## **RETAIL** | BUILD TO SUIT FOR LEASE



### NEW CONSTRUCTION RETAIL DEVELOPMENT

2.07 ACRES | WEST CIRCLE DR NW, ROCHESTER, MN





## **Nearby Retailers**

## HIGHLIGHTS

MX-G Mixed use General
 Link to Zoning Handbook-Page 26

- Strong Daytime Demographics
- Excellent visibility to over 30,000 vehicles
   per day
- Fastest growing quadrant in Rochester
- Insulated Healthcare based economy with over 61,000 Mayo Clinic Employees

- Manager

Valleyhigh- 7,500 VPD

Badger Hills- 5,900 VPD

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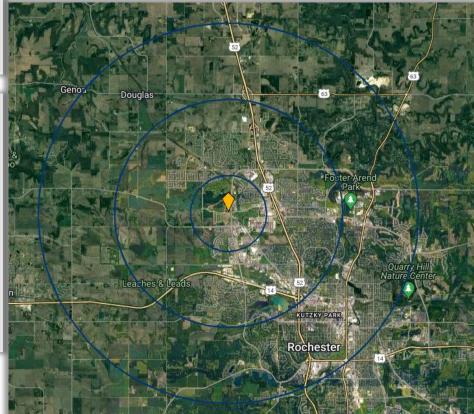


# **DEMOGRAPHICS**

Income			
	1 mile	3 mile	5 mile
Avg Household Income	\$112,717	\$98,156	\$102,611
Median Household Income	\$97,410	\$79,862	\$77,164
< \$25,000	104	1,699	4,691
\$25,000 - 50,000	218	3,560	7,241
\$50,000 - 75,000	139	3,740	7,135
\$75,000 - 100,000	309	2,802	4,870
\$100,000 - 125,000	240	2,488	4,664
\$125,000 - 150,000	195	1,827	2,876
\$150,000 - 200,000	134	1,643	3,416
\$200,000+	137	1,329	4,084

Households			1
	1 mile	3 mile	5 mile
2010 Households	1,248	17,476	34,822
2022 Households	1,477	19,087	38,977
2027 Household Projection	1,583	20,227	41,454
Annual Growth 2010-2022	1.6%	1.1%	1.2%
Annual Growth 2022-2027	1.4%	1.2%	1.3%
Owner Occupied Households	1,298	14,634	28,131
Renter Occupied Households	285	5,593	13,323
Avg Household Size	2.7	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$55.7M	\$634M	\$1.3B

Population			
	1 mile	3 mile	5 mile
2010 Population	3,442	44,198	84,919
2022 Population	4,032	48,213	93,725
2027 Population Projection	4,309	50,996	99,310
Annual Growth 2010-2022	1.4%	0.8%	0.9%
Annual Growth 2022-2027	1.4%	1.2%	1.2%
Median Age	35.1	35.8	38
Bachelor's Degree or Higher	56%	45%	46%
U.S. Armed Forces	0	19	30



## **DEMOGRAPHICS CONTINUED**

Radius		1 mile			3 mile			5 mile	
✓ Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
✓ Apparel	\$2,930,347	\$1,960	\$717	\$33,085,002	\$1,734	\$686	\$65,357,071	\$1,679	\$698
<ul> <li>Entertainment, Hobbies &amp; P</li> </ul>	\$8,278,066	\$5,537	\$2,026	\$92,851,002	\$4,866	\$1,926	\$190,334,907	\$4,891	\$2,034
Y Food & Alcohol	\$15,081,647	\$10,088	\$3,691	\$173,089,242	\$9,072	\$3,591	\$348,071,307	\$8,944	\$3,719
✓ Household	\$9,792,760	\$6,550	\$2,397	\$109,408,938	\$5,734	\$2,270	\$222,937 <mark>,</mark> 494	\$5,729	\$2,382
<ul> <li>Transportation &amp; Maintenance</li> </ul>	\$13,732,574	\$9,186	\$3,361	\$153,244,940	\$8,032	\$3,180	\$308,971,776	\$7,940	\$3,302
✓ Health Care	\$2,699,698	\$1,806	\$661	\$31,261,703	\$1,638	\$649	\$64,940,399	\$1,669	\$694
<ul> <li>Education &amp; Daycare</li> </ul>	\$3,896,546	\$2,606	\$954	\$40,893,359	\$2,143	\$848	\$86,652,014	\$2,227	\$926
Total Specified Consumer S	\$56,411,638	\$37,734	\$13,806	\$633,834,186	\$33,220	\$13,151	\$1,287,264,968	\$33,079	\$13,755



