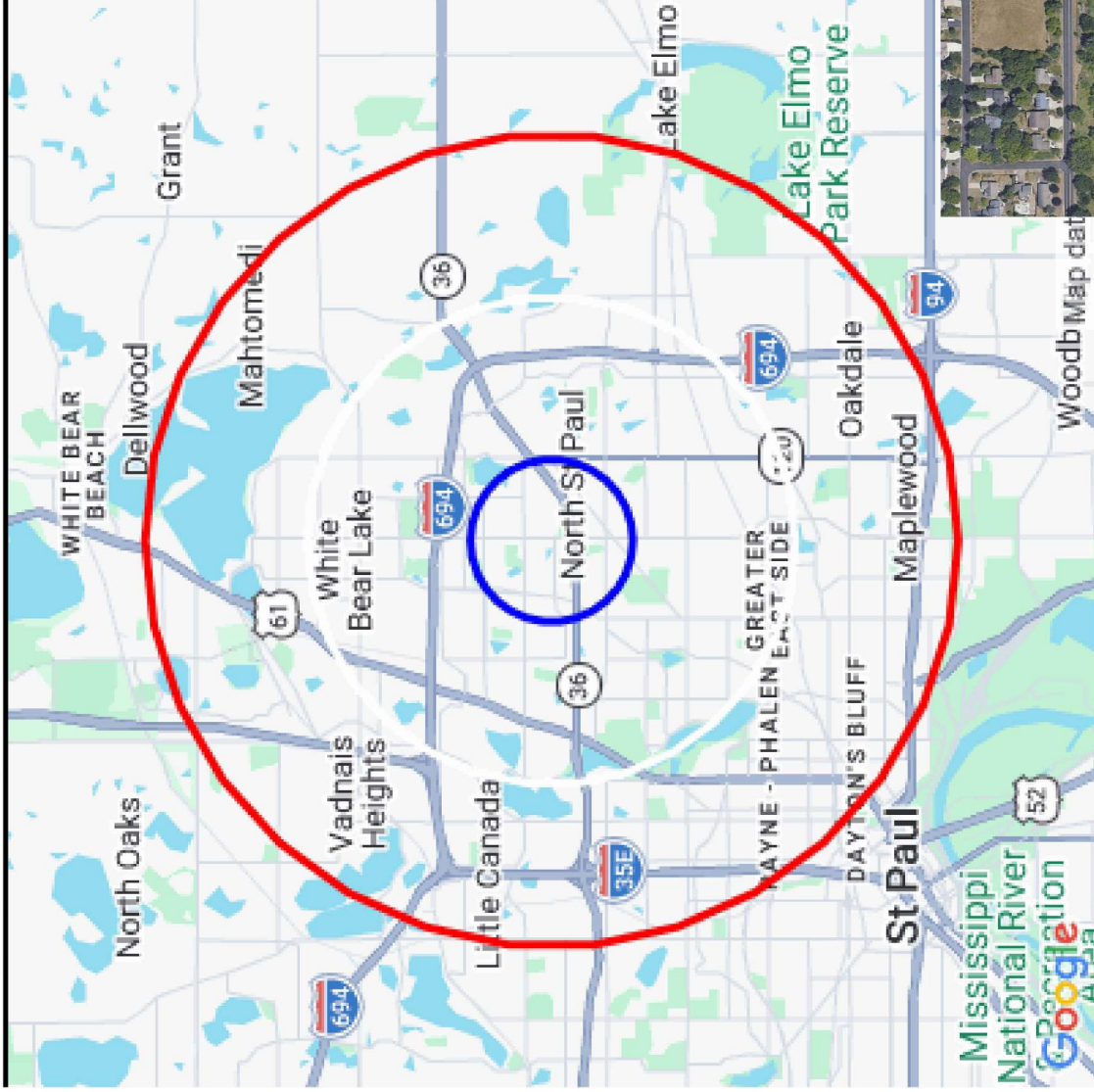


POLAR PLAZA

2231 11th Ave E, North St Paul, MN



Demographic Report



Polar Plaza

Population

Distance	Male	Female	Total
1- Mile	3,060	3,260	6,320
3- Mile	19,567	20,859	40,426
5- Mile	56,880	59,758	116,638



