



ONLINE AUCTION MAY 18-20

FORMER SPEEDWAY CONVENIENCE STORE FREE-STANDING RETAIL REPOSITIONING OPPORTUNITY

1146 Payne Ave, Saint Paul, MN 55130

Marcus & Millichap

INTERSTATE 35
±141,497
VPD (2024)

NON-ENDORSEMENT & DISCLAIMER NOTICE

JOHNSON SENIOR HIGH SCHOOL

±24,499

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EAST IMMANUEL LUTHERAN CHURCH

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH1240030

±4,064
VPD (2025)

CORA'S BEST CHICKEN WINGS

STAR NAILS & SPA

±8,369
VPD (2025)

Marcus & Millichap

ONLINE AUCTION

R MARKETPLACE

AUCTION DATES: MAY 18-20, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for May 18-20, 2026

ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

ST. PAUL DOWNTOWN AIRPORT

ACE
The helpful place.

 **±4,064**
VPD (2025)

DOWNTOWN SAINT PAUL

Auto Zone

usbank

 **EDGERTON HIGH RISE**

I-35

 **ARLINGTON HILLS LUTHERAN CHURCH**

 **THE SALVATION ARMY**

DOLLAR GENERAL

 **±141,497**
VPD (2024)

 **JUCHE**

 **STAR NAILS & SPA**

EDGERTON ST

 **CORA'S BEST CHICKEN WINGS**



PAYNE AVE

 **±8,369**
VPD (2025)

1146 PAYNE AVE

AUCTION ADVISORS

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Marcus & Millichap

1146 PAYNE AVE

BROKER OF RECORD


RUZICKA, JON M.

Minnesota

(952) 852-9700

License: 40583288


Marcus & Millichap



01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Survey
Regional Map

Marcus & Millichap



OFFERING SUMMARY

1146 PAYNE AVE



Starting Bid
\$1



Auction Dates
May 18-20



Building Size
2,386 SF

AUCTION DETAILS

Starting Bid \$1

Auction Dates May 18-20, 2026

[CLICK HERE TO ACCESS DUE DILIGENCE DOCUMENTS](#)

OPERATIONAL

Gross SF 2,386 SF

of Suites 1

Lot Size 0.29 Acres (12,632 SF)

Occupancy 0%

Year Built 1966

Zoning B-2, Community Business District

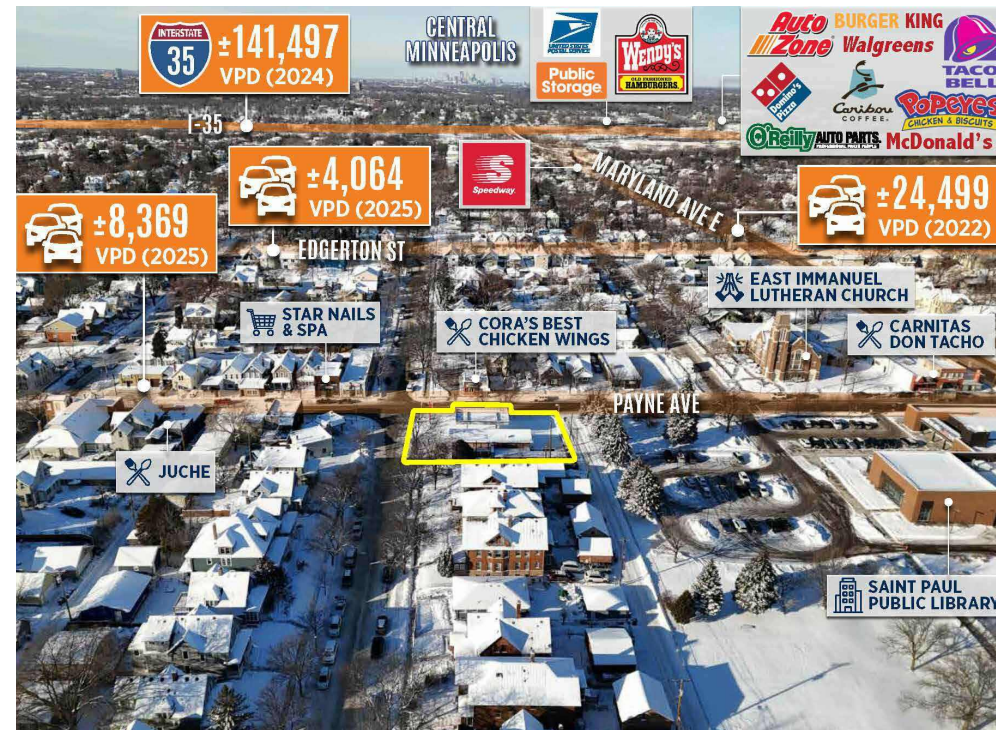
County Ramsey

Parcel Number 292922120015

Address 1146 Payne Ave - Saint Paul, MN 55130

Taxes (2025) \$15,706.00

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. County and/or survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.



