

Shopko Hometown

3225 10th St E, Glencoe, MN 55336



HOME

HIGHLIGHTS

AERIAL

DEMOGRAPHICS

42,700 SF AVAILABLE



For more information, please contact:

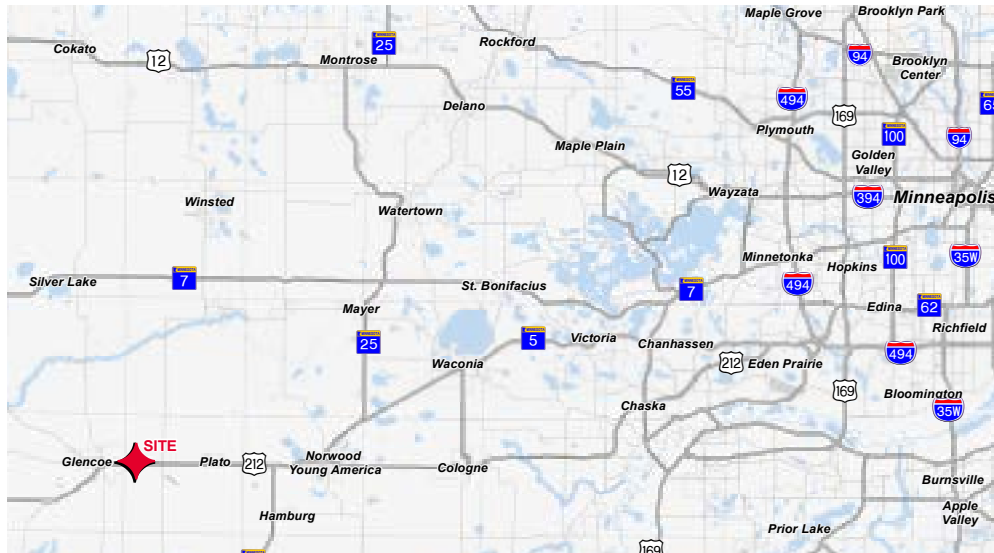
Deb Carlson
Director
+1 952 465 3370
deb.carlson@cushwake.com

Skip Melin, CCIM
Senior Director
+1 952 465 3377
william.melin@cushwake.com

Cushman & Wakefield
3500 American Blvd. W. Suite 200
Minneapolis, MN 55431
cushmanwakefield.com

Property Highlights

- Free standing building right on Highway 212, a major thoroughfare from the Twin Cities thru western Minnesota.
- Great visibility of the building, along with a large pylon sign, and full access to Highway 212.
- Anchored by a large True Value Hardware store that draws from Glencoe and surrounding communities. Glencoe's supermarket - Coborn's - is also on this east side of town.
- The building is in good condition, and includes over 100 parking stalls and loading dock.



BUILDING INFORMATION

Location	Highway 212 & Falcon Ave N
Land Size	3.45 acres
Building Size	42,700 square feet
Lease Rate	\$8.00 - \$12.00 psf
Sale Price	\$1,700,000

OPERATING EXPENSES (2019 ESTIMATES)

Real Estate Taxes	\$33,188
-------------------	----------

DEMOGRAPHICS	5 MILE	15 MILES	25 MILES
Population	7,621	42,042	170,436
Households	2,984	16,633	62,961
Avg. HH Income	\$68,239	\$75,959	\$96,912
Daytime Population	3,949	23,453	60,945

TRAFFIC COUNTS	VPD
Highway 212 East of Morningside Ave N	11,600
Highway 212 West of Morningside Ave N	6,700

For more information, please contact:

Deb Carlson
 Director
 +1 952 465 3370
 deb.carlson@cushwake.com

Skip Melin, CCIM
 Senior Director
 +1 952 465 3377
 william.melin@cushwake.com

Cushman & Wakefield
 3500 American Blvd. W. Suite 200
 Minneapolis, MN 55431
 cushmanwakefield.com

Shopko Hometown

3225 10th St E, Glencoe, MN 55336



HOME

HIGHLIGHTS

AERIAL

DEMOGRAPHICS



Falcon Ave N

1,250 vpd

10th St E



11,600 vpd



Shopko Hometown

3225 10th St E, Glencoe, MN 55336



HOME

HIGHLIGHTS

AERIAL

DEMOGRAPHICS



Demographics

Executive Summary

Glencoe - 3225 10th St E
 -94.119809129 44.770298919
 Rings: 5, 15, 25 mile radii