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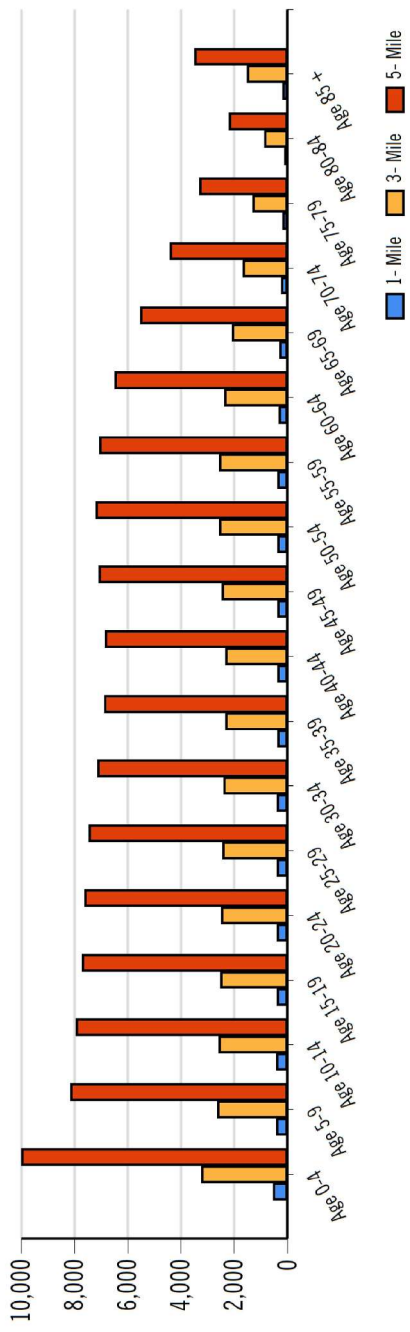


MOODY'S
 ANALYTICS

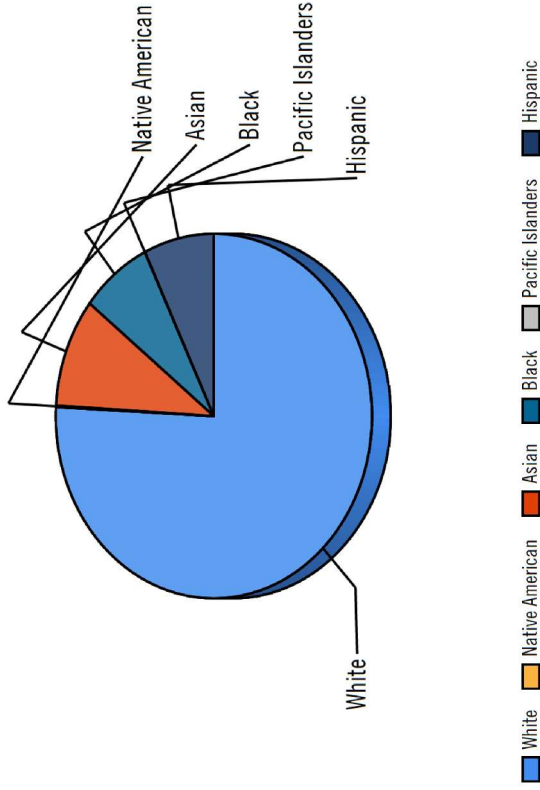
Catylist

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Population by Distance and Age (2020)



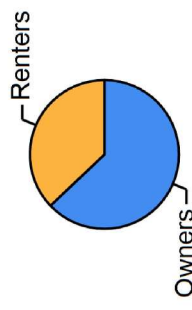
Ethnicity within 5 miles



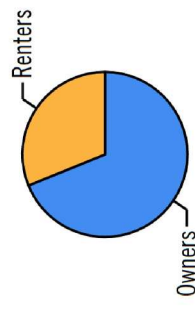
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,041	173	2.67 %
3-Mile	20,266	893	3.23 %
5-Mile	59,020	2,156	2.77 %

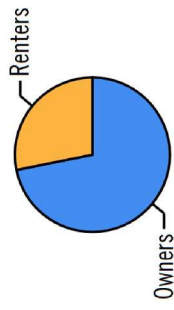
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile

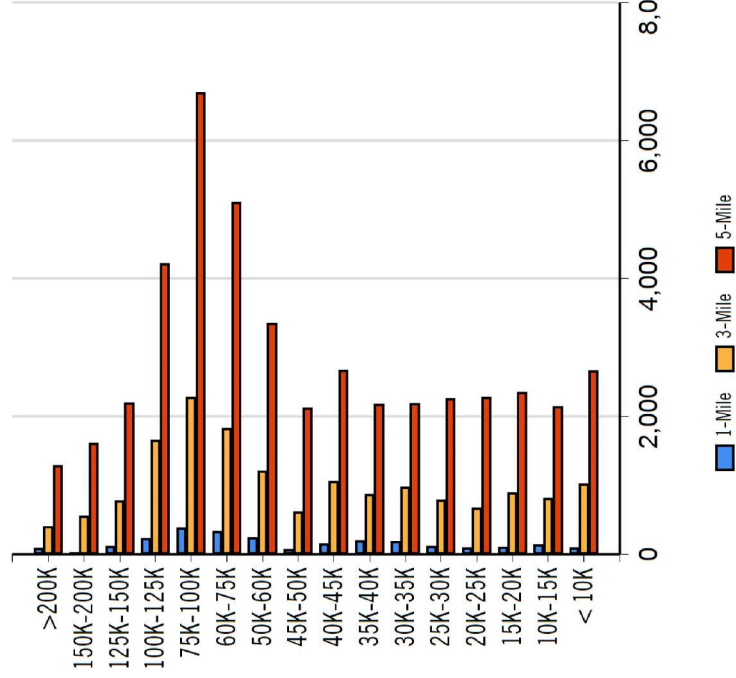




Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	11	0	165	314	56	402	191	60	324	848	196	68	213
3-Mile	74	57	980	2,591	583	2,670	1,048	561	1,745	4,643	1,319	962	1,625
5-Mile	334	141	2,972	7,915	1,949	7,688	2,541	1,857	5,175	13,227	4,394	2,908	4,070