INTERSTATE 35
±141,497
VPD (2024)

CENTRAL MINNEAPOLIS



I-35

±4,064
VPD (2025)



MARYLAND AVE

±24,499
VPD (2022)

±8,369
VPD (2025)

EDGERTON ST

EAST IMMANUEL LUTHERAN CHURCH

STAR NAILS & SPA

CORA'S BEST CHICKEN WINGS

CARNITAS DON TACHO

PAYNE AVE

JUCHE



SAINT PAUL PUBLIC LIBRARY

\$1 AUCTION - REIT SALE | FORMER SPEEDWAY CONVENIENCE STORE | MINNEAPOLIS MSA | 8K VPD

1146 Payne Ave, Saint Paul, MN 55130

INVESTMENT OVERVIEW

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail building located at 1146 Payne Avenue, Saint Paul, Ramsey County, Minnesota (the "Property"). Previously occupied by Speedway, the Property is being offered significantly below replacement cost, presenting an attractive opportunity for owner-users or investors to acquire a well-located commercial asset with meaningful value enhancement potential. **FIRST BID MEETS RESERVE!**

Constructed sometime around 1966, the one-story, free-standing vacant convenience store includes ±2,386 square feet of retail space, gas pump canopy, and features a pylon sign. The Property is strategically positioned on a parcel totaling ±0.289 acres of land with 6 surface parking spaces and can be accessed via several points of ingress/egress. Zoned B-2, Community Business District, the Property allows for a variety of commercial uses, providing flexibility for redevelopment or alternative tenant types. This former convenience store provides an outstanding opportunity for investors to capitalize on strong market fundamentals, with potential for value-add through long-term lease-up at market rates (CoStar estimates retail rents at ±\$20-\$24/SF NNN). The underground storage tanks were previously removed, and the Minnesota Pollution Control Agency confirmed the site as closed in an email dated August 2, 2019.

Saint Paul, Minnesota is the state capital and one half of the Twin Cities with Minneapolis, forming a major metropolitan core with a combined MSA of over 3 million people. The city's economy is diversified and stable, anchored by government services, healthcare, education, finance, and professional services, with large employers such as the State of Minnesota, HealthPartners, and the University of Minnesota's St. Paul campus supporting a strong daytime population. The Property is strategically situated just east of I-35E with direct access to downtown Saint Paul and offers excellent connectivity for logistics, light industrial, and highway commercial developments. Nearby traffic drivers include Walgreens, Dollar General, McDonald's, Burger King, Popeyes, Auto Zone, Wendy's, and St. Paul Airport. The Property is located in an area that serves 154,237 people within a 3-mile area and ±334,481 individuals with an AHHI of ±\$86,633 within a 5-mile area further enhancing the area's retail potential.

INVESTMENT HIGHLIGHTS

Freestanding Former Speedway Convenience Store on Hard Corner in Saint Paul, MN

8,369 VPD Traffic Counts with Frontage and Visibility on Payne Avenue in Strong Residential/Commercial Corridor

Neighboring National Retailers: McDonald's, Taco Bell, Caribou Coffee, Domino's, Walgreens, Burger King, Popeyes, Auto Zone, Wendy's

Attractive Demographics with ±154,237 Individuals and Annual Household Income of ±\$75,082 (3-Mile)

Zoned B-2, Community Business District with a Variety of Uses including Gas Station, Retail, Restaurant, and more

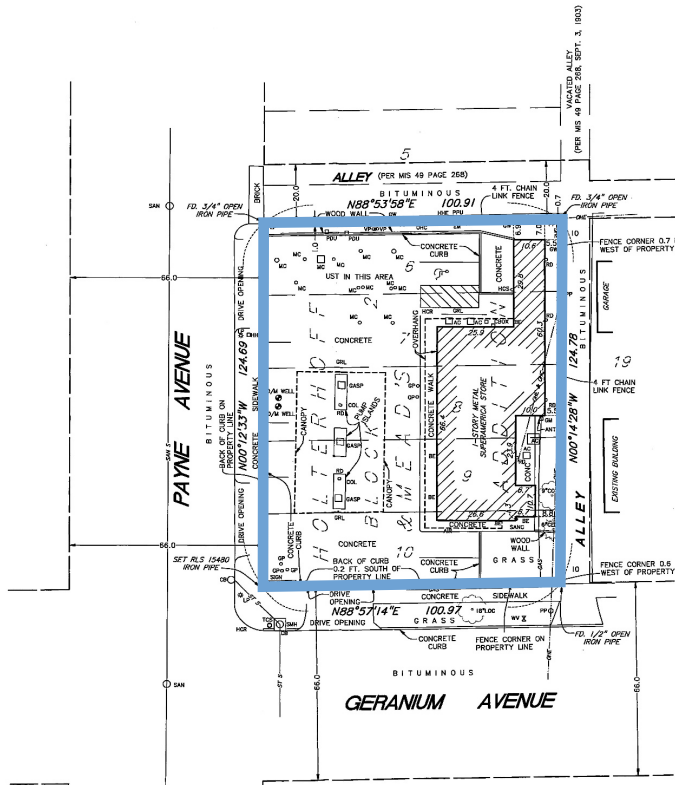
\$1 Auction - REIT Sale | Former Speedway Convenience Store | 8K VPD // Survey

DESCRIPTION OF PROPERTY SURVEYED (ABSTRACT PROPERTY)

(Per Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219823, received on November 4, 2010)

Lots 6, 7, 8, 9 and 10, Block 2, Holterhoff and Mead's Addition to the City of St. Paul, Ramsey County, Minnesota.

