



# McKnight Road Oil Can Henry's

St. Paul, MN



**Prepared By:**

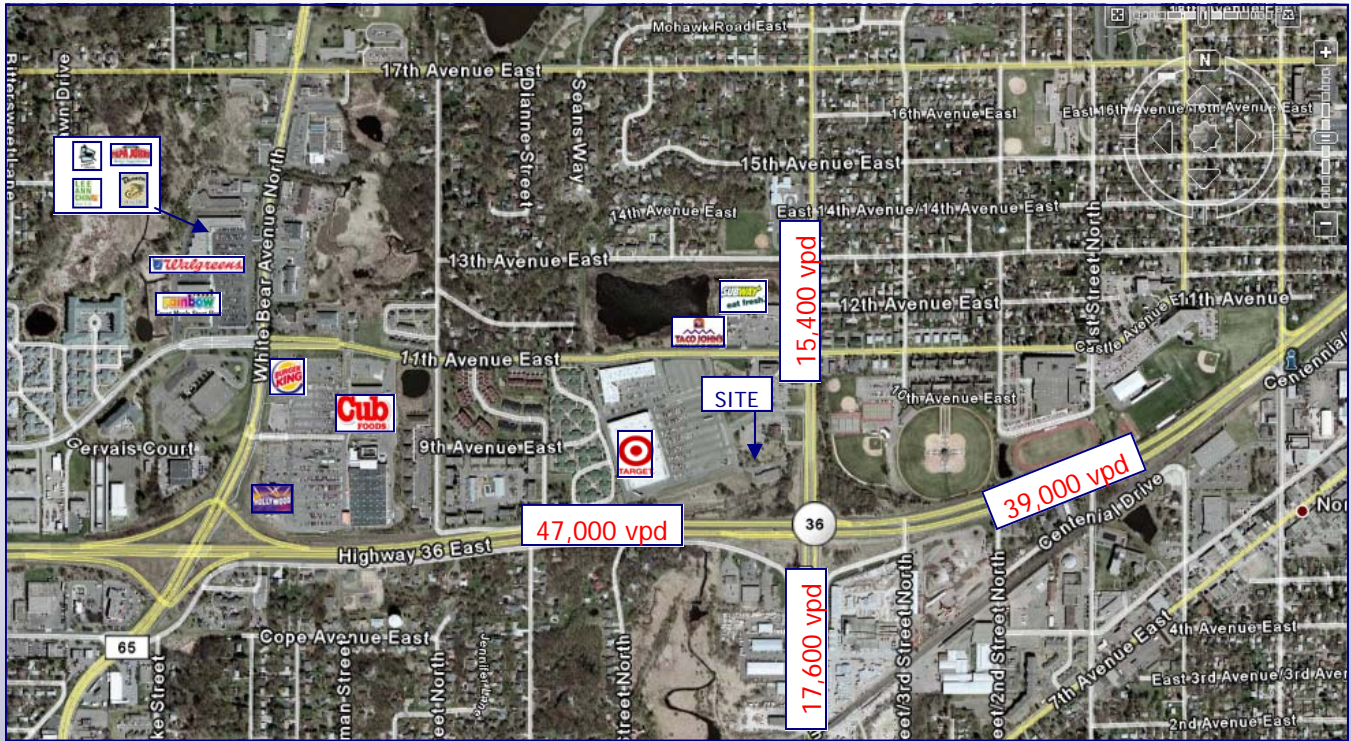
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**For Lease**

