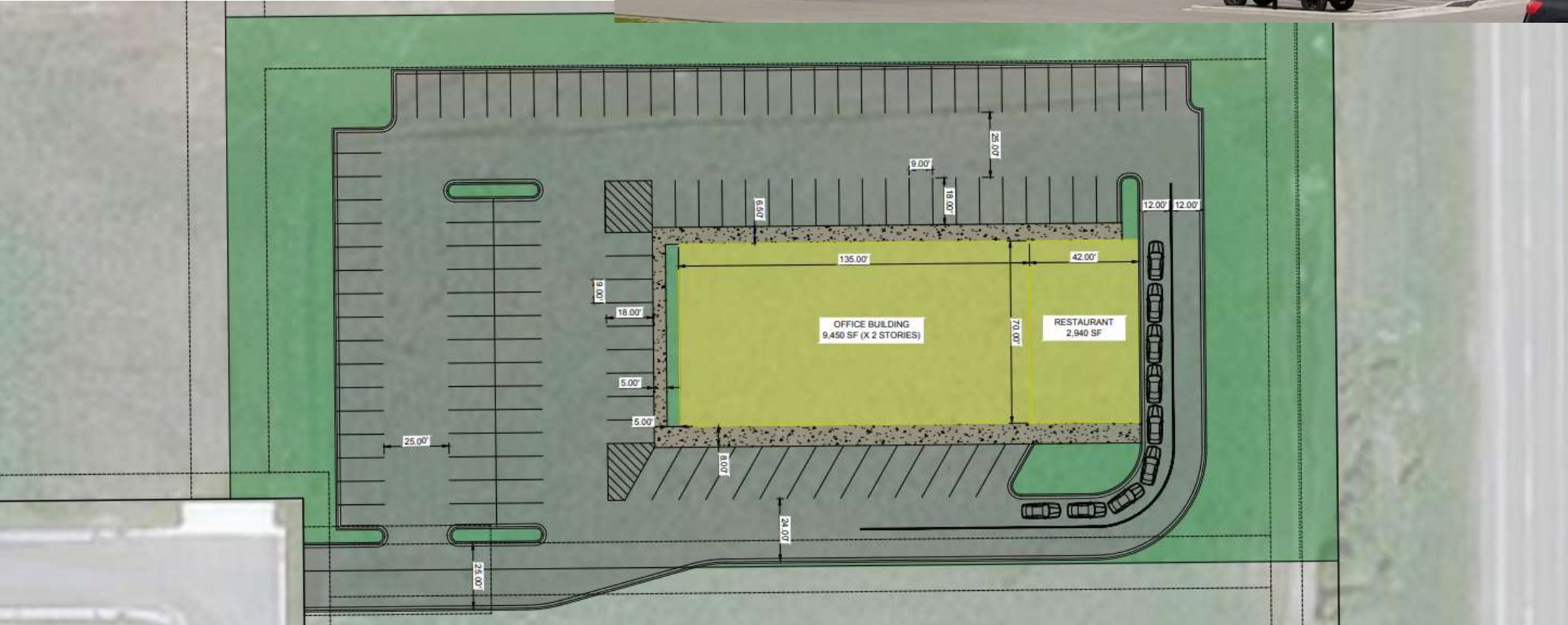


SITE CONCEPT PLAN #3

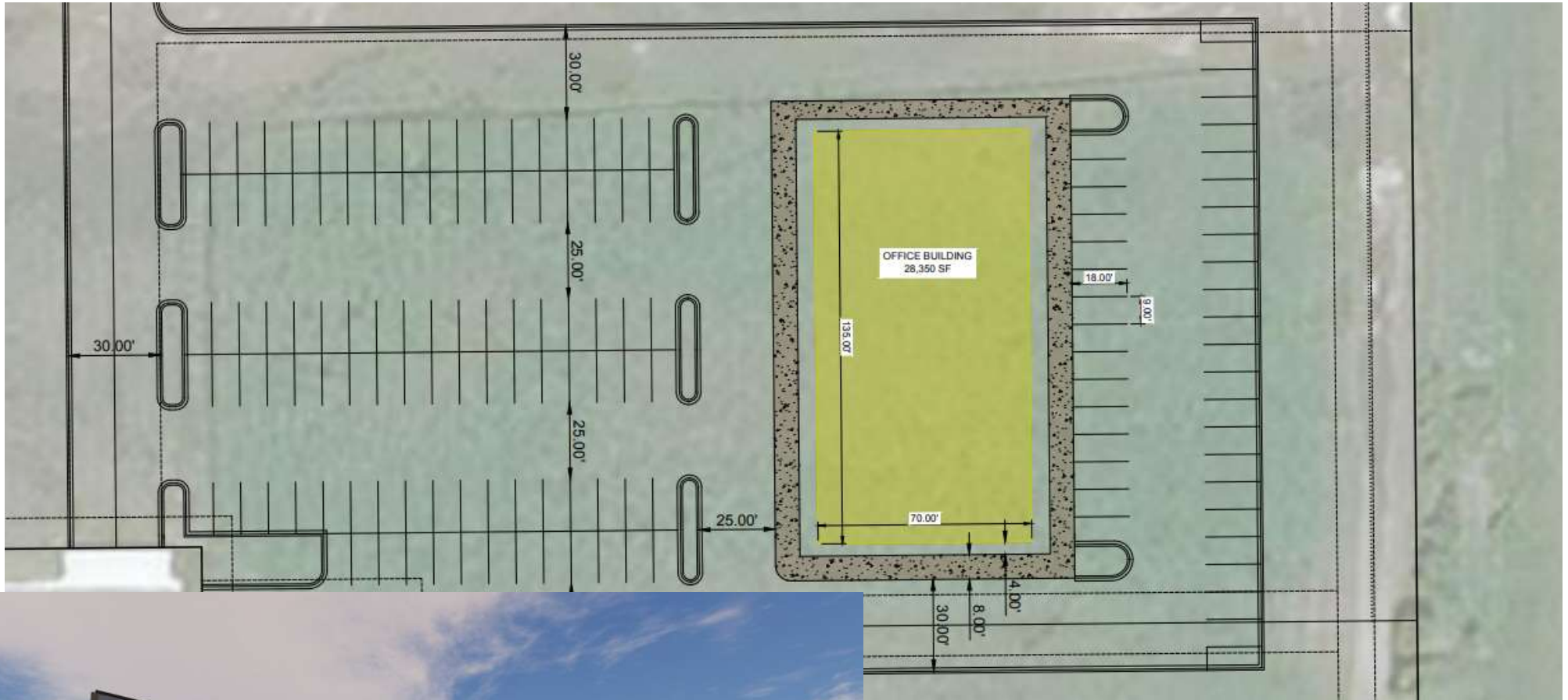


Example of recently completed project

MIXED USE SITE CONCEPT



MIXED USE CONCEPT PLAN #5



Example of recently completed project