The plat of Holterhoff and Mead's Addition to the City of St. Paul, was filed of record on June 3, 1891, as Document No. 138238.



LEGEND

AC	Denotes air conditioner
AIR	Denotes drive up air compressor
ANT	Denotes antenna
BE	Denotes building entrance
CB	Denotes catch basin
CBX	Denotes control box
CC	Denotes building column
CONC	Denotes concrete surface
EM	Denotes electric meter
FCAP	Denotes filler cap
GASP	Denotes gas pump
GM	Denotes gas meter
GP	Denotes guard post
GRL	Denotes guard rail
GW	Denotes guy wire
HCR	Denotes handicap ramp
HCS	Denotes handicap sign
HHE	Denotes electric hand hole
LP	Denotes light pole
MC	Denotes metal cover
OHC	Denotes overhead communication line
OHE	Denotes overhead electric line
O/M WELL	Denotes observation/monitoring well
PDU	Denotes phone drive up
PP	Denotes power pole
PPU	Denotes utility power
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SANC	Denotes sanitary cleanout
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
ST S	Denotes storm sewer
TCS	Denotes traffic control sign
UST	Denotes underground storage tank(s)
VP	Denotes vent pipe
WV	Denotes water valve
CD	Denotes Cedar tree
CO	Denotes Cottonwood tree
LOC	Denotes Locust tree

NOTES

- 1.) Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show all underground utilities.
- 2.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 3.) The subject property lies within Zone X. (Areas determined to be outside the 0.2% annual chance floodplain), per the National Flood Insurance Program, Flood Insurance Rate Map No. 27123C0102G, effective date June 4, 2010.
- 4.) Area = 12,589 sq. ft. or 0.289 acres
- 5.) Zoning and setback information was obtained from the City of St. Paul web site: The subject property is zoned B2. (Community Business)
The setbacks for zone B2 are:
Building: None, except as follows: (Per St. Paul, Minnesota, Code of Ordinances, Section 66.430)

(a)
No side or rear yards are required along the interior lot lines of the district, except as otherwise specified in the building code, provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a business district adjoins a side yard in an adjacent residence district. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of sun light and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs.

(f)
Off-street loading space shall be provided in the rear yard in accordance with the requirements of section 63.400.

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys". Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.

- 6.) Parking: 5 Regular Spaces
1 Handicap Spaces
6 Total Spaces

7.) PID# 29.29.22.12.0015

Address: 1146 Payne Avenue, St. Paul, MN 55130

8.) Survey coordinate and bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

9.) Date of last field work: June 28, 2010

TITLE COMMITMENT

Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219823, received on November 4, 2010, was relied upon as to matters of record.

There are no easements listed in Schedule B of the title commitment to be shown.

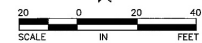
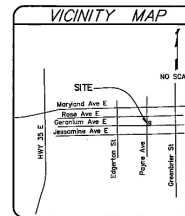
To: Northern Tier Investors LLC
Northern Tier Holdings LLC
Northern Tier Energy LLC
Northern Tier Retail LLC
Realty Income Corporation
Realty Income Properties 3, LLC
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 12th day of November, 2010.

SUNDE LAND SURVEYING, LLC.

