

## NEW CONSTRUCTION RETAIL DEVELOPMENT

2.07 ACRES | WEST CIRCLE DR NW, ROCHESTER, MN



SITE

Savings Plus Bank

Boundless  
PLAYSPACE AND ACTIVITY CENTER  
Brought to you by S&P

Kwik Trip



# 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







SITE



SITE



SITE

# DEMOGRAPHICS

## Income

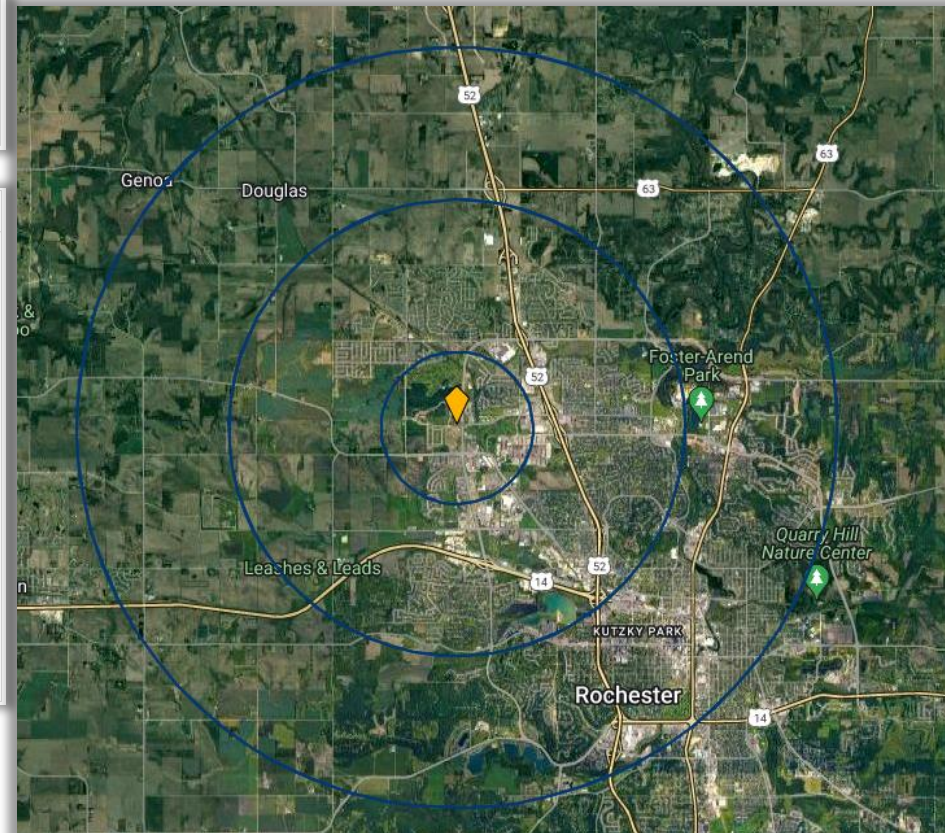
	1 mile	3 mile	5 mile
Avg Household Income	\$112,717	\$98,156	\$102,611
Median Household Income	\$97,410	\$79,862	\$77,164
< \$25,000	104	1,699	4,691
\$25,000 - 50,000	218	3,560	7,241
\$50,000 - 75,000	139	3,740	7,135
\$75,000 - 100,000	309	2,802	4,870
\$100,000 - 125,000	240	2,488	4,664
\$125,000 - 150,000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

## Households

	1 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

## Consumer Spending Details

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



## Daytime Employment

Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>3,668</b>	<b>344</b>	<b>11</b>	<b>23,992</b>	<b>1,715</b>	<b>14</b>	<b>154,958</b>	<b>7,210</b>	<b>21</b>
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	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	13	2,118	120	18	7,006	371	19
Other Services	211	23	9	1,292	188	7	2,951	462	6
Public Administration	0	0	-	196	13	15	1,344	73	18
<b>Goods-Producing Industries</b>	<b>192</b>	<b>26</b>	<b>7</b>	<b>2,618</b>	<b>225</b>	<b>12</b>	<b>3,783</b>	<b>379</b>	<b>10</b>
Natural Resources & Mining	0	0	-	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	17
<b>Total</b>	<b>3,860</b>	<b>370</b>	<b>10</b>	<b>26,610</b>	<b>1,940</b>	<b>14</b>	<b>158,741</b>	<b>7,589</b>	<b>21</b>

# PRELIMINARY SITE PLAN

## PARALLEL WEST COMMERCIAL CONCEPT 4

