

US-10 RETAIL DEVELOPMENT

12575 OAK VIEW AVE | BECKER MN 55308



PROPERTY MAP

Approximately 4.82 +/- Acres. Can Divide



**PRICE: NEGOTIABLE
WILL DIVIDE +/- 1 ACRE**

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
Population	1,773	6,288	12,361
5 Yr Growth	9.6%	10.0%	9.9%
Median Age	35	35	37
Household			
5 Yr Growth	9.8%	10.2%	10.0%
Average Household Income	\$109,572	\$118,578	\$117,893
% High Income (>\$75K)	61%	68%	67%

FOR MORE INFORMATION: RICEPROPERTIES.COM

BEN COPPERTHITE
Rice Real Estate Broker

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FUTURE DEVELOPMENT

4 Potential lots splits, Approximately 185' (HWY 10 Frontage) x 255'

+/- 8200 SF Office Building
Multiple Storage Buildings



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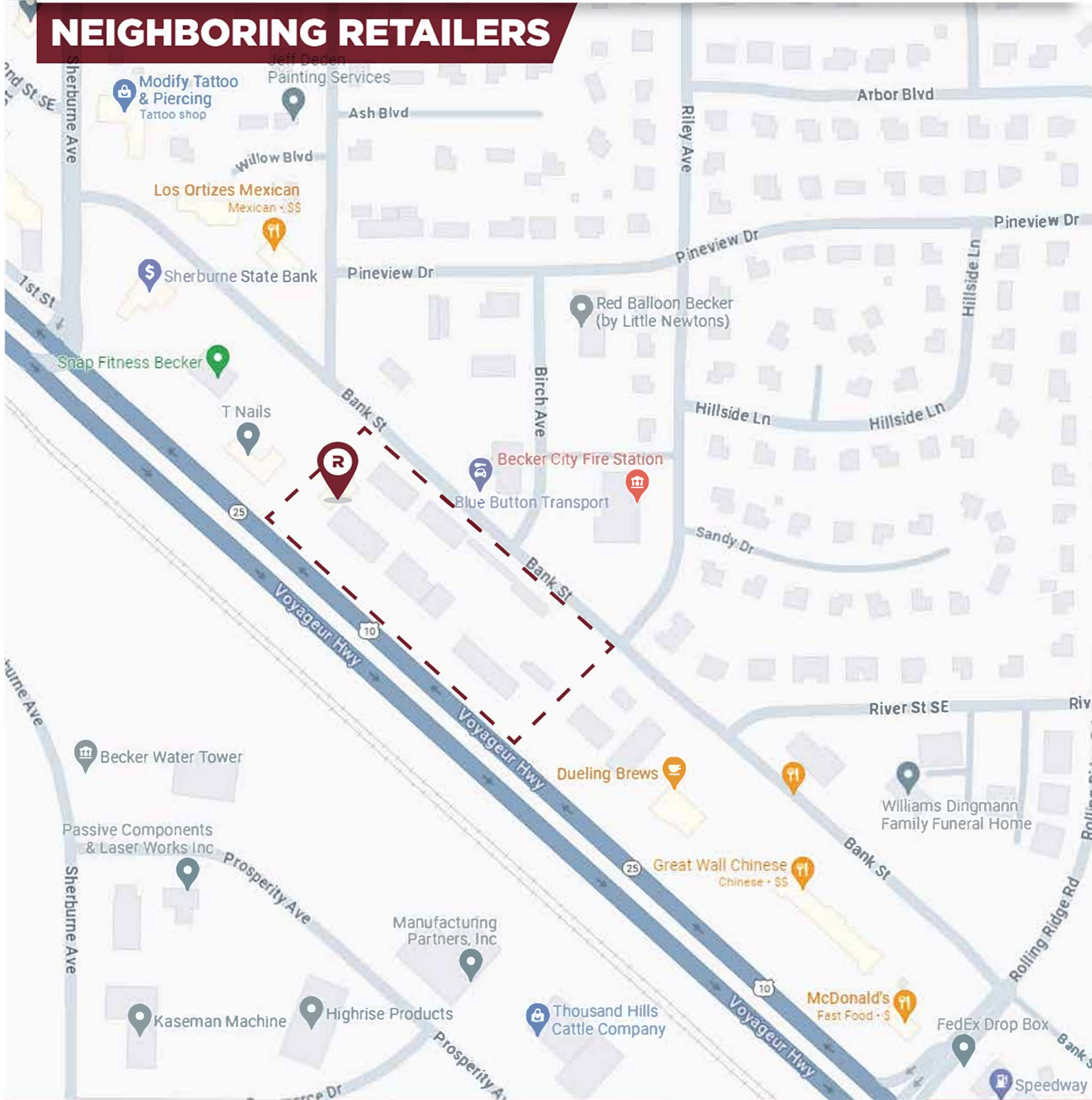
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NEIGHBORING RETAILERS