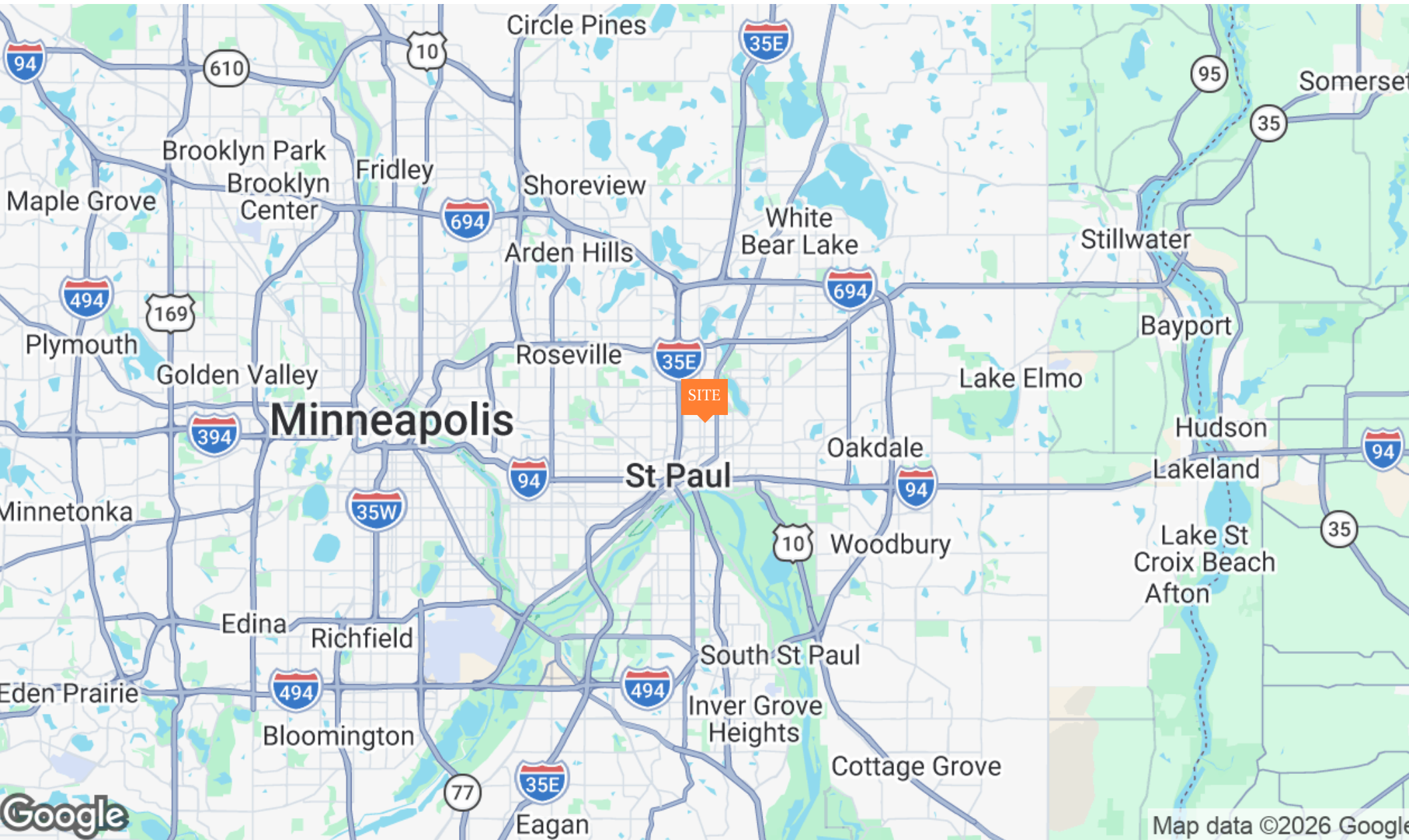
By: *Mark S. Hanson*
Mark S. Hanson, P.L.S., Minn. Lic. No. 15480



Revision	By	Date
	MAP	
Drawing Title:		
ALTA/ACSM LAND TITLE SURVEY FOR: SPEEDWAY SUPERAMERICA LLC 1146 PAYNE AVENUE, ST. PAUL, MN		
SUNDE LAND SURVEYING		
300 East Bloomington Freeway (390) • Suite 118 Bloomington, Minnesota 55400-3425 952-88-3460 (Fax 952-888-9200)		
Project: 2010-184	Sk./Pg: 683/20	Drawn: LK/22/2010
Township: 29	Range: 22	Section: 29
SURVEY #2752		Sheet: 1 of 1

\$1 AUCTION - REIT SALE | FORMER SPEEDWAY CONVENIENCE STORE | MINNEAPOLIS MSA | 8K VPD

REGIONAL MAP



SECTION 2

02

MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap

\$1 AUCTION - REIT SALE | FORMER SPEEDWAY CONVENIENCE STORE | MINNEAPOLIS MSA | 8K VPD

MARKET OVERVIEW

MINNEAPOLIS-ST. PAUL

The Minneapolis-St. Paul metro consists of 16 counties in the southeastern portion of central Minnesota. The metro has a population of more than 3.8 million people and covers 6,364 square miles. Nearly 1,000 of Minnesota's 10,000 lakes are located within the metro, along with the Mississippi, Minnesota and St. Croix rivers. The Twin Cities of Minneapolis and St. Paul straddle the Mississippi River and encompass the seven core counties of the region. The most populous is Hennepin County with almost 1.3 million residents. At roughly 425,000 citizens, Minneapolis is the city that has the most residents in the state. Following this was St. Paul, the capital city, which has approximately 304,000 people. The metro's average annual temperature is one of the lowest of the U.S. major markets. Bloomington's Mall of America has the distinction of being the largest shopping mall in the western hemisphere.

METRO HIGHLIGHTS



DIVERSE ECONOMIC BASE

Key industries in the Twin Cities include food production and delivery, information technology, biomedical technology, retail, finance, and logistics.



MAJOR AIR TRAVEL HUB

Minneapolis-St. Paul International Airport was the 17th busiest in the United States in 2024 by passenger count. It serves both passenger travel and air freight and is a major hub for Delta Airlines and FedEx.



ABUNDANCE OF HIGHER EDUCATION

More than 20 colleges and universities are located throughout the metro, providing a highly educated pool of workers. The strong enrollment at these institutions also produces demand for housing and goods and services.