	5 miles	15 miles	25 miles
Population			
2010 Population	7,558	40,623	154,812
2018 Population	7,621	42,042	170,436
2023 Population	7,662	43,137	182,868
2010-2018 Annual Rate	0.10%	0.42%	1.17%
2018-2023 Annual Rate	0.11%	0.52%	1.42%
2018 Male Population	49.9%	50.5%	50.1%
2018 Female Population	50.1%	49.5%	49.9%
2018 Median Age	40.3	39.4	38.2
Currently, the U.S. median age is 38.3 years old.			
Population by Employment			
2018 Civilian Population Base	4,079	22,767	91,892
2018 % Civilian Labor Force Employed	97.9%	97.4%	97.6%
2018 % Civilian Labor Force Unemployed	2.1%	2.6%	2.4%
Occupation Distribution			
2018 % White Collar Jobs	51.7%	51.4%	59.8%
2018 % Services Jobs	16.4%	16.3%	14.9%
2018 % Blue Collar Jobs	32.0%	32.2%	25.2%
Population by Education			
2018 Education Base - Population 25 +	5,276	28,788	112,034
Less than 9th Grade	7.6%	3.8%	2.7%
9th - 12th Grade, No Diploma	6.7%	4.7%	3.5%
High School Graduate	32.4%	34.4%	26.9%
GED/Alternative Credential	3.3%	2.6%	2.5%
Some College, No Degree	19.8%	21.5%	20.7%
Associate Degree	13.2%	14.8%	13.4%
Bachelor's Degree	13.7%	13.7%	22.0%
Graduate/Professional Degree	3.2%	4.5%	8.3%
Per Capita Income			
2018 Per Capita Income	\$26,979	\$30,013	\$36,115
2023 Per Capita Income	\$30,229	\$34,485	\$41,622
2018-2023 Annual Rate	2.30%	2.82%	2.88%
Currently, the U.S. per capita income is \$31,950. The per capita income is projected to be \$36,530 in five years, for all U.S. households.			
Households			
2010 Households	2,956	16,085	57,539
2018 Total Households	2,984	16,633	62,961
2023 Total Households	3,003	17,057	67,345
2010-2018 Annual Rate	0.11%	0.41%	1.10%
2018-2023 Annual Rate	0.13%	0.50%	1.36%
2018 Average Household Size	2.51	2.50	2.67
Median Household Income			
2018 Median Household Income	\$56,863	\$62,759	\$76,977
2023 Median Household Income	\$61,429	\$71,643	\$85,539
2018-2023 Annual Rate	1.56%	2.68%	2.13%
Currently, the median household income is \$58,100 for all U.S. households. Median household income is projected to be \$65,727 in five years, for all U.S. households.			

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

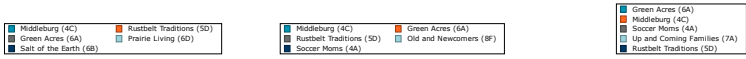
April 25, 2019

Executive Summary

Glencoe - 3225 10th St E
 -94.119809129 44.770298919
 Rings: 5, 15, 25 mile radii



	5 miles	15 miles	25 miles
Average Household Income			
2018 Average Household Income	\$68,239	\$75,959	\$96,912
2023 Average Household Income	\$76,402	\$87,375	\$112,163
2018-2023 Annual Rate	2.29%	2.84%	2.97%
Currently, the average household income is \$83,694 for all U.S. households. Average household income is projected to be \$96,109 in five years, for all U.S. households			
Households by Income			
2018 Household Income Base	2,984	16,633	62,961
<\$15,000	235	1,314	3,848
\$15,000-\$24,999	344	1,371	3,864
\$25,000-\$34,999	294	1,477	4,355
\$35,000-\$49,999	409	2,172	6,822
\$50,000-\$74,999	577	3,266	11,505
\$75,000-\$99,999	607	3,087	10,187
\$100,000-\$149,999	372	2,833	12,710
\$150,000-\$199,999	99	659	5,128
\$200,000+	46	454	4,542
Housing			
2010 Housing Units	3,200	17,315	61,809
Owner Occupied Housing Units	70.5%	72.9%	75.9%
Renter Occupied Housing Units	21.9%	20.0%	17.2%
Vacant Housing Units	7.6%	7.1%	6.9%
2018 Housing Units	3,220	17,975	67,342
Owner Occupied Housing Units	69.6%	71.6%	76.0%
Renter Occupied Housing Units	23.0%	20.9%	17.5%
Vacant Housing Units	7.3%	7.5%	6.5%
2023 Housing Units	3,265	18,513	72,491
Owner Occupied Housing Units	70.4%	72.2%	77.0%
Renter Occupied Housing Units	21.5%	20.0%	15.9%
Vacant Housing Units	8.0%	7.9%	7.1%
Currently, in the U.S., 56.0% of the housing units are owner occupied; 32.8% are renter occupied; and 11.2% are vacant.			
Daytime Population			
Total Employees	3,949	23,453	60,945
Total Businesses	355	1,839	5,472
Total Residential Population	7,621	42,042	170,436
Employee/Residential Population Ratio	52	56	36
Top Tapestry Segments			
5 miles			
15 miles			
25 miles			



More information about tapestry descriptions can be found [here](#)

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

April 25, 2019