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SPENDING & INCOME DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles	
Total Specified Consumer Spending	\$23.3M		\$84.6M		\$169.7M	
Total Apparel	\$1.2M	5.28%	\$4.4M	5.28%	\$8.7M	5.13%
Women's Apparel	\$468.1K	2.01%	\$1.7M	2.02%	\$3.4M	1.97%
Men's Apparel	\$249.7K	1.07%	\$905.7K	1.07%	\$1.8M	1.05%
Girl's Apparel	\$94.9K	0.41%	\$349.3K	0.41%	\$689.7K	0.39%
Boy's Apparel	\$69.2K	0.30%	\$248.7K	0.29%	\$478.5K	0.28%
Infant Apparel	\$58.8K	0.25%	\$208K	0.24%	\$396K	0.23%
Footwear	\$284.9K	1.22%	\$1M	1.22%	\$2M	1.19%
Total Entertainment & Hobbies	\$3.4M	14.74%	\$12.4M	14.61%	\$25M	14.75%
Entertainment	\$400.5K	1.72%	\$1.5M	1.82%	\$3.5M	2.06%
Audio & Visual Equipment/Service	\$733.8K	3.15%	\$2.6M	3.07%	\$5.1M	3.02%
Reading Materials	\$52K	0.22%	\$189.1K	0.22%	\$383.1K	0.23%
Pets, Toys, & Hobbies	\$653.4K	2.80%	\$2.4M	2.78%	\$4.6M	2.73%
Personal Items	\$1.6M	6.84%	\$5.7M	6.73%	\$11.4M	6.72%
Total Food and Alcohol	\$6.1M	26.29%	\$21.8M	25.76%	\$43M	25.36%
Food At Home	\$3.1M	13.50%	\$11.1M	13.15%	\$22M	12.98%
Food Away From Home	\$2.5M	10.90%	\$9.1M	10.75%	\$17.9M	10.54%
Alcoholic Beverages	\$440.5K	1.89%	\$1.6M	1.86%	\$3.1M	1.84%
Total Household	\$3.6M	16.16%	\$13.8M	16.25%	\$27.6M	16.28%
House Maintenance & Repair	\$798.4K	3.43%	\$3M	3.55%	\$6.3M	3.69%
Household Equip & Furnishings	\$1.5M	6.44%	\$5.5M	6.47%	\$10.8M	6.38%
Household Operations	\$1.1M	4.53%	\$3.8M	4.46%	\$7.5M	4.44%
Housing Costs	\$408.5K	1.75%	\$1.5M	1.76%	\$3M	1.77%
Total Transportation/Maint.	\$6.2M	26.58%	\$22.8M	26.96%	\$46.4M	27.32%
Vehicle Purchases	\$3.4M	14.56%	\$12.8M	15.09%	\$26.2M	15.43%
Gasoline	\$1.5M	8.47%	\$5.4M	6.32%	\$10.7M	8.29%
Vehicle Expenses	\$108.6K	0.47%	\$436.4K	0.52%	\$905.5K	0.53%
Transportation	\$486.7K	2.09%	\$1.8M	2.11%	\$3.6M	2.13%
Automotive Repair & Maintenance	\$696.5K	2.99%	\$2.5M	2.93%	\$5M	2.94%
Total Health Care	\$1.1M	4.76%	\$4M	4.68%	\$8M	4.73%
Medical Services	\$670.5K	2.88%	\$2.4M	2.85%	\$4.9M	2.86%
Prescription Drugs	\$325.3K	1.40%	\$1.1M	1.35%	\$2.3M	1.38%
Medical Supplies	\$112.5K	0.48%	\$407K	0.48%	\$825.3K	0.49%
Total Education/Day Care	\$1.5M	6.23%	\$5.5M	6.49%	\$10.9M	6.44%
Education	\$920.7K	3.95%	\$3.6M	4.19%	\$7.1M	4.16%
Fees & Admissions	\$530.7K	2.28%	\$1.9M	2.29%	\$3.9M	2.28%