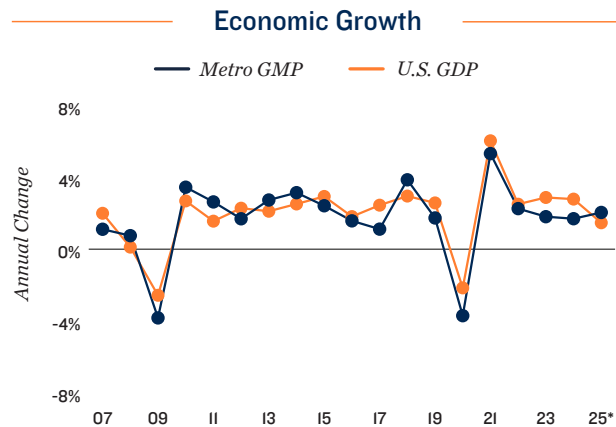


\$1 AUCTION - REIT SALE | FORMER SPEEDWAY CONVENIENCE STORE | MINNEAPOLIS MSA | 8K VPD

MARKET OVERVIEW

ECONOMY

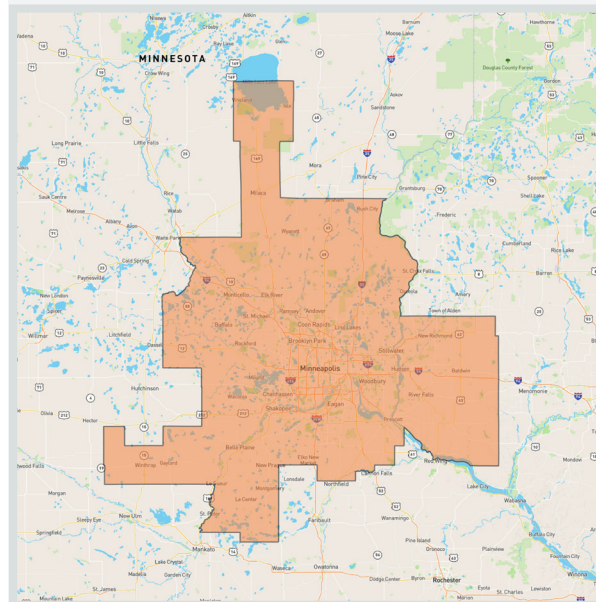
- The metro's diverse economic base includes 14 Fortune 500 companies, such as Target Corp., Land O'Lakes, Best Buy, 3M Company, U.S. Bancorp and General Mills.
- Medical institutions, including the University of Minnesota and the nearby Mayo Clinic in Rochester, underpin a growing biomedical research and development sector.
- Minneapolis, with its strong financial base, houses the Ninth Federal Reserve District overseeing Montana, North and South Dakota, Minnesota, and parts of Wisconsin and Michigan.



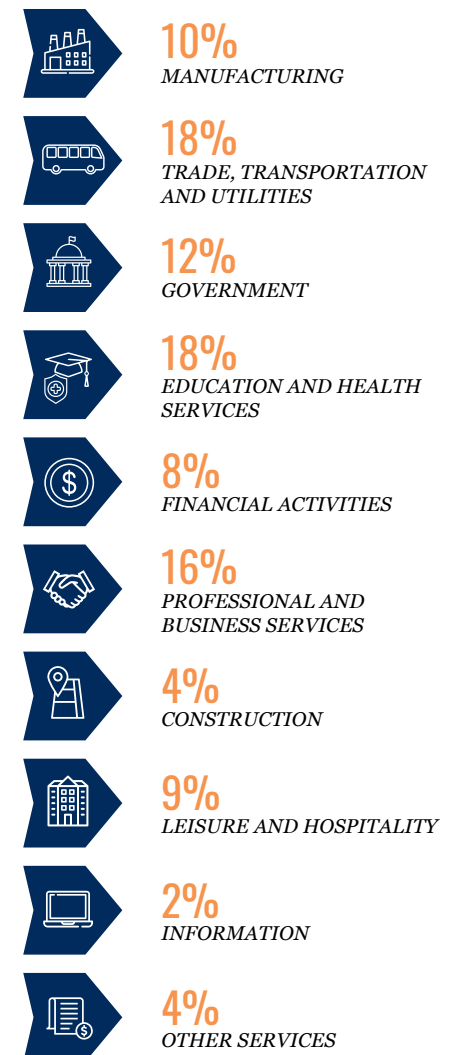
* Forecast

MAJOR AREA EMPLOYERS

- Target Corp.
- University of Minnesota
- Allina Health
- Fairview Health Services
- CentraCare Health System
- Wells Fargo
- 3M Co.
- UnitedHealth Group, Inc.
- HealthPartners
- U.S. Bancorp



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

\$1 AUCTION - REIT SALE | FORMER SPEEDWAY CONVENIENCE STORE | MINNEAPOLIS MSA | 8K VPD

MARKET OVERVIEW

DEMOGRAPHICS

- The metro will add over 114,000 people through 2028, resulting in the formation of approximately 52,000 households and generating demand for housing.
- Incomes above the national average contribute to a homeownership rate of 69 percent, compared with 65 percent for the United States.
- Roughly 44 percent of the population older than 25 holds at least a bachelor's degree.

