



For Lease. Elk Ridge Center Highway 169 and 197th Avenue, Elk River, Minnesota



Site Information

Grocery-anchored 100,000 square foot retail center. Three 7,500 square foot outlot strip centers for delivery in Spring 2009. Full visibility to Highway 169 and access via stoplight at the intersection of 197th Avenue and Highway 169 directly in front of site.

For Lease

1,100 - 7,500 square feet

Rate

\$23 per square foot NNN

Estimated CAM & Tax

\$4.5 per square foot

Traffic Counts

Highway 169

42,900 cars per day

197th Avenue

4,850 cars per day

Demographics

Population
Daytime Population
Average HH Income
Median HH Income

1 mile

3,758
1,936
\$79,624
\$74,903

3 mile

19,569
8,943
\$82,239
\$75,619

5 mile

35,349
12,783
\$86,219
\$78,932

Signed Retailers

US Bank, Aldi Foods, Pearle Vision, and New Horizon Child Care

Area Tenants

Wal-Mart, Home Depot, Office Max, Coburns, Cub, and Menards

Contact: Brent Jacobson or Ben Krsnak

527 Marquette Avenue, Suite 500, Minneapolis, MN 55402

p. 612.355.2600

f. 612.355.2800

www.hempelproperties.com



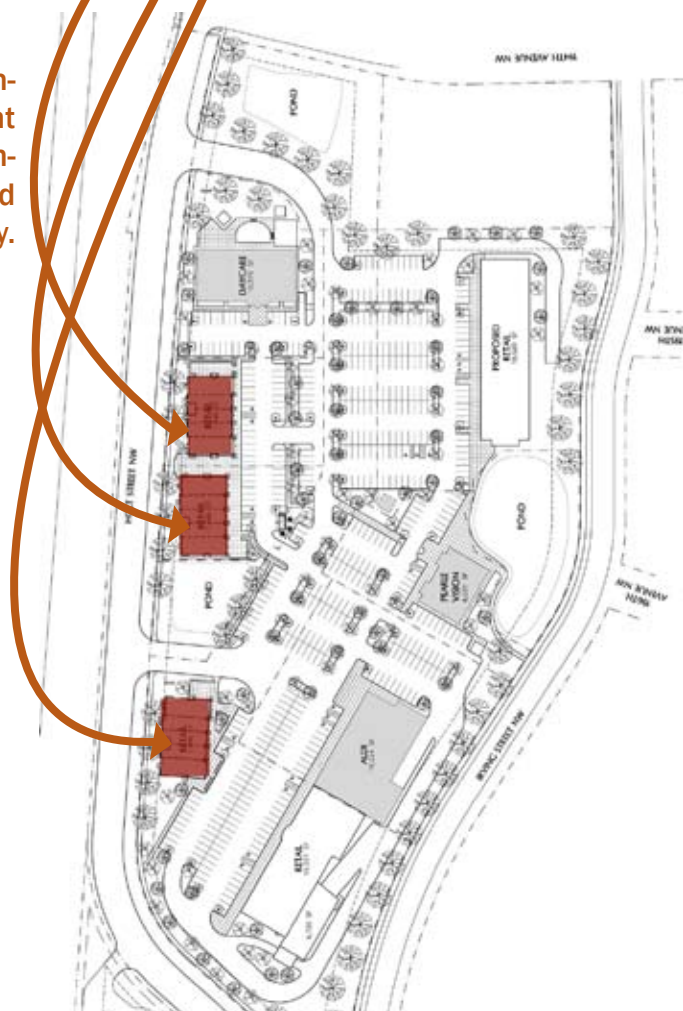
HEMPEL Elk Ridge Center Highway 169 and 197th Ave Elk River, Minnesota

Location Map



Site Plan

These three new construction, multi-tenant retail sites feature Highway 169 frontage and visibility.



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HEMPEL Elk Ridge Center Demographics. 1 mile

Elk Ridge

HWY 169 and 197th Ave NW

Elk River, MN 55330

Latitude: 45.328745

Longitude: -93.561274

Site Type: Radius

Radius: 1.0 mile

Summary	2000	2008	2013
Population	3,321	3,758	4,363
Households	1,087	1,268	1,485
Families	877	942	1,068
Average Household Size	3.05	2.96	2.93
Owner Occupied HUs	865	945	1,079
Renter Occupied HUs	222	324	406
Median Age	30.8	30.4	31.1
Total Housing Units	1,105	1,286	1,515
Vacant Housing Units	18	17	30
Average Home Value	\$166,877	\$275,502	\$285,197
Total Businesses	-	208	-
Total Employees	-	1,936	-