Household Income



Radius

Radius	Median Household Income
1-Mile	\$57,521.00
3-Mile	\$54,746.85
5-Mile	\$59,044.21

Radius

Radius	Average Household Income
1-Mile	\$65,573.38
3-Mile	\$66,509.88
5-Mile	\$68,050.62

Radius

Radius	Aggregate Household Income
1-Mile	\$170,529,876.62
3-Mile	\$1,083,920,532.93
5-Mile	\$3,066,766,368.90

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,116	26,979	75,176
High School Grad	1,546	8,811	22,832
Some College	886	6,693	18,643
Associates	345	2,051	5,875
Bachelors	596	4,408	12,917
Masters	137	1,247	3,816
Prof. Degree	51	300	1,053
Doctorate	19	84	317

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	21 %	35 %	37 %
Teen's	49 %	73 %	79 %
Expensive Homes	0 %	0 %	7 %
Mobile Homes	0 %	15 %	23 %
New Homes	5 %	51 %	37 %
New Households	33 %	55 %	60 %
Military Households	0 %	4 %	5 %
Households with 4+ Cars	51 %	78 %	75 %
Public Transportation Users	44 %	53 %	58 %
Young Wealthy Households	19 %	18 %	28 %

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POLAR PLAZA

2231 11th Ave E, North St Paul, MN



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	119,410,779		771,043,494		2,149,972,637	
Average annual household	46,635		47,267		47,943	
Food	6,083	13.04 %	6,179	13.07 %	6,251	13.04 %
Food at home	4,017		4,064		4,095	
Cereals and bakery products	569		576		581	
Cereals and cereal products	203		205		207	
Bakery products	366		370		373	
Meats poultry fish and eggs	799		809		815	
Beef	185		188		189	
Pork	146		146		147	
Poultry	149		151		153	
Fish and seafood	128		130		131	
Eggs	66		66		67	
Dairy products	402		409		413	
Fruits and vegetables	817		824		830	
Fresh fruits	121		121		121	
Processed vegetables	158		159		159	
Sugar and other sweets	147		149		151	
Fats and oils	127		129		130	
Miscellaneous foods	761		768		774	
Nonalcoholic beverages	345		348		350	
Food away from home	2,065		2,114		2,155	
Alcoholic beverages	331		335		341	
Housing	16,949	36.34 %	17,112	36.20 %	17,325	36.14 %
Shelter	10,194		10,315		10,459	
Owned dwellings	6,069		6,133		6,229	
Mortgage interest and charges	3,040		3,085		3,144	
Property taxes	2,028		2,051		2,086	
Maintenance repairs	1,000		996		998	
Rented dwellings	3,370		3,396		3,419	
Other lodging	754		784		809	
Utilities fuels	4,059		4,062		4,089	
Natural gas	375		379		382	
Electricity	1,625		1,623		1,632	
Fuel oil	156		155		156	
Telephone services	1,265		1,265		1,275	
Water and other public services	637		638		643	
Household operations	1,138	2.44 %	1,153	2.44 %	1,173	2.45 %
Personal services	323		329		338	
Other household expenses	814		823		835	
Housekeeping supplies	563		572		579	
Laundry and cleaning supplies	156		158		159	
Other household products	327		331		336	
Postage and stationery	79		81		83	
Household furnishings	993		1,010		1,023	
Household textiles	74		75		75	
Furniture	203		212		219	
Floor coverings	23		24		25	
Major appliances	143		140		139	
Small appliances	81		84		85	
Miscellaneous	468		473		478	
Apparel and services	1,224	2.62 %	1,265	2.68 %	1,287	2.68 %
Men and boys	234		244		248	
Men 16 and over	198		204		208	
Boys 2 to 15	36		40		40	
Women and girls	439		453		459	



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MOODY'S
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POLAR PLAZA