QUALITY OF LIFE

The growing urban region is home to six professional sports teams: the Minnesota Vikings, the Minnesota Twins, the Minnesota Timberwolves, the Minnesota Lynx, the Minnesota Wild and the Minnesota United. College sports are enjoyed at the University of Minnesota — Twin Cities and St. Thomas campuses. The metropolitan area is noted for its vast array of cultural amenities that contribute to a high quality of life, including orchestras, art museums and gardens. Strong arts education is supported by the Minneapolis College of Art and Design, the Children's Theatre Company, MacPhail Center for Music and the Perpich Center for Arts Education. A two-hour drive from the metro, Duluth provides boating and fishing vacation opportunities for Twin Cities residents.

SPORTS

- Baseball | **MLB** | Minnesota Twins
- Football | **NFL** | Minnesota Vikings
- Basketball | **NBA** | Timberwolves



EDUCATION

- University of Minnesota
- Hamline University
- University of St. Thomas
- Macalaster College



ARTS & ENTERTAINMENT

- Minneapolis Institute of Art
 - Guthrie Theatre
 - Orpheum Theatre
 - Walker Art Centre



QUICK FACTS



POPULATION
3.8M
Growth 2025-2029*
3%



HOUSEHOLDS
1.5M
Growth 2025-2029*
3.4%



MEDIAN AGE
39
U.S. Median:
39

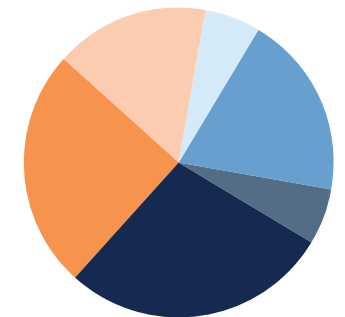


MEDIAN HOUSEHOLD INCOME
\$102,000
U.S. Median:
\$76,000

*Forecast

2025 Population by Age

- 6% 0-4 years
- 19% 5-19 years
- 6% 20-24 years
- 28% 25-44 years
- 25% 45-64 years
- 16% 65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

\$1 AUCTION - REIT SALE | FORMER SPEEDWAY CONVENIENCE STORE | MINNEAPOLIS MSA | 8K VPD

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	24,633	158,644	346,728
2025 Estimate			
Total Population	24,423	156,578	341,959
2020 Census			
Total Population	26,406	163,650	350,084
2010 Census			
Total Population	24,136	146,163	320,620
Daytime Population			
2025 Estimate	20,427	190,991	384,617
HOUSEHOLDS			
2030 Projection			
Total Households	8,301	61,312	142,866
2025 Estimate			
Total Households	8,196	60,186	140,183
Average (Mean) Household Size	3.0	2.7	2.5
2010 Census			
Total Households	7,997	58,063	135,100
2010 Census			
Total Households	7,416	53,009	125,864
Occupied Units			
2030 Projection	8,789	64,888	150,446
2025 Estimate	8,677	63,672	147,568
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	11.0%	12.0%	15.9%
\$100,000-\$149,999	15.9%	16.1%	17.4%
\$75,000-\$99,999	13.2%	12.8%	13.8%
\$50,000-\$74,999	21.2%	18.5%	17.8%
\$35,000-\$49,999	11.9%	11.8%	11.1%
Under \$35,000	26.8%	28.8%	23.9%
Average Household Income	\$78,667	\$80,420	\$91,815
Median Household Income	\$62,622	\$63,859	\$72,743
Per Capita Income	\$26,761	\$31,627	\$38,311

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$64,998	\$64,094	\$68,344
Consumer Expenditure Top 10 Categories			
Housing	\$21,504	\$21,362	\$22,936
Transportation	\$11,881	\$11,628	\$12,197
Personal Insurance and Pensions	\$9,489	\$9,208	\$9,840
Food	\$9,456	\$9,444	\$9,979
Entertainment	\$4,048	\$3,839	\$4,045
Education	\$2,329	\$2,182	\$2,315
Apparel	\$1,826	\$1,852	\$1,924
Cash Contributions	\$1,454	\$1,561	\$1,854
Personal Care Products and Services	\$855	\$866	\$934
Alcoholic Beverages	\$626	\$611	\$654
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	24,423	156,578	341,959
Under 20	35.4%	31.0%	27.2%
20 to 34 Years	23.6%	23.5%	23.0%
35 to 39 Years	7.7%	7.8%	7.8%
40 to 49 Years	11.7%	11.8%	11.9%
50 to 64 Years	13.1%	14.9%	16.0%
Age 65+	8.4%	11.0%	14.0%
Median Age	29.0	32.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	14,198	98,265	227,626
Elementary (0-8)	14.3%	11.3%	7.0%
Some High School (9-11)	6.3%	6.0%	4.9%
High School Graduate (12)	29.1%	25.9%	23.2%
Some College (13-15)	19.8%	19.0%	18.4%
Associate Degree Only	8.1%	8.8%	8.9%
Bachelor's Degree Only	14.7%	18.9%	23.4%
Graduate Degree	7.7%	10.0%	14.2%

\$1 AUCTION - REIT SALE | FORMER SPEEDWAY CONVENIENCE STORE | MINNEAPOLIS MSA | 8K VPD

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 341,959. The population has changed by 6.66 percent since 2010. It is estimated that the population in your area will be 346,728 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,342 people per square mile.