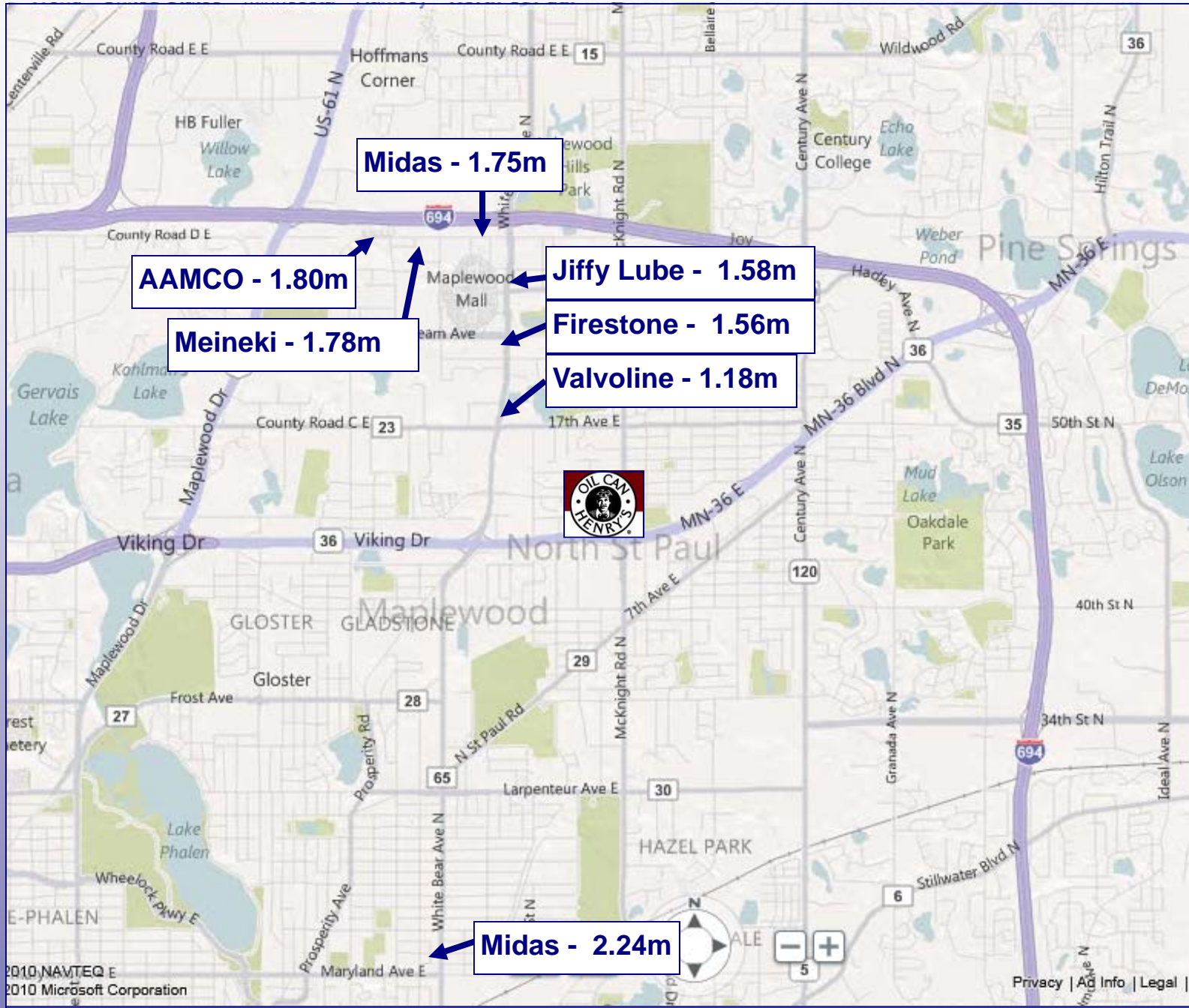
**Equipment in Place**

Address	2371 McKnight Road
City, State	Saint Paul, MN 55109
Space Available	1,428 Square Feet on the First Floor 1,428 Square Feet below ground
<b>Asking Rent</b>	<b>\$14.00 Net</b>
<b>CAM/Taxes (2011 est.)</b>	<b>\$7.00</b>
Sublease Expires	1/10/2023
Lot Size	1.07 Acres
Cross Streets	NWC McKnight Road & Hwy 36
Visibility/Access	Signage visibility of Hwy 36 and McKnight Road. Access at fully lit intersection off McKnight Road.
Parking/Traffic Counts	Ample parking on site Hwy 36 - 47,000 vpd McKnight - 15,400 vpd
Area Retailers	Located adjacent to Super Target, strip mall adjacent to Target includes Papa John's, Leann Chin's, Caribou Coffee and Panera Bread.