#### Daytime Employment

Consumer Spending Details

AdiusImage: StateImage: StateImage: StateImage: StateEncloseStatesSt	Daytino Employmont										
EmployeeBusinessPer BusinessEmployeeBusinessPer BusinessEmployeeBusinessPer BusinessService-Producing Industries3,6683444123,9921,71544154,9587,20021Tade Transportation & Utilit61039395,81129740210,230643663663Information105771572442711,43991665666Financial Activities785101681,848313663,9786675666Professional & Business Se58643146,7602292934,966523667Education & Health Services130511381201305130513051314211Cother Services6111230491221887202,951462667Public Administration0001196131131131131131131Natural Resources & Mining00014551781382,032289779361Manufacturing841086761455146513413278131	Radius		1 mile			3 mile			5 mile		
Trade Transportation & Utilit       510       39       13       5.811       297       20       10,230       643       16         Information       105       7       15       724       42       17       1,439       91       16         Financial Activities       785       101       8       1,884       313       6       3,978       655       6         Professional & Business Se       586       43       14       6,706       229       29       34,966       523       675       66         Professional & Business Se       586       43       14       6,706       229       29       34,966       523       675       67         Education & Health Services       1,305       118       11       5,261       513       10       93,044       4,372       21         Other Services       211       23       49       1,222       188       70       2,951       462       68         Public Administration       0       0       -       196       13       15       1,344       73       18         Natural Resources & Mining       0       0       -       396       4       99       430 </th <th></th> <th>Employees</th> <th>Businesses</th> <th></th> <th>Employees</th> <th>Businesses</th> <th></th> <th>Employees</th> <th>Businesses</th> <th></th>		Employees	Businesses		Employees	Businesses		Employees	Businesses		
Information $105$ $7$ $15$ $724$ $42$ $17$ $1,439$ $91$ $16$ Financial Activities $785$ $101$ $8$ $1,884$ $313$ $6$ $3,978$ $675$ $6$ Professional & Business Se $586$ $43$ $14$ $6,706$ $229$ $29$ $34,966$ $523$ $67$ Education & Health Services $1,305$ $118$ $11$ $5,261$ $513$ $10$ $93,044$ $4,372$ $21$ Leisure & Hospitality $166$ $13$ $11$ $5,261$ $513$ $10$ $93,044$ $4,372$ $21$ Other Services $211$ $23$ $99$ $1,292$ $188$ $70$ $2,951$ $462$ $68$ Public Administration $0$ $0$ $-7$ $2,618$ $25$ $12$ $3,783$ $379$ $18$ Acods Producing Industries $102$ $00$ $-7$ $2,618$ $29$ $26$ $7$ $2,618$ $29$ $24$ $3,783$ $379$ $18$ Natural Resources & Mining $0$ $0$ $-7$ $3,96$ $4$ $99$ $430$ $12$ $36$ Construction $108$ $16$ $7$ $1,455$ $178$ $8$ $2,022$ $289$ $7$ Manufacturing $84$ $10$ $8$ $767$ $43$ $18$ $1,21$ $78$ $78$	Service-Producing Industries	3,668	344	11	23,992	1,715	14	154,958	7,210	21	
Financial Activities78510181.88431363.9786.7556.755Professional & Business Se…58643146.7062.292.93.49665.236.75Education & Health Services1.3051.18115.2615.13109.30,444.3722.15Leisure & Hospitality1.661.31.32.1181201.87.0063.7119Other Services02.112.1181.2921.887.0063.7119Public Administration004.9161.31.51.3447.318Recode-Producing Industries1922.61.31.51.3447.318Natural Resources & Mining004.9364.94.30123.6Construction1.081.087.651.7882.0322.897Manufacturing841087.674.3181.3217.817	Trade Transportation & Utilit	510	39	13	5,811	297	20	10,230	643	16	
