



# North Star Place

## Highway 10

### Big Lake, MN



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**Frontage on Highway 10**

**Flexible Suite Sizes!**

# Fact Sheet

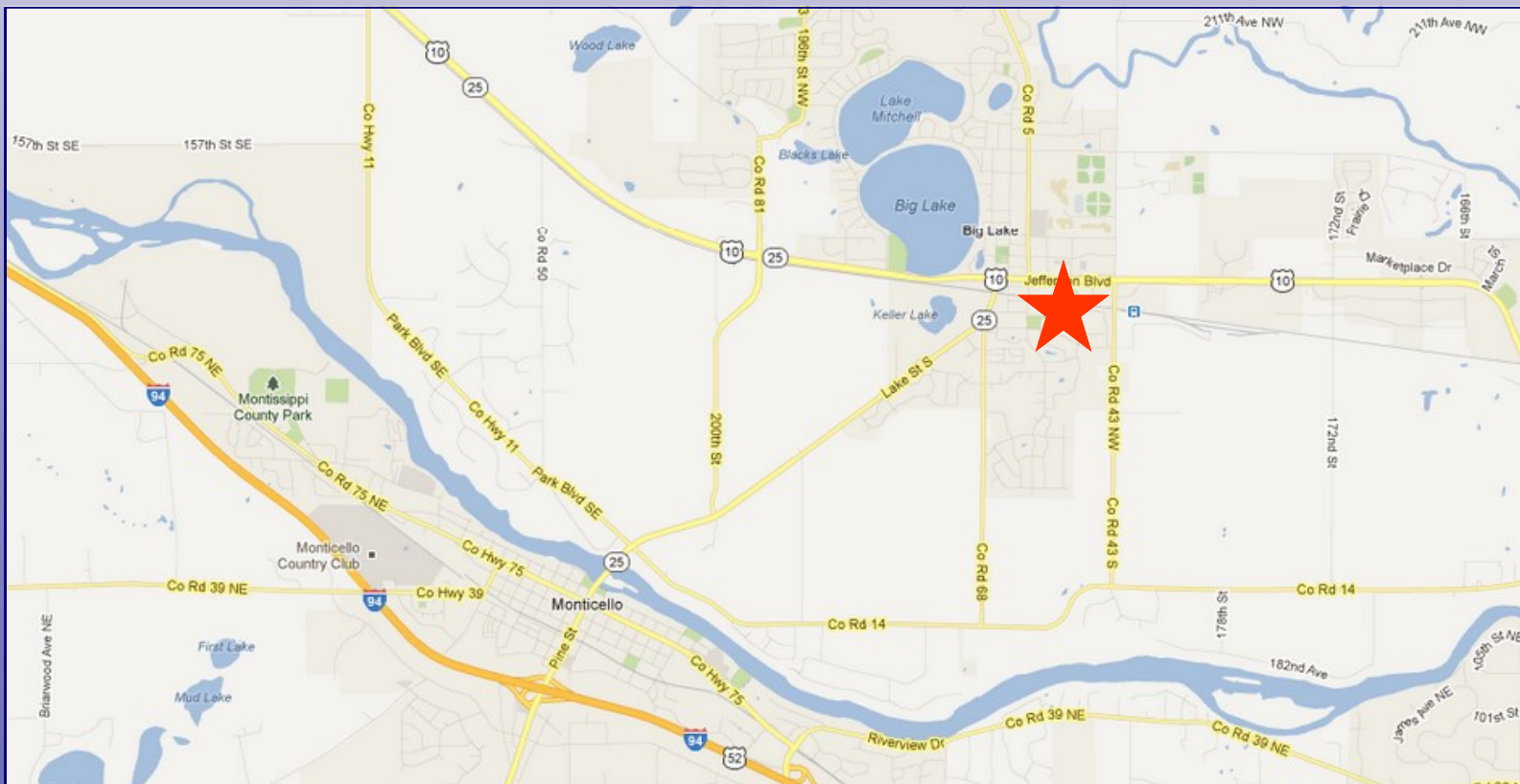
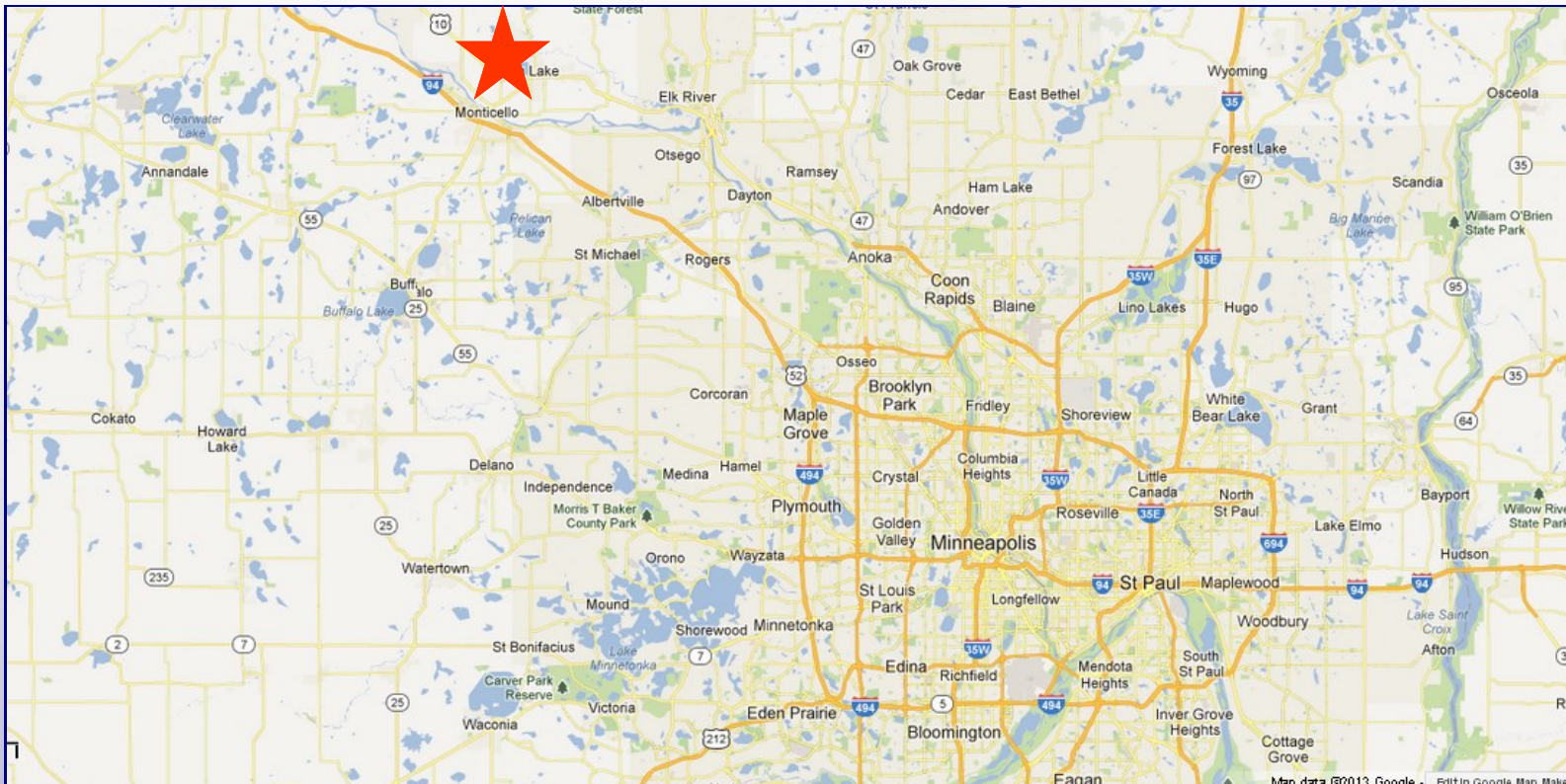
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|                       |  |
|-----------------------|--|
| Address               | 570 Humboldt Drive   |
| City, State           | Big Lake, MN 55309   |
| Space Available       | 2,000 SF to 17,000 SF  |
| Building Size         | 48,000 SF  |
| Lot Size              | 4.53 Acres   |
| Asking Rent           | \$8.00 - \$10.00 NNN PSF   |
| TI Allowance          | Available  |
| CAM/Taxes (2012 est.) | \$ 3.20 PSF  |
| Parking               | Ample  |
| Signage               | Monument Sign and Large Building Signage   |
| Traffic Counts        | Highway 10: 21,500VPD<br>Lake Street:: 10,300 VPD  |
| Highlights            | <ul style="list-style-type: none"><li>- Great Neighborhood Center</li><li>- Heart of Big Lake Trade Area</li><li>- Large Signage</li><li>- Easy Access</li><li>- High Ceilings</li><li>- TI Packages Available</li></ul> |



