CROSSROADS OF SHAKOPEE





SIZE

140,949 square feet

DEMOGRAPHICS

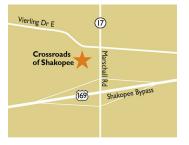
I mile	3 mile	5 mile					
Population 13,872	on 38,210	84,05 I					
Households 4,823 13,336 29,383							
Median HH Income (\$) 91,016 90,161 108,846							

MAJOR TENANT(S)

Cub Foods Subway Great Clips

LEASING CONTACT

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LOCATION

1198 Vierling Drive E | Shakopee, MN 55379

PROPERTY HIGHLIGHTS

- Anchored by Cub Foods, the number one grocer in the Twin City area
- Additional tenants include Papa Murphy's, Great Clips, The UPS Store, Subway, and OneMain Financial
- Located 24 miles southwest of downtown Minneapolis, with a population exceeding 38,200 in a three-mile radius with an average household income more than \$109,900
- The center is located at the intersection of NWC US Highway 169 and Marschall Road, the two major arterial roads in the city of Shakopee which benefits from more than 38,100 vehicles per day



MORE INFO

www.phillipsedison.com



CROSSROADS OF SHAKOPEE

_	LEGEND vailable		Осс		
			TOTAL	SQ. FT.	140,949
			100	Cub Foods	64,955 SI
	•		SHAD5 Wells Fargo		
B1164	Zager Family Chiropractic	1,267 SF	SHAD4	Precision Auto Collision Inc	
B1160	The UPS Store	1,215 SF		Repair	
	Subway	1,338 SF		Capital Tire and Auto	
B1152	Tobacco Shop	2,553 SF		SuperAmerica	
B1144	AVAILABLE	1,537 SF	SHADI	O	
	Soccer Fun-da-Mentals		OP	Chipotle Mexican Grill	2,500 SI
A1282	The Golf Garage	6,227 SF	D1140	AT&T	1,597 SI
A1278	Master Moon Tae Kwon Do	5,877 SF	D1136	Home Choice	6,532 SI
	Recruiting Office		CIII4	Sapporo	2,400 SI
A1276	US Marine Corps	1,876 SF	CIII0	\$5 Tan	2,575 SI
A1274	Hong Kong Buffet II	5,189 SF	C1108	T-Mobile	1,193 SI
A1272	AVAILABLE	2,517 SF	C1106	Papa Murphy's Pizza	1,195 SI
A1270	Chuck & Don's Pet Food & Supplies	4,578 SF		Wingstop	1,190 SI
A1266	Pizza Ranch	6,722 SF		Marschall Road Animal Hospital	1,610 SI
A1262	Cub Foods Liquor	6,709 SF	B1172	Great Clips	1,267 S









Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



Consequence of Chalcons						
	sroads of Shakopee opee, MN	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius		
GHak	opoo, mix					
	Q2 2022 Estimated Population	13,872	38,210	84,051		
	2027 Projected Population	14,995	41,379	90,461		
	2010 Census Population	11,862	32,628	71,677		
Population	2000 Census Population	7,188	20,530	45,488		
	1990 Census Population	3,429	12,424	26,456		
elu	Historical Annual Growth 1990 to 2000	7.68%	5.15%	5.57%		
Pop	Historical Annual Growth 2000 to 2010	5.14%	4.74%	4.65%		
	Estimated Annual Growth 2010 to 2022	1.24%	1.25%	1.26%		
	Projected Annual Growth 2022 to 2027	1.57%	1.61%	1.48%		
	Median Age	36.3	37.1	38.1		
	Q2 2022 Estimated Households	4,823	13,336	29,383		
	2027 Projected Households	5,215	14,465	31,653		
	2010 Census Households	4,119	11,352	25,026		
(O	2000 Census Households	2,522	7,462	15,713		
Households	1990 Census Households	1,227	4,385	9,316		
ıse	Historical Annual Growth 1990 to 2000	7.47%	5.46%	5.37%		
Ног	Historical Annual Growth 2000 to 2010	5.03%	4.28%	4.76%		
	Estimated Annual Growth 2010 to 2022	1.24%	1.27%	1.27%		
	Projected Annual Growth 2022 to 2027	1.58%	1.64%	1.50%		
	Population per Household	2.87	2.80	2.83		
	White	70.7%	71.3%	74.8%		
l g ig	Black or African American	5.9%	6.0%	4.2%		
opulatio by Race	Asian & Pacific Islander	11.3%	9.3%	9.1%		
Population by Race	Other Races	3.7%	4.6%	4.3%		
<u> </u>	Hispanic Population	8.4%	8.8%	7.6%		
Φ	Average Household Income	\$104,831	\$109,998	\$140,154		
Incom	Median Household Income	\$91,016	\$90,161	\$108,846		
	Per Capita Income	\$36,541	\$38,947	\$49,319		
	Elementary	3.8%	3.9%	2.9%		
	Some High School	3.8%	3.9% 4.1%	2.9%		
₽ (±	High School Graduate	29.3%	26.3%	19.6%		
Education (Age 25+)	Some College	17.9%	18.2%	16.3%		
Age	Associates Degree Only	11.6%	11.6%	10.9%		
" "	Bachelors Degree Only	23.0%	25.4%	32.3%		
	Graduate Degree	10.6%	10.6%	15.1%		
v)	Number of Businesses	217	1,041	2,172		
es	Total Number of Employees	4,350	19,998	37,671		
Business	Employees per Business	20.06	19.20	17.34		
Щ	Residential Population per Business	63.99	36.69	38.69		
		00.00	00.00	88.88		

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