



Oak Park Mall & Pad Site

Austin, MN



Leasing Package

Prepared By:

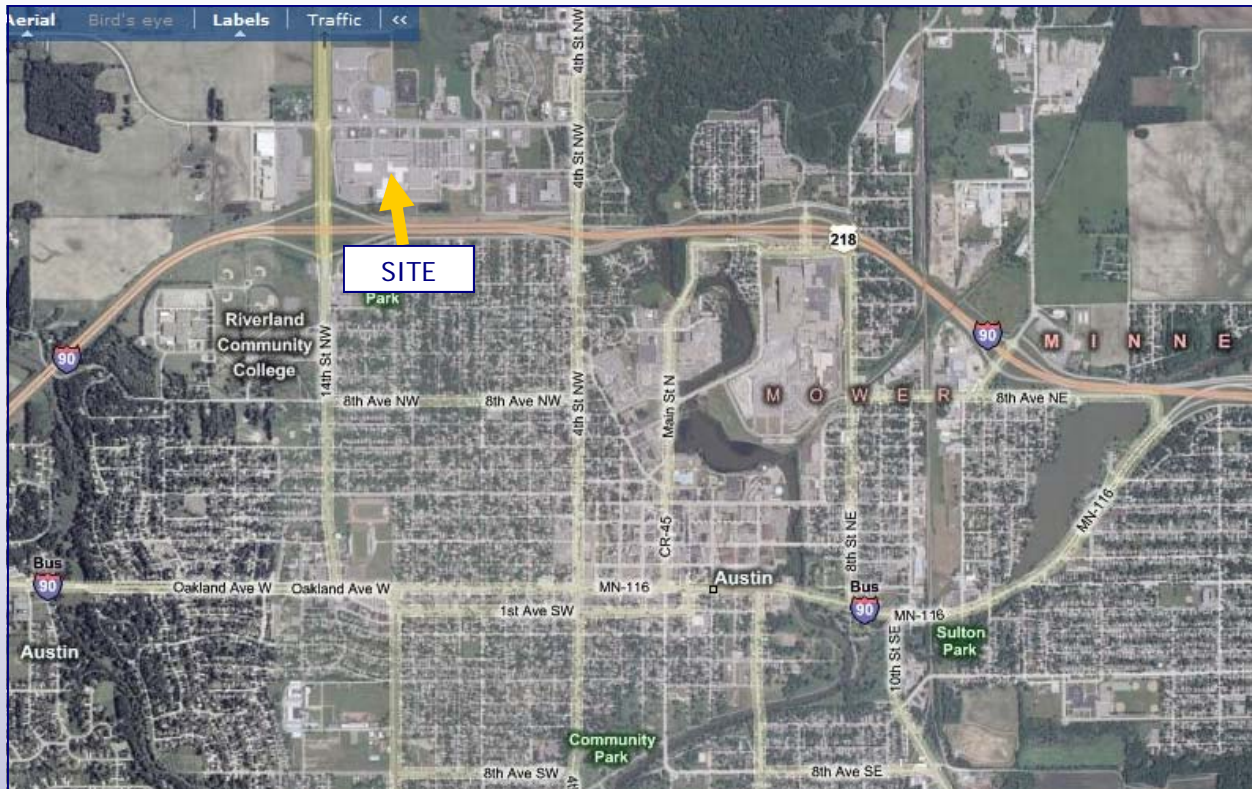
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Fact Sheet

Location	Austin, MN
Cross Street	Corner of 8th Street & 18th Avenue, Just north of I-90
Space Available	6,400—21,000 SF,
Minimum Divisible	6,400 SF
Building Size	Approximately 366,000 SF
Max Contiguous	42,000 SF
Asking Rent	Negotiable
CAM/Taxes	\$2.00 Est.
Pad Site	1.30 Acres Approximately 11,000 SF Buildable
Asking Price	\$430,000
Traffic Counts	14,000 VPD on Highway 218 18,500 VPD on Interstate 90
Current Tenants	Cinemagic, a 7 Screen Movie Theater, Younkers, Shopko, GNC, Sears, Hallmark, HyVee, Family Dollar
Area Retailers	Christopher & Banks, Maurice's, Wal-Mart, Target

