

INTERLAKEN RETAIL DEVELOPMENT

SEQ OF HIGHWAY 10 & MAIN STREET

WACONIA, MN

RETAIL FOR SALE OR LEASE



For more information, please contact:

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PROPERTY FEATURES

- Target anchored retail center
- Pad sites available
- 1,200 - 10,000 sf small shop space available
- Drive thrus and end caps
- Lease and Build-to-suit options
- Abundance of new housing surrounding the shopping center

MAJOR EMPLOYERS

- Ridgeview Medical Center
- Manus Products
- Medallion Cabinetry
- Waconia School District



SITE FEATURES

| | |
|-------------------|--|
| LOCATION | SEQ of Highway 10 & Main Street |
| DEVELOPMENT (GLA) | Multi-tenant building for lease Pad sites for sale Build-to-suit or ground lease |
| USES | Retail, bank, restaurants or medical office |
| LEASE RATE | \$18.00 - \$24.00 psf |

OPERATING EXPENSES (2015 ESTIMATES)

| | |
|-------------------|------------|
| CAM & INSURANCE | \$3.00 psf |
| REAL ESTATE TAXES | \$3.00 psf |
| TOTAL | \$6.00 psf |

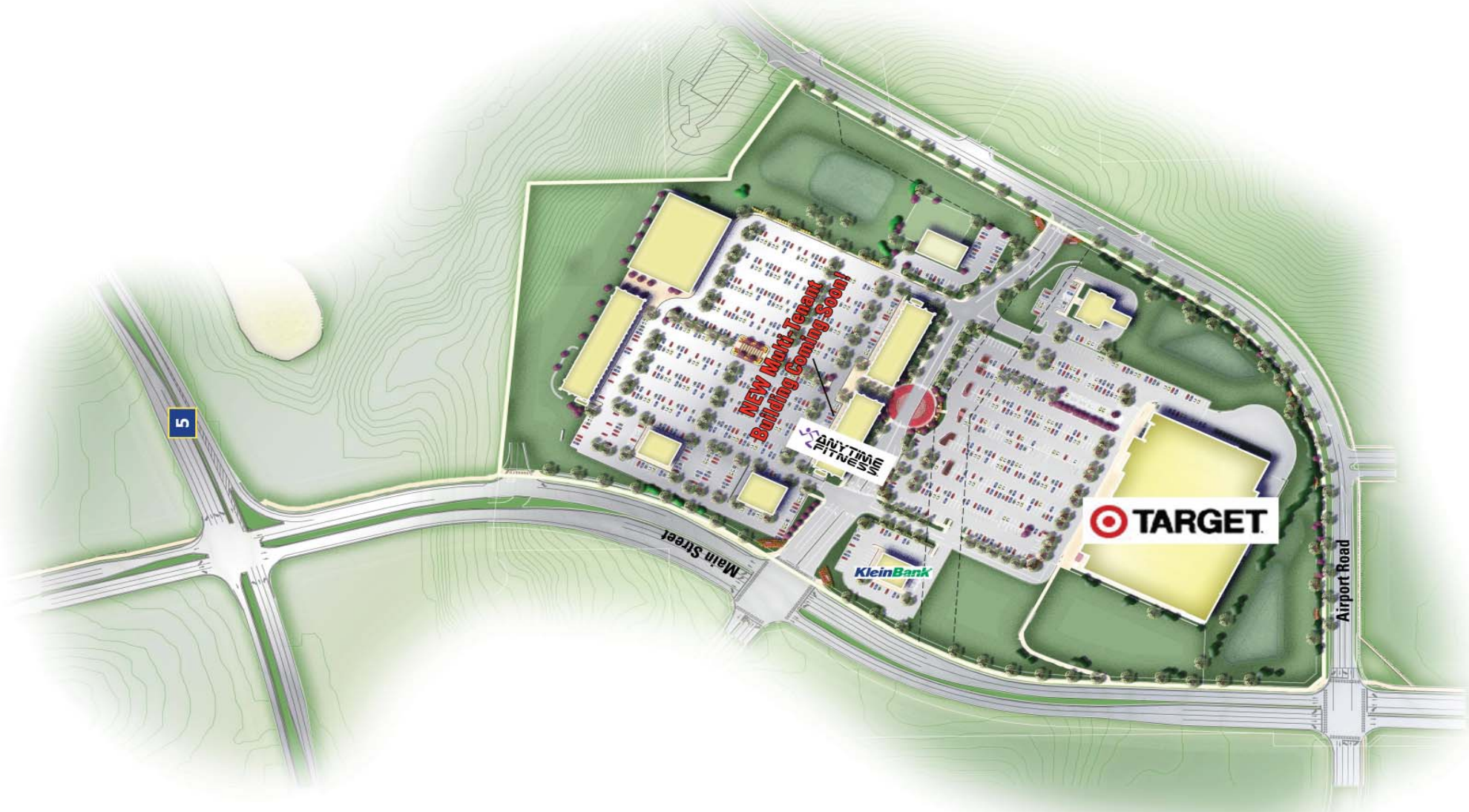
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|-----------|-----------|
| POPULATION | 4,797 | 13,230 | 19,520 |
| HOUSEHOLDS | 2,098 | 4,700 | 6,911 |
| AVG. HH INCOME | \$98,708 | \$109,515 | \$109,931 |
| DAYTIME POPULATION | 2,479 | 5,265 | 6,641 |