2231 11th Ave E, North St Paul, MN



Women 16 and over	365	378	384
Girls 2 to 15	73	74	74
Children under 2	85	87	89

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	119,410,779		771,043,494		2,149,972,637	
Average annual household	46,635		47,267		47,943	
Transportation	6,478	13.89 %	6,530	13.82 %	6,598	13.76 %
Vehicle purchases	1,498		1,528		1,540	
Cars and trucks new	759		775		788	
Cars and trucks used	697		711		710	
Gasoline and motor oil	2,081		2,084		2,101	
Other vehicle expenses	2,473		2,476		2,503	
Vehicle finance charges	170		167		171	
Maintenance and repairs	841		855		864	
Vehicle insurance	1,159		1,144		1,155	
Vehicle rental leases	302		308		312	
Public transportation	425		442		453	
Health care	3,737	8.01 %	3,704	7.84 %	3,727	7.77 %
Health insurance	2,455		2,435		2,448	
Medical services	784		773		781	
Drugs	379		375		377	
Medical supplies	118		119		120	
Entertainment	2,809	6.02 %	2,820	5.97 %	2,853	5.95 %
Fees and admissions	501		519		533	
Television radios	1,021		1,015		1,022	
Pets toys	1,019		1,025		1,035	
Personal care products	596		607		615	
Reading	51		52		52	
Education	1,054		1,149		1,192	
Tobacco products	400		398		399	
Miscellaneous	737	1.58 %	749	1.58 %	767	1.60 %
Cash contributions	1,286		1,284		1,302	
Personal insurance	4,893		5,078		5,228	
Life and other personal insurance	165		163		163	
Pensions and Social Security	4,728		4,915		5,064	

Estimated Households

Housing Occupied By

Housing Occupancy

Distance	Year	2018	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,913	5,089	4,913	2.20 %	1,545	3,237	3,372	1,717	590
3-Mile	2020	19,605	21,365	19,605	8.00 %	6,280	13,715	15,345	6,020	1,879
5-Mile	2020	58,877	58,877	53,255	9.69 %	16,180	38,972	42,769	16,108	5,145
1-Mile	2023	4,913	5,452	4,913	8.98 %	1,651	3,470	3,566	1,886	344
3-Mile	2023	19,605	22,251	19,605	12.67 %	6,540	14,275	15,893	6,358	1,751
5-Mile	2023	61,434	61,434	53,255	14.59 %	16,929	40,577	44,300	17,134	4,820



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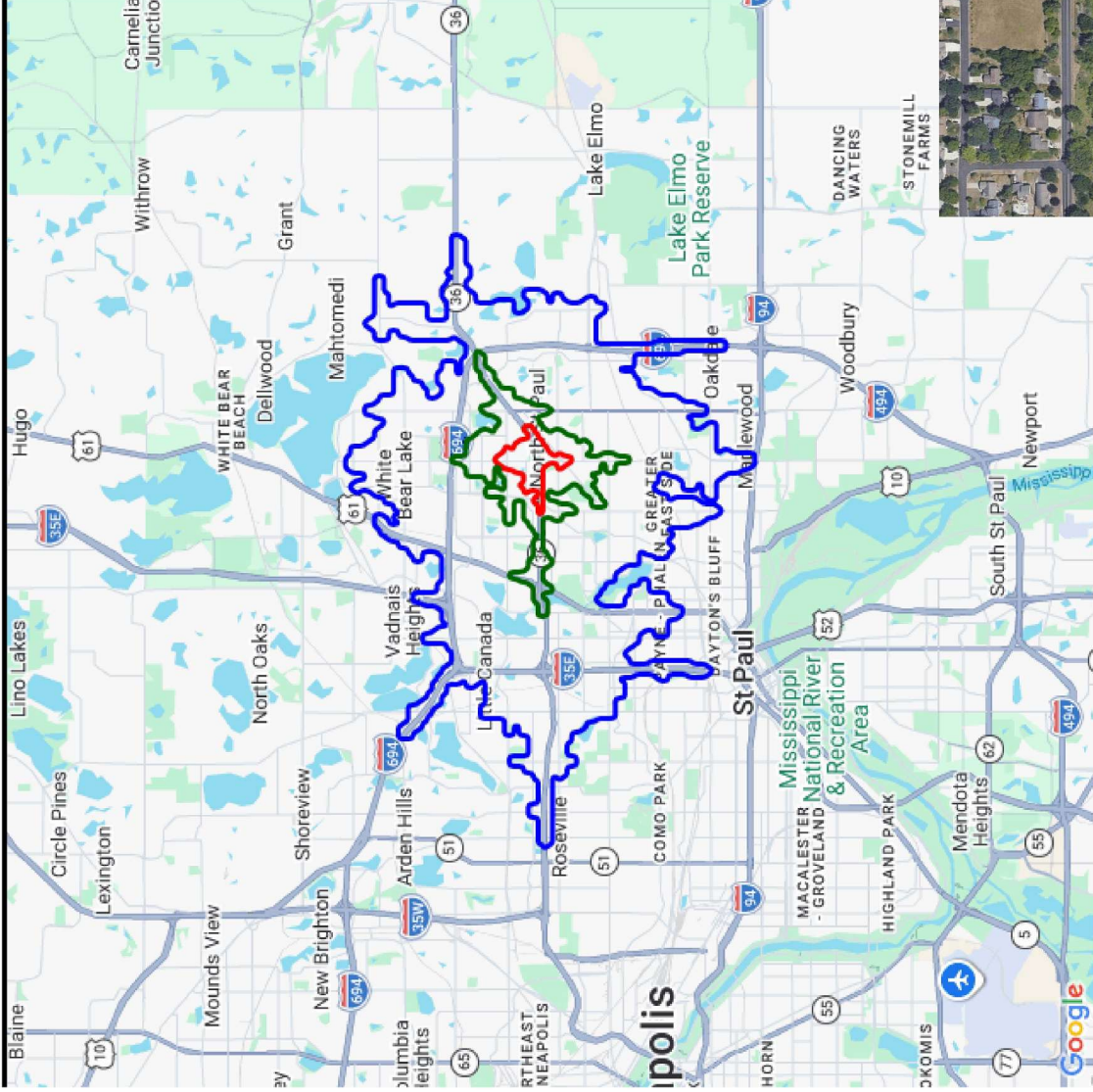
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POLAR PLAZA