	2000		2008		2013	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	63	5.8%	74	5.8%	72	4.8%
\$15,000 - \$24,999	84	7.8%	64	5.0%	58	3.9%
\$25,000 - \$34,999	112	10.4%	98	7.7%	82	5.5%
\$35,000 - \$49,999	156	14.4%	131	10.3%	103	6.9%
\$50,000 - \$74,999	312	28.9%	268	21.1%	241	16.2%
\$75,000 - \$99,999	213	19.7%	235	18.5%	305	20.5%
\$100,000 - \$149,999	127	11.8%	326	25.7%	554	37.3%
\$150,000 - \$199,000	5	0.5%	56	4.4%	35	2.4%
\$200,000+	8	0.7%	16	1.3%	36	2.4%
Median Household Income	\$60,285		\$74,903		\$88,233	
Average Household Income	\$62,428		\$79,624		\$91,497	
Per Capita Income	\$20,794		\$27,894		\$32,333	

	2000		2008		2013	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	293	8.8%	334	8.9%	389	8.9%
5 - 14	663	20.0%	595	15.8%	656	15.0%
15 - 19	264	8.0%	300	8.0%	303	6.9%
20 - 24	184	5.5%	312	8.3%	326	7.5%
25 - 34	496	14.9%	572	15.2%	819	18.8%
35 - 44	688	20.7%	586	15.6%	581	13.3%
45 - 54	384	11.6%	575	15.3%	634	14.5%
55 - 64	207	6.2%	301	8.0%	414	9.5%
65 - 74	83	2.5%	129	3.4%	174	4.0%
75 - 84	50	1.5%	39	1.0%	50	1.1%
85+	6	0.2%	15	0.4%	18	0.4%

	2000		2008		2013	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,206	96.5%	3,584	95.3%	4,137	94.8%
Black Alone	19	0.6%	28	0.7%	36	0.8%
American Indian Alone	11	0.3%	15	0.4%	18	0.4%
Asian Alone	29	0.9%	50	1.3%	67	1.5%
Pacific Islander Alone	0	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	15	0.5%	24	0.6%	32	0.7%
Two or More Races	41	1.2%	57	1.5%	72	1.7%
Hispanic Origin (Any Race)	36	1.1%	61	1.6%	80	1.8%

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HEMPEL Elk Ridge Center Demographics. 3 mile

Elk Ridge

HWY 169 and 197th Ave NW

Elk River, MN 55330

Latitude: 45.328745

Longitude: -93.561274

Site Type: Radius

Radius: 3.0 mile

Summary	2000	2008	2013
Population	14,160	19,569	23,738
Households	4,987	7,000	8,543
Families	3,823	5,085	6,057
Average Household Size	2.80	2.76	2.75
Owner Occupied HUs	3,795	5,239	6,321
Renter Occupied HUs	1,192	1,761	2,222
Median Age	32.3	33.7	34.2
Total Housing Units	5,087	7,188	8,822
Vacant Housing Units	100	188	279
Average Home Value	\$160,391	\$273,592	\$284,585
Total Businesses	-	930	-
Total Employees	-	8,943	-

	2000		2008		2013	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	521	10.4%	405	5.8%	401	4.7%
\$15,000 - \$24,999	454	9.1%	598	8.5%	581	6.8%
\$25,000 - \$34,999	517	10.3%	493	7.0%	455	5.3%
\$35,000 - \$49,999	670	13.4%	763	10.9%	650	7.6%
\$50,000 - \$74,999	1,310	26.1%	1,201	17.2%	1,667	19.5%
\$75,000 - \$99,999	912	18.2%	1,149	16.4%	1,257	14.7%
\$100,000 - \$149,999	486	9.7%	1,888	27.0%	2,653	31.0%
\$150,000 - \$199,000	78	1.6%	291	4.2%	502	5.9%
\$200,000+	63	1.3%	211	3.0%	380	4.4%
Median Household Income	\$56,177		\$75,619		\$83,587	
Average Household Income	\$60,940		\$82,339		\$96,283	
Per Capita Income	\$21,498		\$29,226		\$34,364	