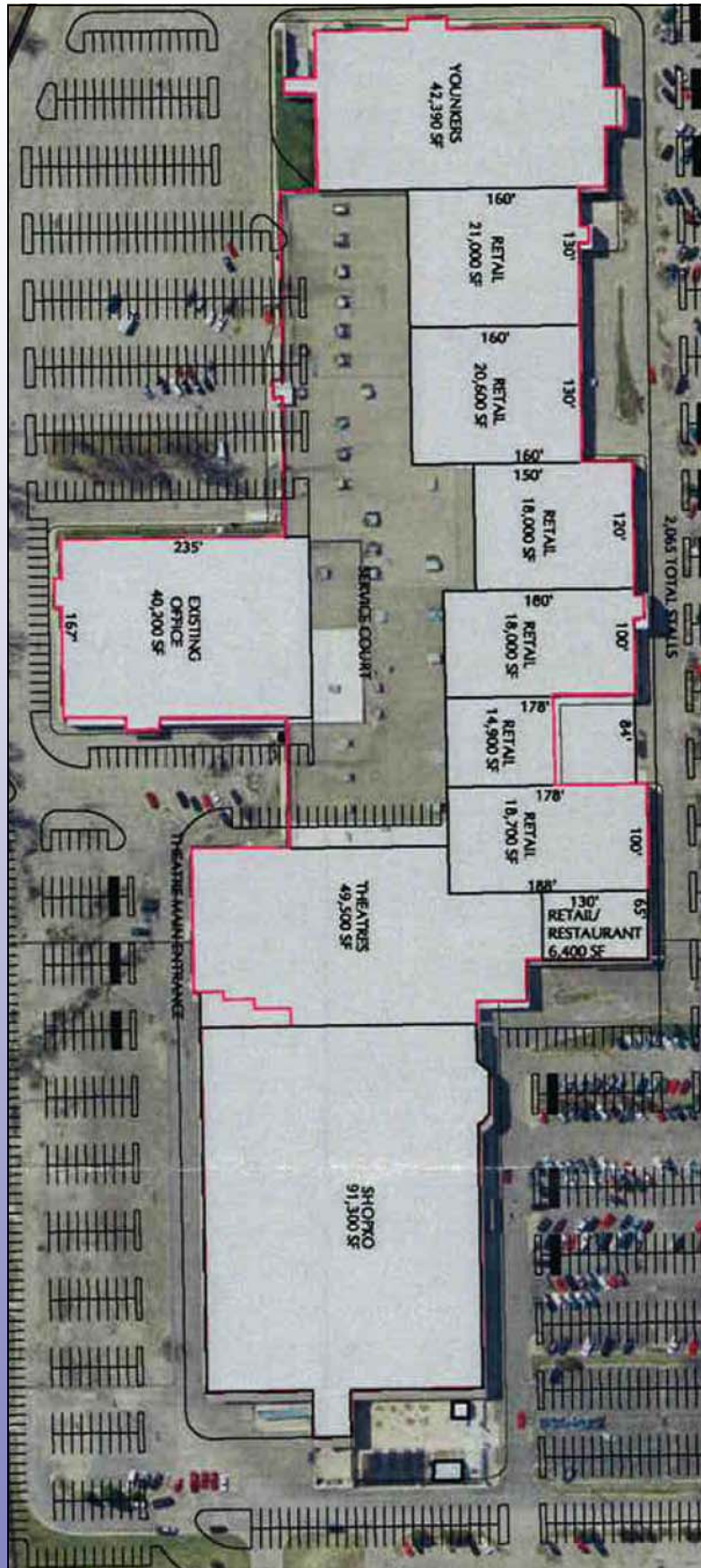
Location & Regional Maps





Wal-Mart Across Street







Executive Summary

Prepared By: STDBonline.com

Site Type: Radius	18th Ave NW & 8th St NW Austin, MN 55912 Radius: 1.0 mile	18th Ave NW & 8th St NW Austin, MN 55912 Radius: 3.0 mile	18th Ave NW & 8th St NW Austin, MN 55912 Radius: 5.0 mile
2008 Population			
Total Population	4,715	25,258	27,068
Male Population	48.4%	48.6%	48.7%
Female Population	51.6%	51.4%	51.3%
Median Age	40.1	40.8	40.9
2008 Income			
Median HH Income	\$44,690	\$45,609	\$46,204
Per Capita Income	\$25,863	\$25,756	\$25,706
Average HH Income	\$55,096	\$59,761	\$60,109
2008 Households			
Total Households	2,242	10,715	11,419
Average Household Size	2.09	2.30	2.31
1990-2000 Annual Rate	0.39%	0.38%	0.38%
2008 Housing			
Owner Occupied Housing Units	59.9%	69.5%	70.4%
Renter Occupied Housing Units	34.5%	24.8%	23.9%
Vacant Housing Units	5.6%	5.7%	5.7%
Population			
1990 Population	4,432	23,768	25,497
2000 Population	4,550	24,741	26,520
2008 Population	4,715	25,258	27,068
2013 Population	4,782	25,480	27,302
1990-2000 Annual Rate	0.26%	0.4%	0.39%
2000-2008 Annual Rate	0.43%	0.25%	0.25%
2008-2013 Annual Rate	0.28%	0.18%	0.17%