# Area Maps



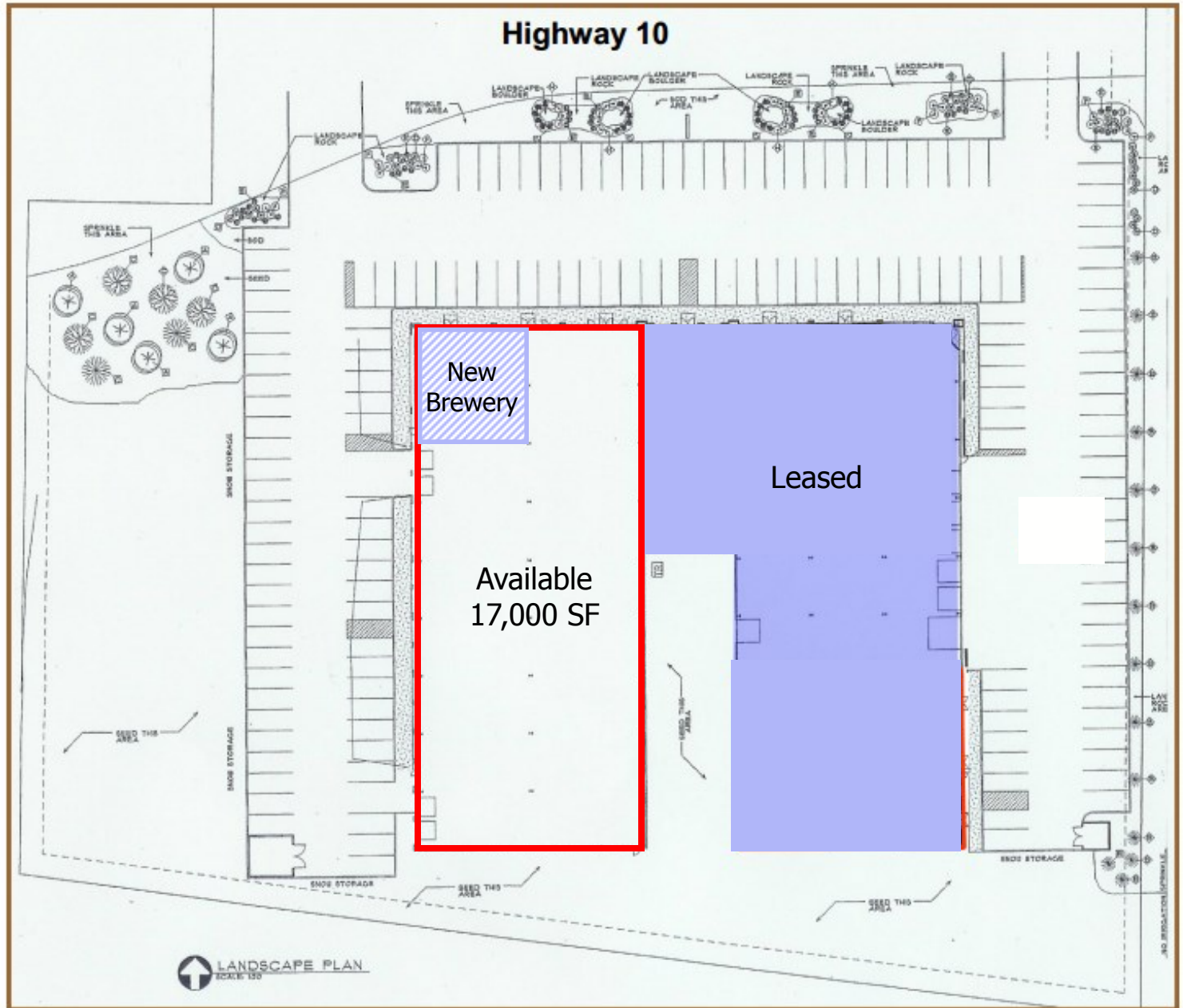
Big Lake







# Site Plan



# Photos







|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 2,363  | 10,480  | 24,819  |
| 2010 Population        | 3,450  | 14,430  | 34,291  |
| 2012 Population        | 3,507  | 14,548  | 34,764  |
| 2017 Population        | 3,645  | 14,938  | 36,219  |
| 2000-2010 Annual Rate  | 3.86%  | 3.25%   | 3.29%   |
| 2010-2012 Annual Rate  | 0.73%  | 0.36%   | 0.61%   |
| 2012-2017 Annual Rate  | 0.78%  | 0.53%   | 0.82%   |
| 2012 Male Population   | 51.0%  | 50.5%   | 50.4%   |
| 2012 Female Population | 49.0%  | 49.6%   | 49.6%   |
| 2012 Median Age        | 31.1   | 32.1    | 32.6    |

In the identified area, the current year population is 34,764. In 2010, the Census count in the area was 34,291. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 36,219 representing a change of 0.82% annually from 2012 to 2017. Currently, the population is 50.4% male and 49.6% female.

#### Median Age

The median age in this area is 32.6, compared to U.S. median age of 37.3.

#### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2012 White Alone                         | 91.6% | 93.6% | 93.5% |
| 2012 Black Alone                         | 1.3%  | 1.6%  | 1.4%  |
| 2012 American Indian/Alaska Native Alone | 0.6%  | 0.3%  | 0.4%  |
| 2012 Asian Alone                         | 1.1%  | 1.1%  | 1.1%  |
| 2012 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2012 Other Race                          | 2.5%  | 1.3%  | 1.5%  |
| 2012 Two or More Races                   | 2.8%  | 2.1%  | 2.0%  |
| 2012 Hispanic Origin (Any Race)          | 5.4%  | 3.5%  | 3.8%  |

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 18.9 in the identified area, compared to 61.4 for the U.S. as a whole.

#### Households

|                             |       |       |        |
|-----------------------------|-------|-------|--------|
| 2000 Households             | 873   | 3,490 | 8,426  |
| 2010 Households             | 1,301 | 4,883 | 11,874 |
| 2012 Total Households       | 1,320 | 4,917 | 12,016 |
| 2017 Total Households       | 1,380 | 5,097 | 12,612 |
| 2000-2010 Annual Rate       | 4.07% | 3.42% | 3.49%  |
| 2010-2012 Annual Rate       | 0.63% | 0.31% | 0.53%  |
| 2012-2017 Annual Rate       | 0.90% | 0.72% | 0.97%  |
| 2012 Average Household Size | 2.65  | 2.94  | 2.88   |

The household count in this area has changed from 11,874 in 2010 to 12,016 in the current year, a change of 0.53% annually. The five-year projection of households is 12,612, a change of 0.97% annually from the current year total. Average household size is currently 2.88, compared to 2.87 in the year 2010. The number of families in the current year is 8,868 in the specified area.



|                                 | 1 mile   | 3 miles  | 5 miles  |
|---------------------------------|----------|----------|----------|
| <b>Median Household Income</b>  |          |          |          |
| 2012 Median Household Income    | \$44,060 | \$58,667 | \$60,481 |
| 2017 Median Household Income    | \$50,456 | \$67,055 | \$70,968 |
| 2012-2017 Annual Rate           | 2.75%    | 2.71%    | 3.25%    |
| <b>Average Household Income</b> |          |          |          |
| 2012 Average Household Income   | \$54,848 | \$68,804 | \$70,483 |
| 2017 Average Household Income   | \$61,147 | \$75,587 | \$77,546 |
| 2012-2017 Annual Rate           | 2.20%    | 1.90%    | 1.93%    |
| <b>Per Capita Income</b>        |          |          |          |
| 2012 Per Capita Income          | \$20,587 | \$23,772 | \$24,656 |
| 2017 Per Capita Income          | \$23,079 | \$26,365 | \$27,322 |
| 2012-2017 Annual Rate           | 2.31%    | 2.09%    | 2.07%    |

### Households by Income

Current median household income is \$60,481 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$70,968 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$70,483 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$77,546 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$24,656 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$27,322 in five years, compared to \$29,882 for all U.S. households

| <b>Housing</b>                     |       |       |        |
|------------------------------------|-------|-------|--------|
| 2000 Total Housing Units           | 912   | 3,605 | 8,764  |
| 2000 Owner Occupied Housing Units  | 640   | 3,055 | 7,161  |
| 2000 Owner Occupied Housing Units  | 233   | 435   | 1,265  |
| 2000 Vacant Housing Units          | 39    | 115   | 338    |
| 2010 Total Housing Units           | 1,412 | 5,199 | 12,592 |
| 2010 Owner Occupied Housing Units  | 961   | 4,082 | 9,776  |
| 2010 Renter Occupied Housing Units | 340   | 801   | 2,098  |
| 2010 Vacant Housing Units          | 111   | 316   | 718    |
| 2012 Total Housing Units           | 1,426 | 5,250 | 12,761 |
| 2012 Owner Occupied Housing Units  | 928   | 3,982 | 9,635  |
| 2012 Renter Occupied Housing Units | 392   | 934   | 2,380  |
| 2012 Vacant Housing Units          | 106   | 333   | 745    |
| 2017 Total Housing Units           | 1,495 | 5,473 | 13,418 |
| 2017 Owner Occupied Housing Units  | 985   | 4,167 | 10,188 |
| 2017 Renter Occupied Housing Units | 395   | 929   | 2,423  |
| 2017 Vacant Housing Units          | 115   | 376   | 806    |

Currently, 75.5% of the 12,761 housing units in the area are owner occupied; 18.7%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 12,592 housing units in the area - 77.6% owner occupied, 16.7% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 0.59%. Median home value in the area is \$154,616, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 2.24% annually to \$172,747.