INFORMATION PROVIDED BY:
CO.STAR

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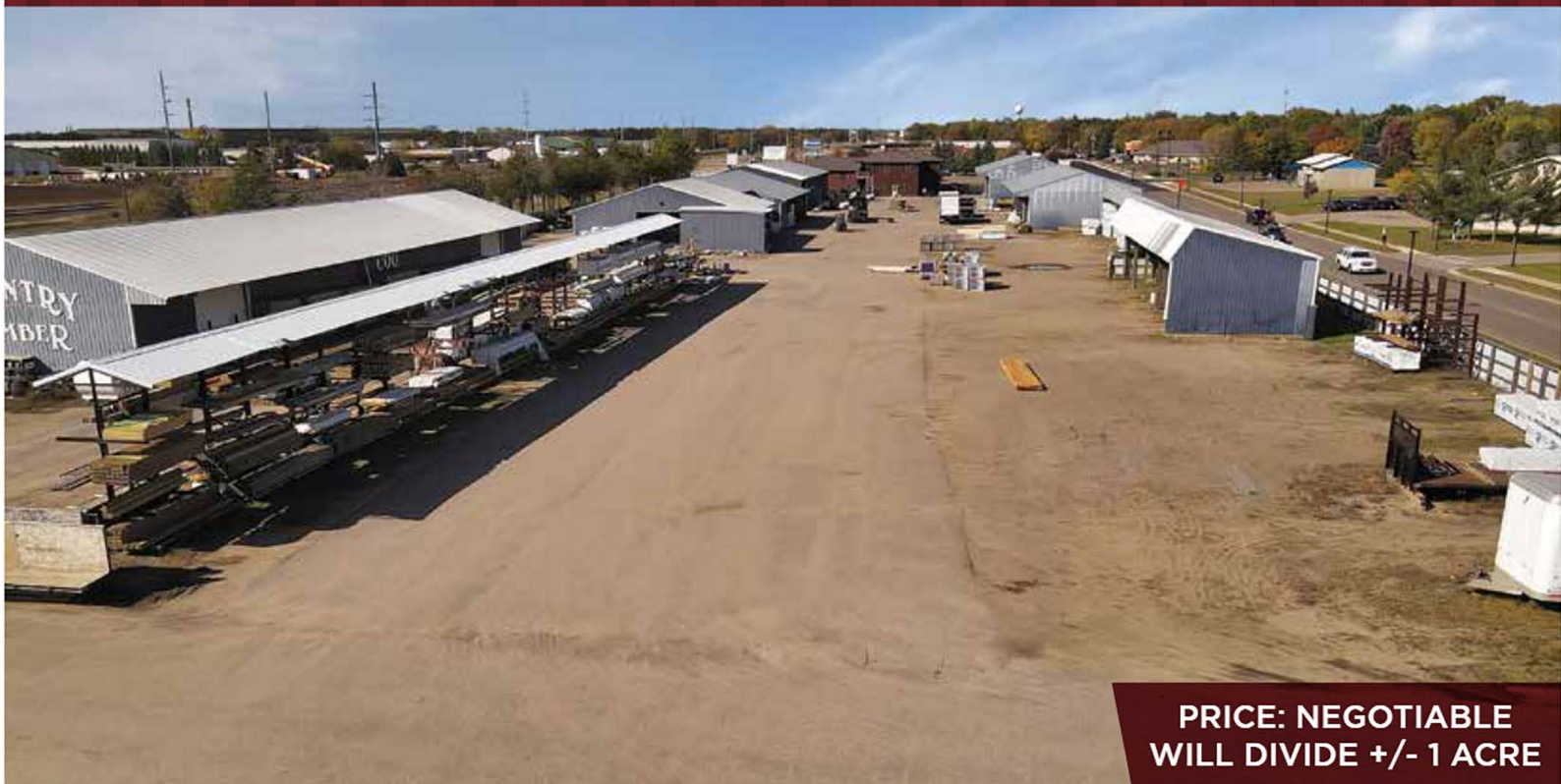
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FOR SALE / DEVELOPMENT OPPORTUNITY



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