	2000		2008		2013	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,164	8.2%	1,581	8.1%	1,900	8.0%
5 - 14	2,490	17.6%	2,934	15.0%	3,416	14.4%
15 - 19	1,117	7.9%	1,466	7.5%	1,646	6.9%
20 - 24	847	6.0%	1,405	7.2%	1,588	6.7%
25 - 34	2,070	14.6%	2,721	13.9%	3,599	15.2%
35 - 44	2,650	18.7%	2,985	15.3%	3,187	13.4%
45 - 54	1,739	12.3%	2,985	15.3%	3,609	15.2%
55 - 64	905	6.4%	1,784	9.1%	2,534	10.7%
65 - 74	569	4.0%	851	4.3%	1,186	5.0%
75 - 84	417	2.9%	547	2.8%	669	2.8%
85+	190	1.3%	308	1.6%	403	1.7%

	2000		2008		2013	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	13,765	97.2%	18,870	96.4%	22,803	96.1%
Black Alone	62	0.4%	95	0.5%	119	0.5%
American Indian Alone	54	0.4%	75	0.4%	93	0.4%
Asian Alone	73	0.5%	151	0.8%	212	0.9%
Pacific Islander Alone	2	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	61	0.4%	118	0.6%	163	0.7%
Two or More Races	143	1.0%	258	1.3%	345	1.5%
Hispanic Origin (Any Race)	174	1.2%	338	1.7%	469	2.0%

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HEMPEL Elk Ridge Center Demographics. 5 mile

Elk Ridge
HWY 169 and 197th Ave NW
Elk River, MN 55330

Latitude: 45.328745
Longitude: -93.561274
Radius: 5.0 mile

	Site Type: Radius		
Summary	2000	2008	2013
Population	25,119	35,349	43,063
Households	8,428	12,156	14,947
Families	6,739	9,258	11,124
Average Household Size	2.95	2.88	2.86
Owner Occupied HUs	7,133	10,164	12,403
Renter Occupied HUs	1,295	1,992	2,543
Median Age	32.4	34.3	34.9
Total Housing Units	8,601	12,516	15,474
Vacant Housing Units	173	360	528
Average Home Value	\$157,570	\$266,181	\$276,048
Total Businesses	-	1,509	-
Total Employees	-	12,783	-

	2000		2008		2013	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	631	7.5%	538	4.4%	549	3.7%
\$15,000 - \$24,999	613	7.3%	772	6.4%	728	4.9%
\$25,000 - \$34,999	732	8.7%	661	5.4%	617	4.1%
\$35,000 - \$49,999	1,240	14.8%	1,174	9.7%	994	6.7%
\$50,000 - \$74,999	2,487	29.6%	2,455	20.2%	3,293	22.0%
\$75,000 - \$99,999	1,582	18.8%	2,277	18.7%	2,334	15.6%
\$100,000 - \$149,999	861	10.2%	3,418	28.1%	4,846	32.4%
\$150,000 - \$199,000	140	1.7%	490	4.0%	939	6.3%
\$200,000+	118	1.4%	372	3.1%	646	4.3%
Median Household Income	\$60,093		\$78,932		\$86,978	
Average Household Income	\$64,640		\$86,219		\$100,169	
Per Capita Income	\$21,745		\$29,747		\$34,847	

	2000		2008		2013	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,039	8.1%	2,822	8.0%	3,405	7.9%
5 - 14	4,586	18.3%	5,503	15.6%	6,457	15.0%
15 - 19	2,017	8.0%	2,645	7.5%	3,024	7.0%
20 - 24	1,345	5.4%	2,287	6.5%	2,593	6.0%
25 - 34	3,668	14.6%	4,712	13.3%	6,130	14.2%
35 - 44	4,913	19.6%	5,666	16.0%	6,015	14.0%
45 - 54	3,255	13.0%	5,590	15.8%	6,870	16.0%
55 - 64	1,638	6.5%	3,415	9.7%	4,813	11.2%
65 - 74	879	3.5%	1,509	4.3%	2,197	5.1%
75 - 84	560	2.2%	818	2.3%	1,041	2.4%
85+	216	0.9%	384	1.1%	515	1.2%

	2000		2008		2013	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	24,438	97.3%	34,082	96.4%	41,342	96.0%
Black Alone	93	0.4%	145	0.4%	185	0.4%
American Indian Alone	96	0.4%	142	0.4%	179	0.4%
Asian Alone	128	0.5%	275	0.8%	392	0.9%
Pacific Islander Alone	4	0.0%	7	0.0%	9	0.0%
Some Other Race Alone	118	0.5%	256	0.7%	363	0.8%
Two or More Races	240	1.0%	442	1.3%	594	1.4%
Hispanic Origin (Any Race)	314	1.3%	653	1.8%	921	2.1%

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