Professional & Business Sem.5864314 $6,706$ $229$ $29$ $34,966$ $523$ $67$ Education & Health Services1,30511811 $5,261$ $513$ 10 $93,044$ $4,372$ $21$ Leisure & Hospitality1661313 $2,118$ $100$ 18 $7,006$ $371$ $19$ Other Services211239 $1,292$ $188$ $7$ $2,951$ $462$ $6$ Public Administration00- $196$ 13 $15$ $1,344$ $73$ $18$ Natural Resources & Mining00- $396$ $4$ $99$ $430$ $12$ $36$ Manufacturing84108 $767$ $43$ $18$ $1,321$ $78$ $78$	Information	105	7	15	724	42	17	1,439	91	16	
Education & Health Services1,305118115,2615131093,0444,37221Leisure & Hospitality16613132,1181201870,00637119Other Services21123991,292188702,95146266Public Administration00-72,61813151,3447318Goods-Producing Industries192267626,618225123,78337910Natural Resources & Mining00-73,3664994301236Manufacturing6410876743181,321787878	Financial Activities	785	101	8	1,884	313	6	3,978	675	6	
Leisure & Hospitality166131321122.118120187,00637119Other Services $211$ $23$ $9$ $1,292$ $188$ $7$ $2,951$ $462$ $6$ Public Administration $0$ $0$ $-1$ $196$ $13$ $15$ $1,344$ $73$ $18$ Geods-Producing Industries <b>1922672,618225123,78337910</b> Natural Resources & Mining $0$ $0$ $-5$ $-396$ $4$ $99$ $430$ $12$ $36$ Construction $108$ $16$ $7$ $1,455$ $178$ $8$ $2,032$ $289$ $7$ Manufacturing $84$ $10$ $8$ $767$ $43$ $18$ $1,321$ $78$ $7$	Professional & Business Se	586	43	14	6,706	229	29	34,966	523	67	
Other Services $211$ $23$ $9$ $1,292$ $188$ $7$ $2,951$ $462$ $6$ Public Administration $0$ $0$ $196$ $133$ $15$ $1,344$ $73$ $18$ Goods-Producing Industries $192$ $26$ $7$ $2,618$ $225$ $12$ $3,783$ $379$ $10$ Natural Resources & Mining $0$ $0$ $0$ $396$ $44$ $99$ $430$ $12$ $36$ Construction $108$ $16$ $76$ $145$ $178$ $8$ $2,032$ $289$ $7$ Manufacturing $84$ $10$ $8$ $767$ $43$ $18$ $1,321$ $78$ $78$	Education & Health Services	1,305	118	11	5,261	513	10	93,044	4,372	21	
Public Administration $0$ $0$ $1$ <td>Leisure &amp; Hospitality</td> <td>166</td> <td>13</td> <td>13</td> <td>2,118</td> <td>120</td> <td>18</td> <td>7,006</td> <td>371</td> <td>19</td>	Leisure & Hospitality	166	13	13	2,118	120	18	7,006	371	19	
Goods-Producing Industries1922672,618225123,78337910Natural Resources & Mining00-3964994301236Construction1081671,45517882,0322897Manufacturing8410876743181,3217811	Other Services	211	23	9	1,292	188	7	2,951	462	6	
Natural Resources & Mining         0         0         -         396         4         99         430         12         36           Construction         108         16         7         1.455         178         8         2.032         2.89         7           Manufacturing         84         10         8         767         43         18         1.321         78         17	Public Administration	0	0	-	196	13	15	1,344	73	18	
Construction         108         16         7         1,455         178         8         2,032         289         7           Manufacturing         84         10         8         767         43         18         1,321         78         17	Goods-Producing Industries	192	26	7	2,618	225	12	3,783	379	10	
Manufacturing 84 10 8 767 43 18 1,321 78 17	Natural Resources & Mining	0	0	-	396	4	99	430	12	36	
	Construction	108	16	7	1,455	178	8	2,032	289	7	
Total         3,860         370         10         26,610         1,940         14         158,741         7,589         21	Manufacturing	84	10	8	767	43	18	1,321	78	17	
	Total	3,860	370	10	26,610	1,940	14	158,741	7,589	21	

## PRELIMINARY SITE PLAN