2231 11th Ave E, North St Paul, MN



Demographic Report



Polar Plaza

Distance	Male	Female	Total
3- Minute	2,031	2,157	4,188
5- Minute	8,538	8,892	17,430
10 Minute	69,390	72,445	141,835



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MOODY'S
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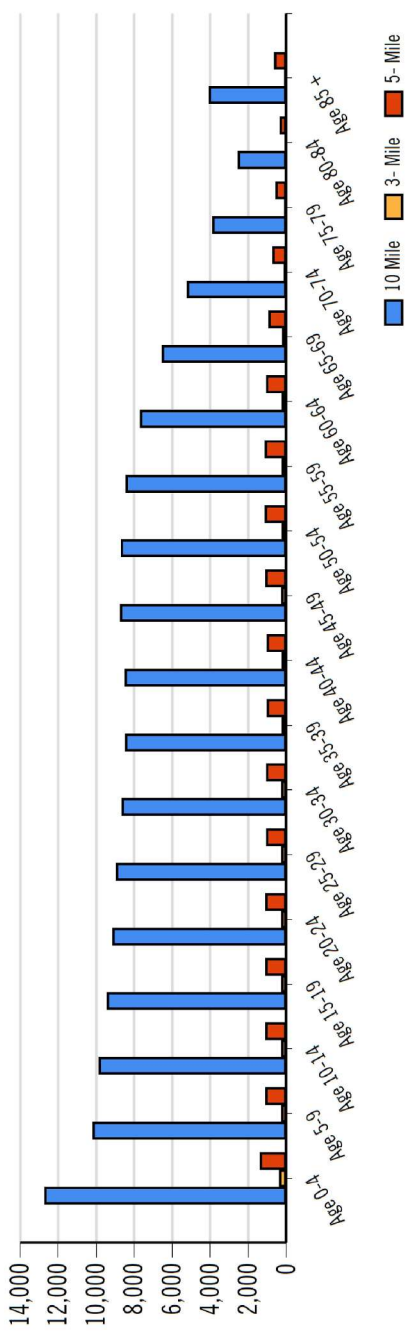
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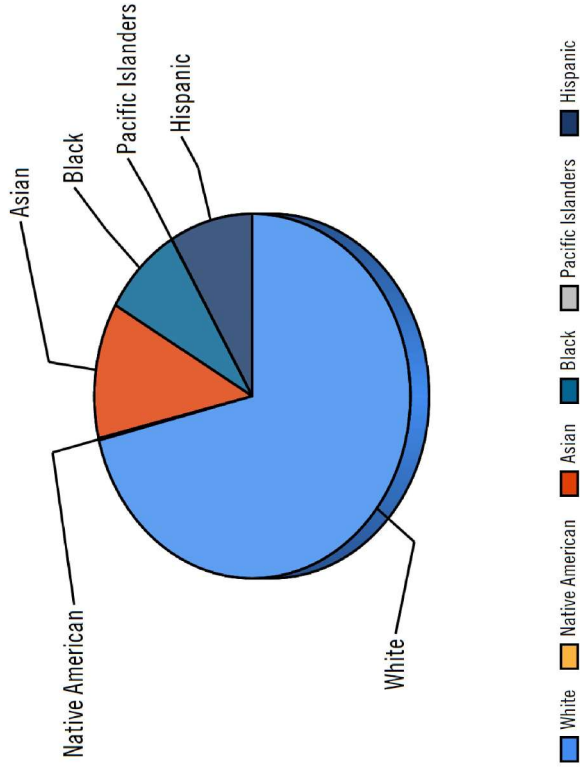
2231 11th Ave E, North St Paul, MN



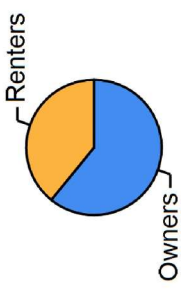
Population by Distance and Age (2020)