| TRAFFIC COUNTS | VPD |
|----------------------------|--------|
| HIGHWAY 5 WEST | 13,100 |
| HIGHWAY 5 EAST | 12,500 |
| E MAIN STREET ⁴ | 4,850 |

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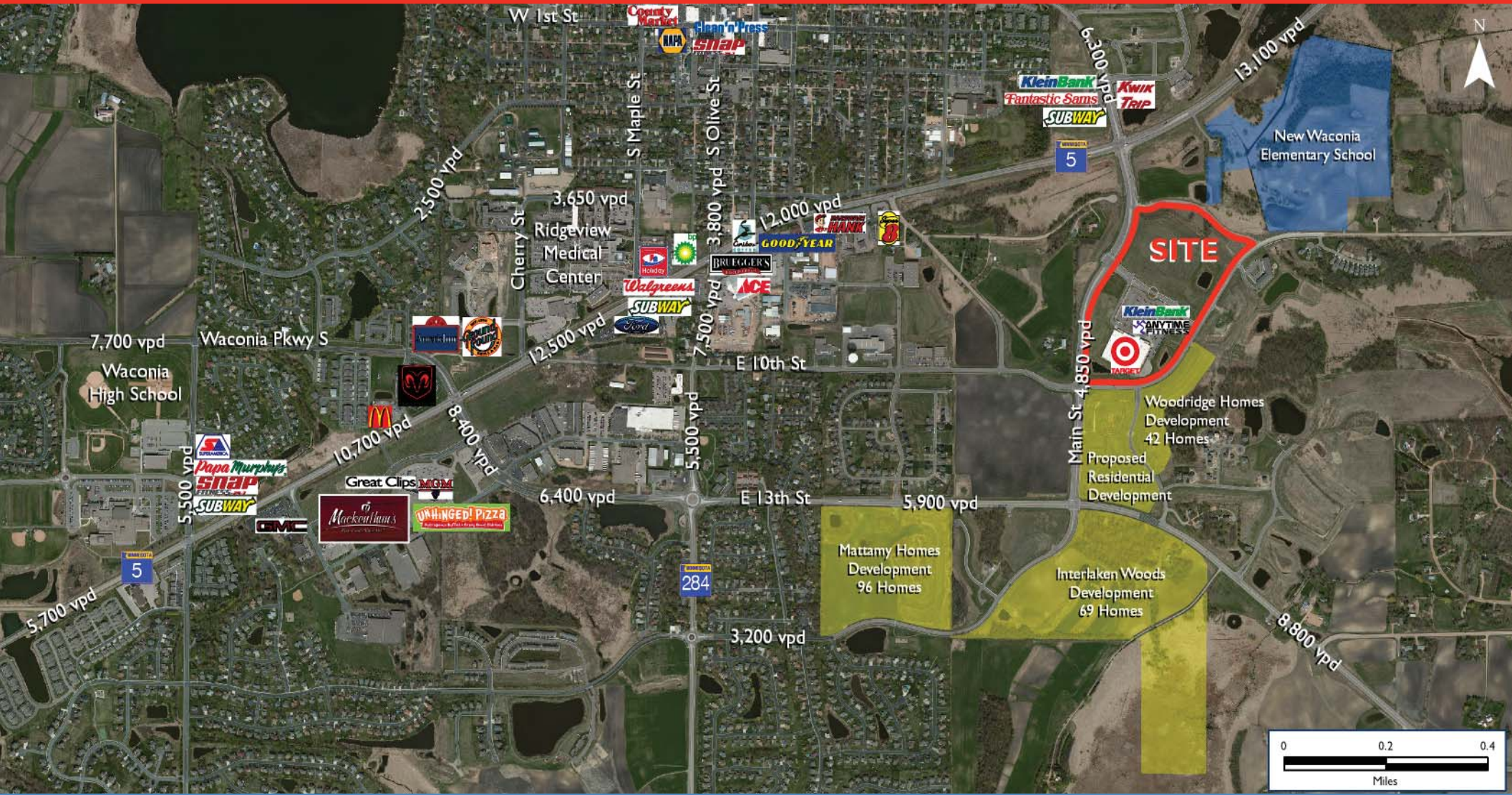
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Executive Summary