In the identified market area, the current year population is 27,068. In 2000, the Census count in the market area was 26,520. The rate of change since 2000 was 0.25 percent annually. The five-year projection for the population in the market area is 27,302, representing a change of 0.17 percent annually from 2008 to 2013. Currently, the population is 48.7 percent male and 51.3 percent female.

Households			
1990 Households	2,061	10,031	10,688
2000 Households	2,142	10,419	11,099
2008 Households	2,242	10,715	11,419
2013 Households	2,279	10,823	11,534
1990-2000 Annual Rate	0.39%	0.38%	0.38%
2000-2008 Annual Rate	0.55%	0.34%	0.35%
2008-2013 Annual Rate	0.33%	0.2%	0.2%

The household count in this market area has changed from 11,099 in 2000 to 11,419 in the current year, a change of 0.35 percent annually. The five-year projection of households is 11,534, a change of 0.2 percent annually from the current year total. Average household size is currently 2.31, compared to 2.33 in the year 2000. The number of families in the current year is 6,874 in the market area.

Housing

Currently, 70.4 percent of the 12,115 housing units in the market area are owner occupied; 23.9 percent, renter occupied; and 5.7 percent are vacant. In 2000, there were 11,523 housing units—72.5 percent owner occupied, 23.8 percent renter occupied and 3.7 percent vacant. The rate of change in housing units since 2000 is 0.61 percent. Median home value in the market area is \$111,090, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.33 percent annually to \$118,683. From 2000 to the current year, median home value changed by 5.83 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$21,824	\$22,601	\$22,866
2000 Median HH Income	\$32,310	\$34,054	\$34,712
2008 Median HH Income	\$44,690	\$45,609	\$46,204
2013 Median HH Income	\$55,563	\$55,304	\$55,812
1990-2000 Annual Rate	4%	4.18%	4.26%
2000-2008 Annual Rate	4.01%	3.6%	3.53%
2008-2013 Annual Rate	4.45%	3.93%	3.85%
Per Capita Income			
1990 Per Capita Income	\$11,512	\$11,770	\$11,802
2000 Per Capita Income	\$19,851	\$20,317	\$20,346
2008 Per Capita Income	\$25,863	\$25,756	\$25,706
2013 Per Capita Income	\$30,647	\$29,662	\$29,529
1990-2000 Annual Rate	5.6%	5.61%	5.6%
2000-2008 Annual Rate	3.26%	2.92%	2.87%
2008-2013 Annual Rate	3.45%	2.86%	2.81%
Average Household Income			
1990 Average Household Income	\$25,401	\$27,524	\$27,845
2000 Average Household Income	\$42,184	\$47,954	\$48,463
2008 Average HH Income	\$55,096	\$59,761	\$60,109
2013 Average HH Income	\$65,379	\$68,778	\$68,973
1990-2000 Annual Rate	5.2%	5.71%	5.7%
2000-2008 Annual Rate	3.29%	2.7%	2.64%
2008-2013 Annual Rate	3.48%	2.85%	2.79%

Households by Income

Current median household income is \$46,204 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$55,812 in five years. In 2000, median household income was \$34,712, compared to \$22,866 in 1990.

Current average household income is \$60,109 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$68,973 in five years. In 2000, average household income was \$48,463, compared to \$27,845 in 1990.

Current per capita income is \$25,706 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$29,529 in five years. In 2000, the per capita income was \$20,346, compared to \$11,802 in 1990.

Population by Employment

Total Businesses	220	1,243	1,317
Total Employees	3,936	12,920	13,410

Currently, 94.3 percent of the civilian labor force in the identified market area is employed and 5.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.7 percent of the civilian labor force, and unemployment will be 5.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 62.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 50.8 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 20.1 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 29.1 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 81.8 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 15.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.2 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 33.6 percent were high school graduates only (29.6 percent in the U.S.)
- 10.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 5.5 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.