EMPLOYMENT

In 2025, 176,701 people in your selected area were employed. The 2010 Census revealed that 61.9 percent of employees are in white-collar occupations in this geography, and 18.1 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSEHOLDS

There are currently 140,183 households in your selected geography. The number of households has changed by 11.38 percent since 2010. It is estimated that the number of households in your area will be 142,866 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.5 people.



HOUSING

The median housing value in your area was \$263,391 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 70,624.00 owner-occupied housing units and 55,235.00 renter-occupied housing units in your area.



INCOME

In 2025, the median household income for your selected geography is \$72,743, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 67.91 percent since 2010. It is estimated that the median household income in your area will be \$81,721 five years from now, which represents a change of 12.3 percent from the current year.

The current year per capita income in your area is \$38,311, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$91,815, compared with the U.S. average, which is \$103,571.



EDUCATION

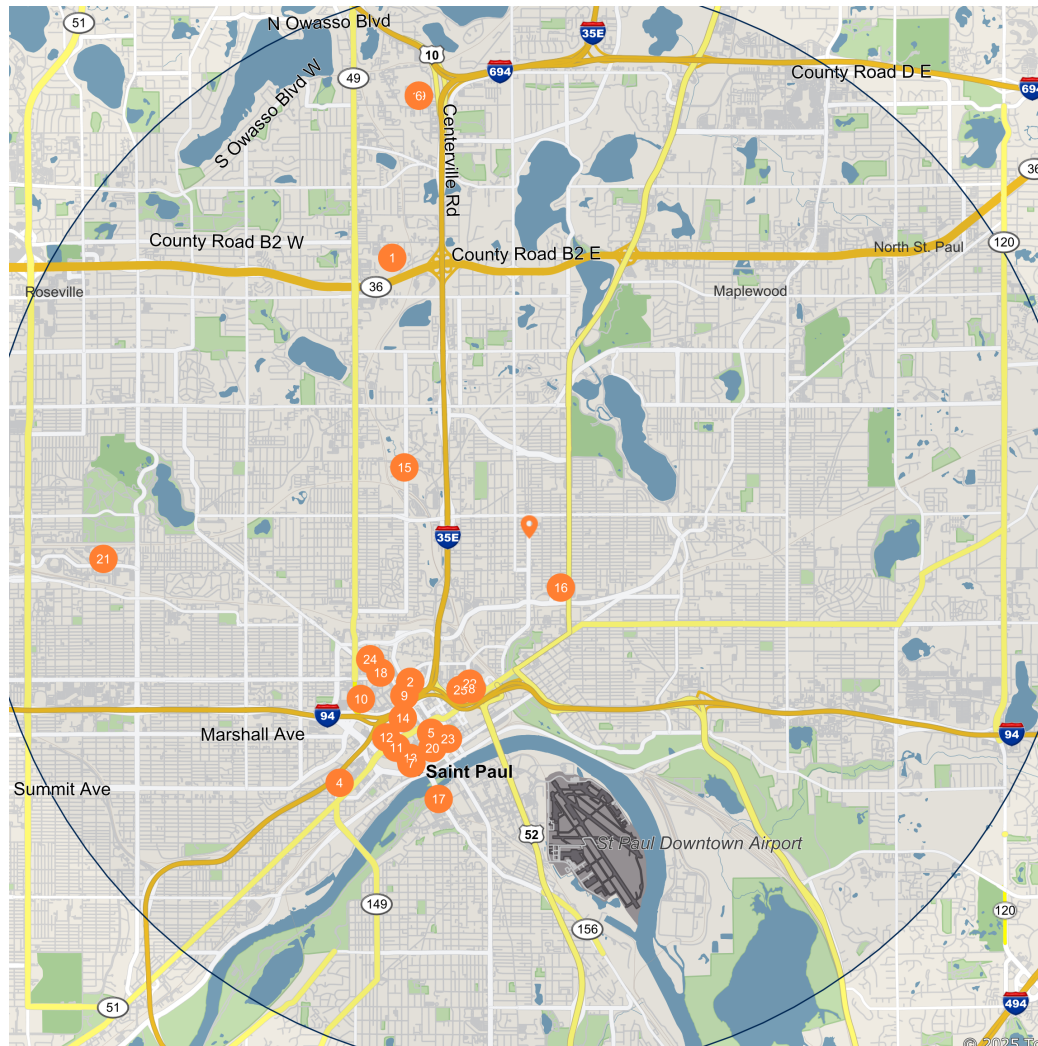
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 35.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 29.2 percent in the selected area compared with the 19.6 percent in the U.S.