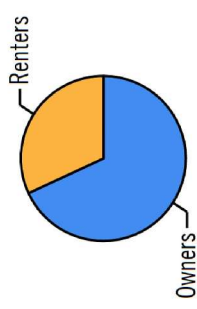
Ethnicity within 5 Minute



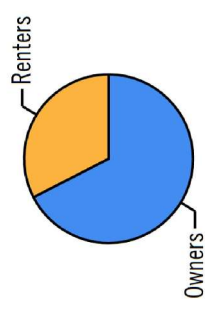
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	2,009	114	1.71 %
5-Minute	8,658	447	2.29 %
10-Minute	70,135	2,690	2.50 %



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2231 11th Ave E, North St Paul, MN



Labor & Income

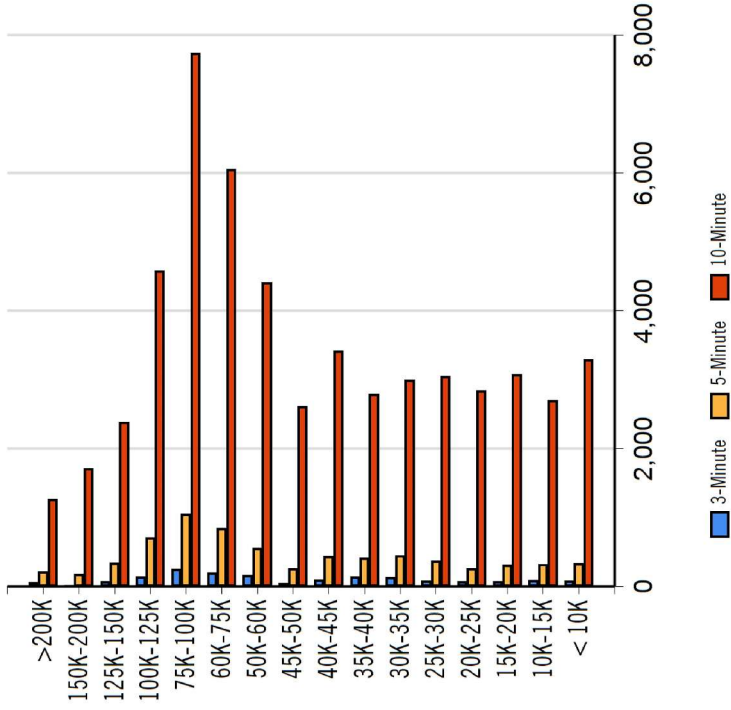
	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	10	0	102	218	46	252	133	39	241	562	128	46	131
5-Minute	45	3	457	1,072	252	1,107	431	185	830	2,115	562	321	685
10-Minute	473	140	3,576	9,752	2,240	8,941	3,072	2,097	6,395	15,676	5,287	3,461	4,723

Radius	Median Household Income
3-Minute	\$52,335.13
10-Minute	\$55,165.34
5-Minute	\$62,443.04

Radius	Average Household Income
3-Minute	\$62,036.88
10-Minute	\$64,070.40
5-Minute	\$72,280.42

Radius	Aggregate Household Income
3-Minute	\$108,223,064.95
5-Minute	\$477,757,547.81
10-Minute	\$3,511,898,653.24

Household Income



Education

	3-Minute	5-Minute	10-Minute
Pop > 25	2,703	11,713	90,483
High School Grad	1,019	4,218	27,398
Some College	596	2,693	21,850
Associates	209	885	6,801
Bachelors	381	1,789	15,112
Masters	86	499	4,696
Prof. Degree	35	126	1,356
Doctorate	9	52	514

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	11 %	23 %	31 %
Teen's	32 %	45 %	68 %
Expensive Homes	0 %	0 %	1 %
Mobile Homes	0 %	11 %	23 %
New Homes	5 %	20 %	29 %
New Households	22 %	30 %	56 %
Military Households	0 %	3 %	8 %
Households with 4+ Cars	29 %	56 %	57 %
Public Transportation Users	26 %	35 %	56 %
Young Wealthy Households	16 %	16 %	18 %