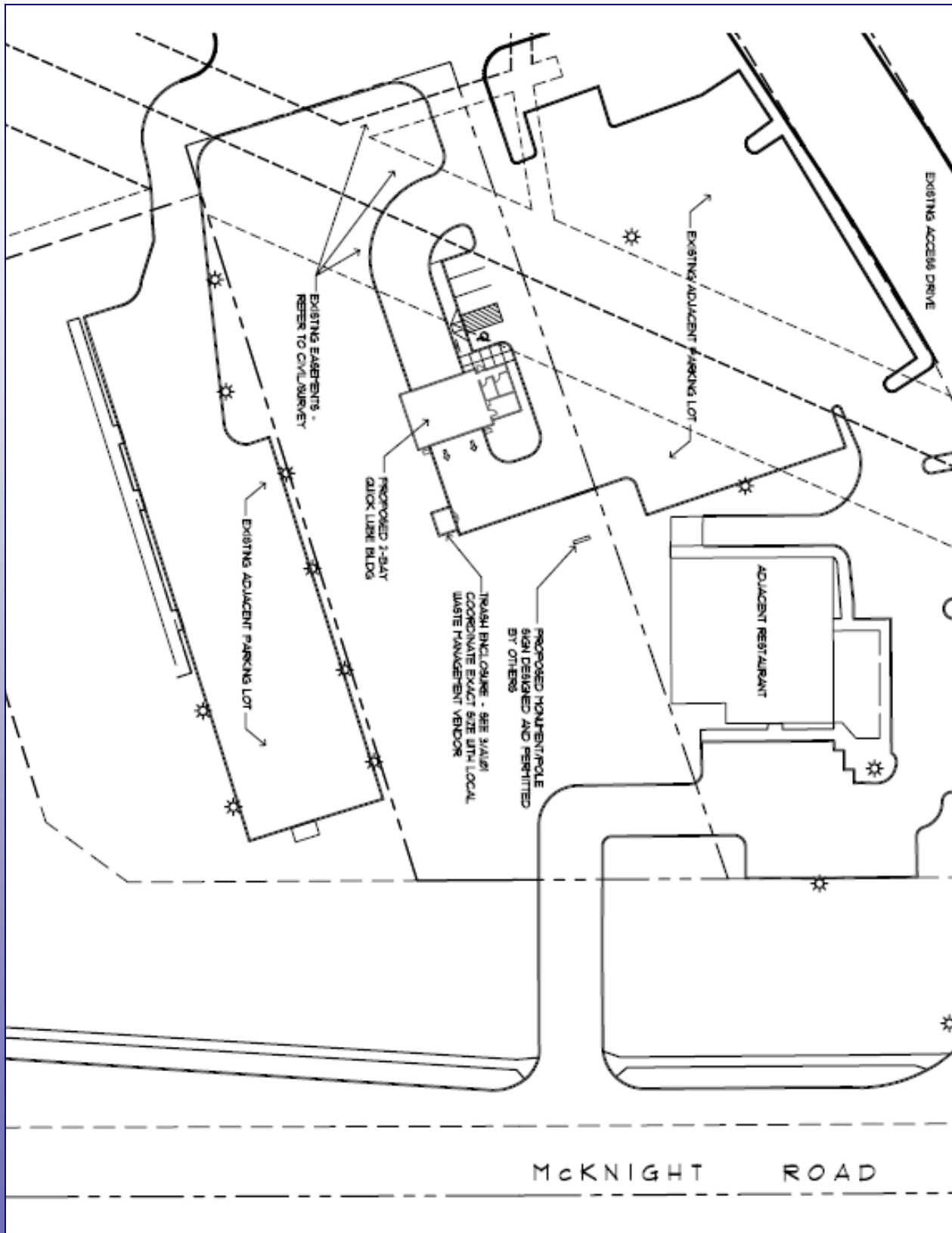


# Competition Map

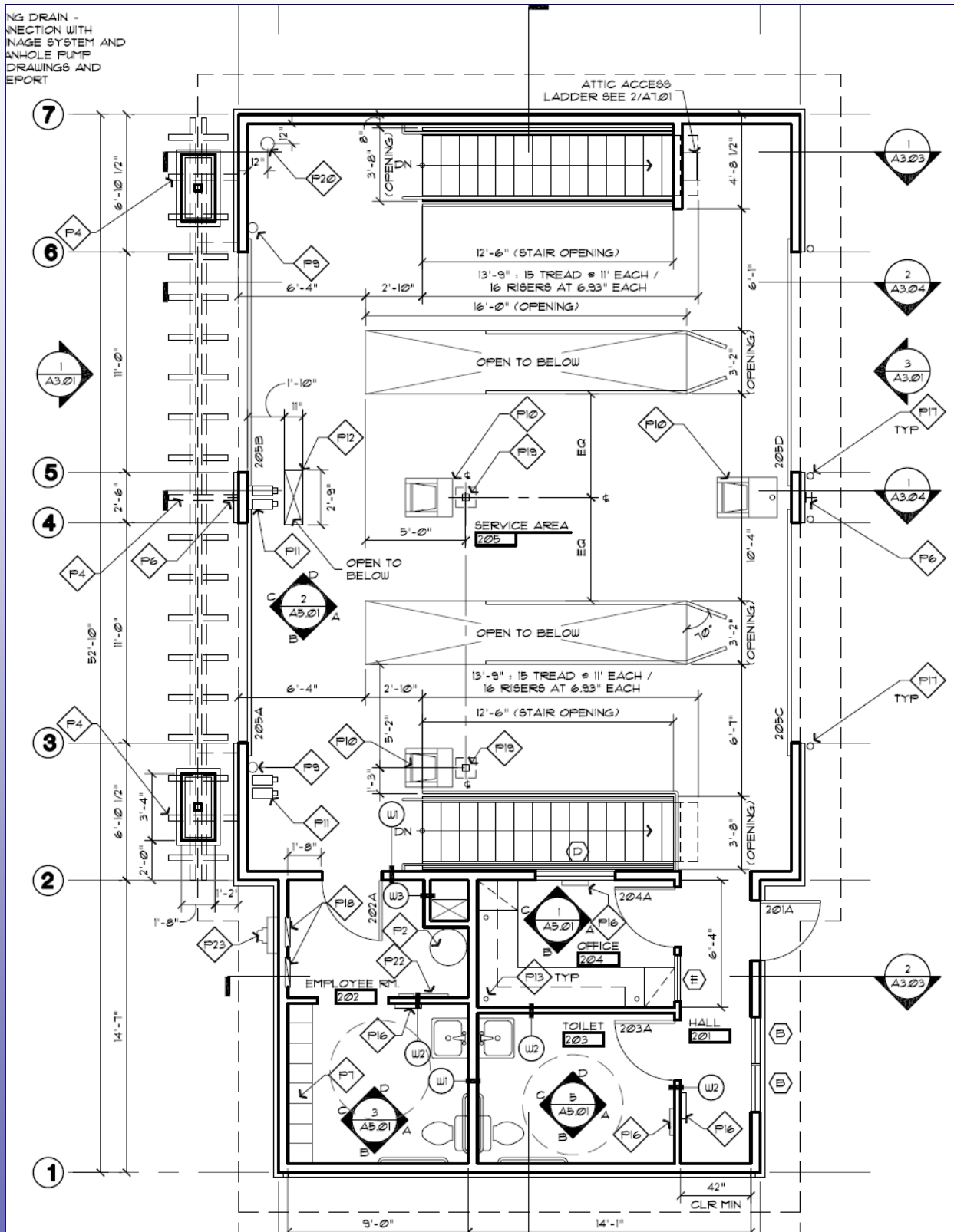




# Site Plan



# Space Plan





# Pictures

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## Executive Summary

Prepared By: STDBonline.com

Site Type: Radius	Mcknight Rd N & STHY 36 Saint Paul, MN 55109 Radius: 1.0 mile	Mcknight Rd N & STHY 36 Saint Paul, MN 55109 Radius: 3.0 mile	Mcknight Rd N & STHY 36 Saint Paul, MN 55109 Radius: 5.0 mile
<b>2008 Population</b>			
Total Population	11,074	76,170	212,745
Male Population	48.8%	48.1%	48.6%
Female Population	51.2%	51.9%	51.4%
Median Age	37.9	36.6	34.2
<b>2008 Income</b>			
Median HH Income	\$66,746	\$65,857	\$62,307
Per Capita Income	\$31,790	\$30,757	\$28,761
Average HH Income	\$78,356	\$77,424	\$75,518
<b>2008 Households</b>			
Total Households	4,457	30,098	80,716
Average Household Size	2.44	2.50	2.60
1990-2000 Annual Rate	0.73%	1.55%	1.11%
<b>2008 Housing</b>			
Owner Occupied Housing Units	67.3%	70.6%	65.6%
Renter Occupied Housing Units	29.2%	25.6%	29.6%
Vacant Housing Units	3.5%	3.7%	4.8%
<b>Population</b>			
1990 Population	11,489	66,224	186,943
2000 Population	11,267	74,645	210,827
2008 Population	11,074	76,170	212,745
2013 Population	10,893	76,676	213,416
1990-2000 Annual Rate	-0.19%	1.2%	1.21%
2000-2008 Annual Rate	-0.21%	0.25%	0.11%
2008-2013 Annual Rate	-0.33%	0.13%	0.06%

In the identified market area, the current year population is 212,745. In 2000, the Census count in the market area was 210,827. The rate of change since 2000 was 0.11 percent annually. The five-year projection for the population in the market area is 213,416, representing a change of 0.06 percent annually from 2008 to 2013. Currently, the population is 48.6 percent male and 51.4 percent female.