\$1 AUCTION - REIT SALE | FORMER SPEEDWAY CONVENIENCE STORE | MINNEAPOLIS MSA | 8K VPD

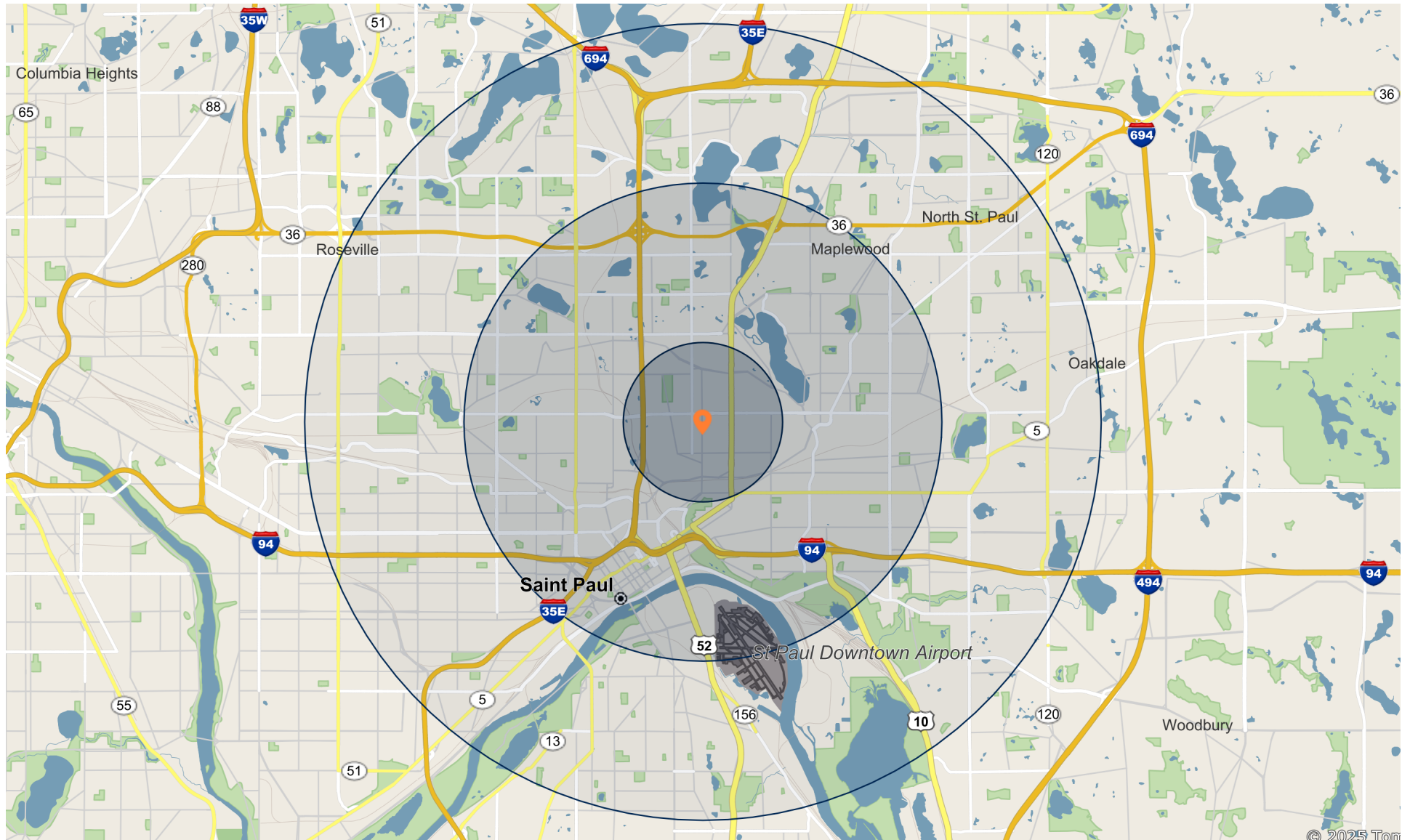
DEMOGRAPHICS



Major Employers		Employees
1	St Jude Medical SC Inc-	6,000
2	Regions Hospital-	3,088
3	Regions Hospital Foundation-FAMILY PHYSICIAN HEALTH CENTER	2,900
4	United Hospital Incorporated-Radiation Therapy Center	2,900
5	Securian Financial Foundation-	2,500
6	3M Company-3M	2,252
7	Green Tree Loan Company-	2,192
8	Minnesota Department Humn Svcs-Community Bhvral Hlth Hosp - B	1,700
9	Department Revenue Minnesota-Sales & Use Tax	1,500
10	Minnesota Department Trnsp-	1,500
11	Ecolab Inc-Ecolab	1,400
12	Healtheast St Josephs Hospital-HEALTH EAST	1,164
13	Bremer Financial Corporation-Bremer Bank	1,079
14	Minnesota Department Humn Svcs-Provider Call Center	1,047
15	Firstgroup America Inc-	924
16	Young Mens Christian Assn of N-Eastside YMCA	910
17	Medianews Group Inc-St Paul Pioneer Press	900
18	Minnesota Department ADM-	900
19	Solventum Management LLC-	808
20	Minnesota Dept Emplment Ecnmi-Deed	800
21	Aspen Medical Group-	772
22	Minnesota Department Humn Svcs-Appeals & Regulations	768
23	US Bank Trust Co Nat Assn-US Bank	765
24	Healtheast Care System-	751
25	Minnesota Department Humn Svcs-Issuance Operation Center	733

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DEMOGRAPHICS



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