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POLAR PLAZA

2231 11th Ave E, North St Paul, MN



Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	77,267,438		333,145,984		2,541,685,185	
Average annual household	45,527		49,362		46,585	
Food	5,961	13.09 %	6,410	12.99 %	6,096	13.09 %
Food at home	3,953		4,173		4,017	
Cereals and bakery products	560		592		570	
Cereals and cereal products	200		211		204	
Bakery products	360		381		366	
Meats poultry fish and eggs	789		827		802	
Beef	182		192		185	
Pork	144		149		145	
Poultry	147		155		151	
Fish and seafood	126		133		129	
Eggs	65		68		66	
Dairy products	394		422		403	
Fruits and vegetables	804		849		813	
Fresh fruits	118		125		119	
Processed vegetables	156		162		157	
Sugar and other sweets	145		153		148	
Fats and oils	125		132		127	
Miscellaneous foods	747		787		759	
Nonalcoholic beverages	340		355		345	
Food away from home	2,007		2,236		2,078	
Alcoholic beverages	320		356		328	
Housing	16,635	36.54 %	17,705	35.87 %	16,950	36.39 %
Shelter	9,996		10,676		10,225	
Owned dwellings	5,881		6,452		6,008	
Mortgage interest and charges	2,924		3,263		3,016	
Property taxes	1,968		2,164		2,011	
Maintenance repairs	988		1,024		979	
Rented dwellings	3,385		3,370		3,447	
Other lodging	729		853		770	
Utilities fuels	4,005		4,154		4,029	
Natural gas	368		389		374	
Electricity	1,611		1,650		1,616	
Fuel oil	154		161		152	
Telephone services	1,244		1,296		1,254	
Water and other public services	627		656		632	
Household operations	1,109	2.44 %	1,216	2.46 %	1,136	2.44 %
Personal services	313		355		324	
Other household expenses	796		860		812	
Housekeeping supplies	555		593		566	
Laundry and cleaning supplies	154		162		157	
Other household products	321		346		327	
Postage and stationery	79		84		81	
Household furnishings	969		1,064		991	
Household textiles	72		79		73	
Furniture	196		231		209	
Floor coverings	23		26		24	
Major appliances	141		141		137	
Small appliances	80		87		83	
Miscellaneous	454		498		462	
Apparel and services	1,200	2.64 %	1,324	2.68 %	1,254	2.69 %
Men and boys	228		260		239	
Men 16 and over	192		218		200	
Boys 2 to 15	36		41		39	
Women and girls	433		470		448	



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2231 11th Ave E, North St Paul, MN



Women 16 and over	360	395	375
Girls 2 to 15	73	75	73
Children under 2	85	88	88

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	77,267,438		333,145,984		2,541,685,185	
Average annual household	45,527		49,362		46,585	
Transportation	6,324	13.89 %	6,804	13.78 %	6,414	13.77 %
Vehicle purchases	1,449		1,613		1,476	
Cars and trucks new	730		823		752	
Cars and trucks used	679		747		683	
Gasoline and motor oil	2,041		2,137		2,061	
Other vehicle expenses	2,419		2,575		2,442	
Vehicle finance charges	164		175		166	
Maintenance and repairs	820		891		839	
Vehicle insurance	1,140		1,183		1,136	
Vehicle rental leases	293		325		300	
Public transportation	413		478		433	
Health care	3,667	8.05 %	3,837	7.77 %	3,639	7.81 %
Health insurance	2,417		2,508		2,400	
Medical services	762		814		755	
Drugs	370		390		366	
Medical supplies	116		124		117	
Entertainment	2,734	6.01 %	2,953	5.98 %	2,766	5.94 %
Fees and admissions	479		562		505	
Television radios	1,005		1,039		1,007	
Pets toys	993		1,077		1,002	
Personal care products	581		637		595	
Reading	51		54		51	
Education	1,024		1,245		1,140	
Tobacco products	399		397		399	
Miscellaneous	716	1.57 %	780	1.58 %	744	1.60 %
Cash contributions	1,256		1,317		1,271	
Personal insurance	4,653		5,536		4,932	
Life and other personal insurance	159		172		157	
Pensions and Social Security	4,493		5,363		4,774	

Estimated Households

Distance	Year	Projection	Housing Occupied By			Housing Occupancy			
			2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,643	1,548	14.43 %	496	1,041	1,007	636	156
5-Minute	2020	6,910	6,553	49.51 %	2,063	4,380	4,747	2,163	744
10-Minute	2020	54,761	50,268	755.49 %	15,916	35,110	37,196	17,564	5,188
3-Minute	2023	1,778	1,548	36.31 %	536	1,127	1,077	701	71
5-Minute	2023	7,321	6,553	114.55 %	2,181	4,646	4,973	2,349	510
10-Minute	2023	57,834	50,268	1,326.02 %	16,816	37,055	38,929	18,905	4,012