10 Main St - Waconia
Minnesota
Retail Listing

Prepared by Cushman & Wakefield/NorthMarq
Latitude: 44.850614 Longitude: -93.786473

| | 1 mile | 3 miles | 5 miles |
|-------------------------------|--------------|---------------|---------------|
| Population | | | |
| 2010 Population | 4,592 | 12,474 | 18,163 |
| 2014 Population | 4,797 | 13,230 | 19,520 |
| 2019 Population | 4,999 | 14,126 | 21,615 |
| 2010-2014 Annual Rate | 1.03% | 1.39% | 1.71% |
| 2014-2019 Annual Rate | 0.83% | 1.32% | 2.06% |
| 2014 Male Population | 47.5% | 48.8% | 49.2% |
| 2014 Female Population | 52.5% | 51.2% | 50.8% |
| 2014 Median Age | 41.9 | 36.0 | 35.4 |

Currently, the U.S. median age is 37.7 years old.

| Population by Employment | | | |
|--|-------|-------|-------|
| 2014 Civilian Population Base | 2,470 | 6,793 | 9,891 |
| 2014 % Civilian Labor Force Employed | 97.1% | 96.8% | 96.2% |
| 2014 % Civilian Labor Force Unemployed | 2.9% | 3.2% | 3.8% |

| Occupational Distribution | | | |
|----------------------------------|-------|-------|-------|
| 2014 % White Collar Jobs | 70.5% | 71.1% | 69.9% |
| 2014 % Services Jobs | 13.2% | 14.0% | 14.5% |
| 2014 % Blue Collar Jobs | 16.3% | 15.0% | 15.6% |

| Population by Education | | | |
|---------------------------------------|-------|-------|--------|
| 2014 Education Base - Population 25 + | 3,264 | 8,178 | 11,930 |
| Less than 9th Grade | 1.9% | 1.5% | 1.8% |
| 9th - 12th Grade, No Diploma | 3.2% | 3.2% | 3.0% |
| High School Graduate | 26.3% | 22.0% | 22.6% |
| GED/Alternative Credential | 3.1% | 2.4% | 2.2% |
| Some College, No Degree | 20.3% | 18.5% | 19.2% |
| Associate Degree | 8.4% | 10.2% | 9.3% |
| Bachelor's Degree | 22.8% | 28.5% | 29.0% |
| Graduate/Professional Degree | 14.2% | 13.9% | 12.9% |

| Per Capita Income | | | |
|--------------------------|----------|----------|----------|
| 2014 Per Capita Income | \$40,175 | \$39,831 | \$39,210 |
| 2019 Per Capita Income | \$46,014 | \$46,760 | \$45,255 |
| 2014-2019 Annual Rate | 2.75% | 3.26% | 2.91% |

Currently, the U.S. per capita income is \$27,871. The per capita income is projected to be \$32,168 in five years, for all U.S. households.