Households	1.0 mile	3.0 mile	5.0 mile
1990 Households	4,102	24,768	70,743
2000 Households	4,413	28,900	79,015
2008 Households	4,457	30,098	80,716
2013 Households	4,407	30,435	81,167
1990-2000 Annual Rate	0.73%	1.55%	1.11%
2000-2008 Annual Rate	0.12%	0.49%	0.26%
2008-2013 Annual Rate	-0.23%	0.22%	0.11%

The household count in this market area has changed from 79,015 in 2000 to 80,716 in the current year, a change of 0.26 percent annually. The five-year projection of households is 81,167, a change of 0.11 percent annually from the current year total. Average household size is currently 2.60, compared to 2.64 in the year 2000. The number of families in the current year is 51,157 in the market area.

### Housing

Currently, 65.6 percent of the 84,773 housing units in the market area are owner occupied; 29.6 percent, renter occupied; and 4.8 percent are vacant. In 2000, there were 80,750 housing units—68.2 percent owner occupied, 29.6 percent renter occupied and 2.2 percent vacant. The rate of change in housing units since 2000 is 0.59 percent. Median home value in the market area is \$175,963, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.85 percent annually to \$183,566. From 2000 to the current year, median home value changed by 5.3 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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<b>Median Household Income</b>			
1990 Median HH Income	\$37,646	\$35,866	\$32,771
2000 Median HH Income	\$50,534	\$49,624	\$46,099
2008 Median HH Income	\$66,746	\$65,857	\$62,307
2013 Median HH Income	\$80,382	\$81,899	\$77,162
1990-2000 Annual Rate	2.99%	3.3%	3.47%
2000-2008 Annual Rate	3.43%	3.49%	3.72%
2008-2013 Annual Rate	3.79%	4.46%	4.37%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$14,388	\$15,255	\$14,474
2000 Per Capita Income	\$22,375	\$22,090	\$21,063
2008 Per Capita Income	\$31,790	\$30,757	\$28,761
2013 Per Capita Income	\$37,426	\$37,978	\$35,370
1990-2000 Annual Rate	4.51%	3.77%	3.82%
2000-2008 Annual Rate	4.35%	4.09%	3.85%
2008-2013 Annual Rate	3.32%	4.31%	4.22%
<b>Average Household Income</b>			
1990 Average Household Income	\$40,066	\$39,415	\$37,707
2000 Average Household Income	\$56,141	\$56,429	\$55,464
2008 Average HH Income	\$78,356	\$77,424	\$75,518
2013 Average HH Income	\$91,762	\$95,225	\$92,680
1990-2000 Annual Rate	3.43%	3.65%	3.93%
2000-2008 Annual Rate	4.12%	3.91%	3.81%
2008-2013 Annual Rate	3.21%	4.23%	4.18%

### Households by Income

Current median household income is \$62,307 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$77,162 in five years. In 2000, median household income was \$46,099, compared to \$32,771 in 1990.

Current average household income is \$75,518 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$92,680 in five years. In 2000, average household income was \$55,464, compared to \$37,707 in 1990.

Current per capita income is \$28,761 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$35,370 in five years. In 2000, the per capita income was \$21,063, compared to \$14,474 in 1990.

### Population by Employment

Total Businesses	538	3,114	7,707
Total Employees	6,212	32,758	83,977

Currently, 93.5 percent of the civilian labor force in the identified market area is employed and 6.5 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 94.1 percent of the civilian labor force, and unemployment will be 5.9 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, 69.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

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

- 61.6 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 16.8 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 21.7 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 78.8 percent of the market area population drove alone to work, and 2.6 percent worked at home. The average travel time to work in 2000 was 22.7 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:

- 10.7 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 31.7 percent were high school graduates only (29.6 percent in the U.S.)
- 8.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 17.6 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 8.0 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.