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MOODY'S
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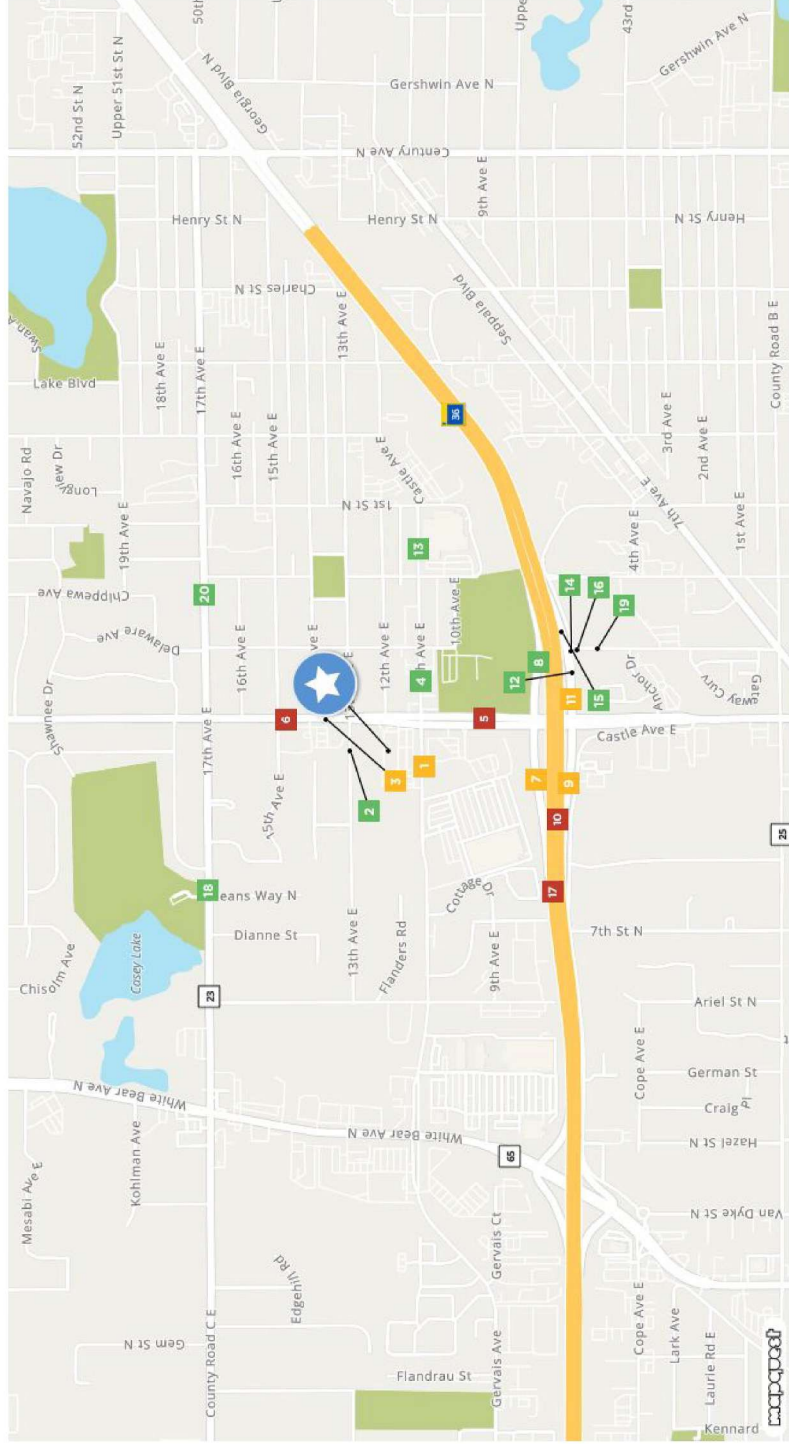
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POLAR PLAZA

2231 11th Ave E, North St Paul, MN

Traffic Counts



11th Ave	1
McKnight Rd N	Year: 2018
	8,100
	Year: 2013
	8,700
	Year: 2009
	9,400
McKnight Rd N	6
15th Ave	Year: 2016
	10,300
	Year: 2011
	10,000
	Year: 2007
	9,200
State Hwy 36	11
Year: 2022	5,556

13th Ave E	2
McKnight Rd N	Year: 2017
	345
	Year: 2013
	315
	Year: 2009
	345
McKnight Rd N	7
Year: 2022	7,366
3rd St N	12
Year: 2021	3,455
Year: 2014	740

McKnight Road North	3
14th Ave	Year: 2023
	7,069
	Year: 2021
	7,933
	Year: 2019
	11,000
3rd St N	8
Year: 2022	1,709
11th Ave	13
2nd St	Year: 2017
	3,650
	Year: 2013
	3,900
	Year: 2009
	3,550

11th Ave	4
3rd St	Year: 2018
	5,000
	Year: 2013
	5,300
	Year: 2009
	5,500
State Hwy 36	9
Year: 2022	6,648
3rd St N	14
Year: 2021	1,750

McKnight Road North	5
Hwy 36	Year: 2021
	12,812
	Year: 2019
	15,500
	Year: 2016
	16,100
State Hwy 36	10
McKnight Rd N	Year: 2016
	38,500
	Year: 2010
	43,000
	Year: 2008
	42,000
3rd St N	15
Year: 2022	2,101

Centennial	16
Year: 2021	1,750
3rd St N	17
Year: 2022	31,987
17th Ave	20
2nd St	Year: 2016
	3,350
	Year: 2011
	3,850
	Year: 2007
	7,600

17th Ave	18
Sear's Way	Year: 2016
	3,900
	Year: 2011
	4,100
	Year: 2007
	7,400

3rd St N	19
Centennial	Year: 2017
	215
	Year: 2009
	215
	Year: 2006
	1,040



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EXTERIOR PHOTOS



POLAR PLAZA | 2231 11th Ave E, North St Paul, MN



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