| Households | | | |
|------------------------------------|--------------|--------------|--------------|
| 2010 Households | 1,989 | 4,392 | 6,389 |
| 2014 Total Households | 2,098 | 4,700 | 6,911 |
| 2019 Total Households | 2,215 | 5,057 | 7,715 |
| 2010-2014 Annual Rate | 1.26% | 1.61% | 1.87% |
| 2014-2019 Annual Rate | 1.09% | 1.47% | 2.23% |
| 2014 Average Household Size | 2.24 | 2.74 | 2.75 |

| Median Household Income | | | |
|-------------------------------------|-----------------|-----------------|-----------------|
| 2014 Median Household Income | \$81,187 | \$89,603 | \$91,479 |
| 2019 Median Household Income | \$91,736 | \$102,735 | \$103,149 |
| 2014-2019 Annual Rate | 2.47% | 2.77% | 2.43% |

Currently, the median household income is \$52,076 for all U.S. households. Median household income is projected to be \$59,599 in five years, for all U.S. households.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2014 and 2019

November 23, 2014

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Prepared by Cushman & Wakefield/NorthMarq
Latitude: 44.850614 Longitude: -93.786473

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|-----------|
| Average Household Income | | | |
| 2014 Average Household Income | \$98,708 | \$109,515 | \$109,931 |
| 2019 Average Household Income | \$111,596 | \$126,968 | \$125,847 |
| 2014-2019 Annual Rate | 2.48% | 3.00% | 2.74% |

Currently, the average household income is \$72,809 for all U.S. households. Average household income is projected to be \$83,937 in five years, for all U.S. households

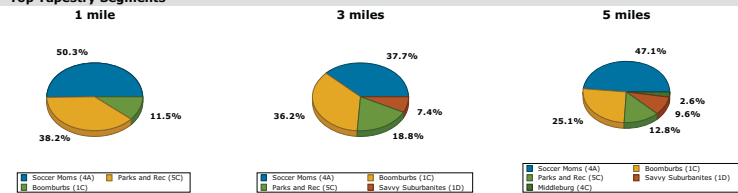
| 2014 Households by Income | | | |
|-----------------------------------|-----|-------|-------|
| 2014 Household Income Base | | | |
| <\$15,000 | 168 | 266 | 368 |
| \$15,000-\$24,999 | 152 | 228 | 306 |
| \$25,000-\$34,999 | 103 | 176 | 267 |
| \$35,000-\$49,999 | 206 | 380 | 576 |
| \$50,000-\$74,999 | 304 | 734 | 1,067 |
| \$75,000-\$99,999 | 366 | 859 | 1,203 |
| \$100,000-\$149,999 | 469 | 1,057 | 1,672 |
| \$150,000-\$199,999 | 156 | 582 | 865 |
| \$200,000+ | 172 | 418 | 587 |

| Housing | | | |
|---|--------------|--------------|--------------|
| 2010 Total Housing Units | 2,120 | 4,604 | 6,714 |
| 2014 Total Housing Units | 2,233 | 4,897 | 7,177 |
| 2019 Total Housing Units | 2,367 | 5,266 | 8,021 |
| 2010 Owner Occupied Housing Units | 65.0% | 74.9% | 77.7% |
| 2010 Renter Occupied Housing Units | 28.9% | 20.5% | 17.4% |
| 2010 Vacant Housing Units | 6.2% | 4.6% | 4.8% |
| 2014 Owner Occupied Housing Units | 65.0% | 75.3% | 78.5% |
| 2014 Renter Occupied Housing Units | 28.9% | 20.6% | 17.8% |
| 2014 Vacant Housing Units | 6.0% | 4.0% | 3.7% |
| 2019 Owner Occupied Housing Units | 65.1% | 75.3% | 78.5% |
| 2019 Renter Occupied Housing Units | 28.5% | 20.7% | 17.7% |
| 2019 Vacant Housing Units | 6.4% | 4.0% | 3.8% |

Currently, in the U.S., 56.0% of the housing units are owner occupied; 32.4% are renter occupied; and 11.6% are vacant.

| Daytime Population | | | |
|--|--------|--------|--------|
| 2014 Total Employees | 2,479 | 5,265 | 6,641 |
| 2014 Total Businesses | 480 | 996 | 1,487 |
| 2014 Total Residential Population | 4,797 | 13,230 | 19,520 |
| 2014 Employee/Residential Population Ratio | 0.52:1 | 0.4:1 | 0.34:1 |

Top Tapestry Segments



More information about tapestry descriptions can be found [here](#)

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2014 and 2019

November 23, 2014

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