



KRAUS-ANDERSON®
Realty Company



Northlake Office Centre I, II & III

14180 Commerce Avenue NE
Prior Lake, MN 55372

- Three multi-tenant, single story buildings totaling 31,293 square feet. Located in the central business corridor of Savage/Prior Lake at Highways 42 & 13
- Average Household Income within a one-mile radius is \$129,191
- Parking Ratio is 4.79 stalls per 1,000 square feet of gross leasable space
- Anchored by Edina Realty

KRAUS-ANDERSON REALTY COMPANY

501 S. Eighth Street
Minneapolis, MN 55404
612-332-7281
www.karealty.com

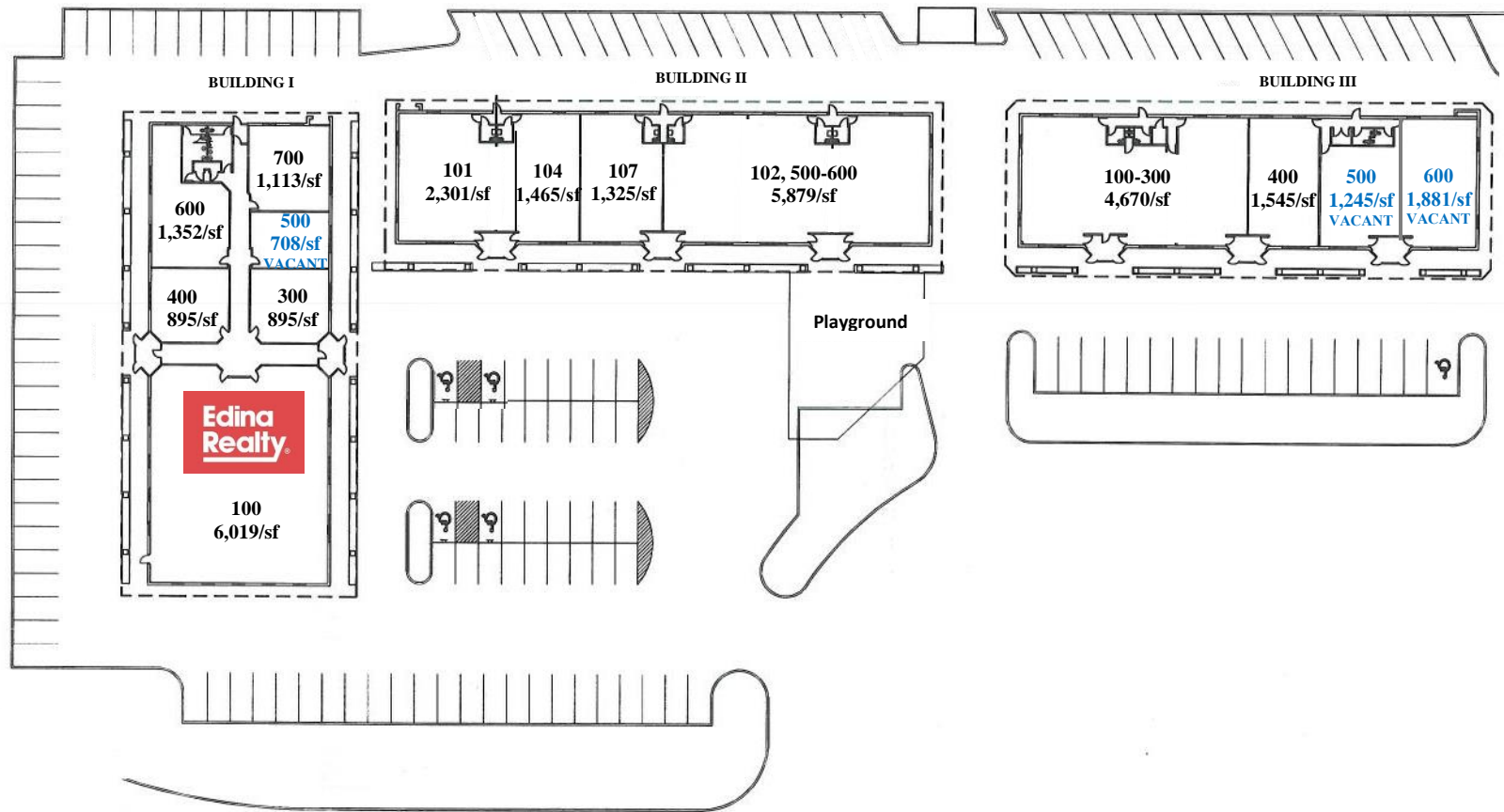




KRAUS-ANDERSON®
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NORTHLAKE OFFICE CENTRE I, II, III

14198 Commerce Avenue NE, Prior Lake, MN 55372





Demographic and Income Comparison Profile

Northlake Office Centre
14180 Commerce Ave NE, Prior Lake, Minnesota, 55372
Rings: 1, 3, 5 mile radii

Northlake Office Centre
Latitude: 44.74366
Longitude: -93.38081

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,719	40,276	97,659
Households	2,529	13,536	36,046
Families	1,879	10,867	26,015
Average Household Size	2.66	2.97	2.70
Owner Occupied Housing Units	2,250	12,151	28,694
Renter Occupied Housing Units	279	1,385	7,352
Median Age	36.4	35.5	36.0
2017 Summary			
Population	7,739	44,904	107,717
Households	2,915	15,074	39,518
Families	2,144	12,042	28,463
Average Household Size	2.65	2.98	2.71
Owner Occupied Housing Units	2,548	13,401	31,103
Renter Occupied Housing Units	368	1,672	8,416
Median Age	37.6	36.5	37.2
Median Household Income	\$101,695	\$102,609	\$89,794
Average Household Income	\$129,191	\$124,649	\$112,969
2022 Summary			
Population	8,474	48,584	115,032
Households	3,193	16,303	42,084
Families	2,339	12,992	30,294
Average Household Size	2.65	2.98	2.72
Owner Occupied Housing Units	2,781	14,467	33,246
Renter Occupied Housing Units	412	1,836	8,838
Median Age	38.0	37.5	37.9
Median Household Income	\$109,785	\$109,701	\$100,689
Average Household Income	\$145,790	\$140,740	\$128,001
Trends: 2017-2022 Annual Rate			
Population	1.83%	1.59%	1.32%
Households	1.84%	1.58%	1.27%
Families	1.76%	1.53%	1.25%
Owner Households	1.77%	1.54%	1.34%
Median Household Income	1.54%	1.35%	2.32%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

September 21, 2017



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2017 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	49	1.7%	321	2.1%	1,619	4.1%
\$15,000 - \$24,999	56	1.9%	429	2.8%	2,013	5.1%
\$25,000 - \$34,999	139	4.8%	626	4.2%	2,101	5.3%
\$35,000 - \$49,999	220	7.5%	1,135	7.5%	3,929	9.9%
\$50,000 - \$74,999	406	13.9%	2,120	14.1%	6,216	15.7%
\$75,000 - \$99,999	550	18.9%	2,571	17.1%	5,891	14.9%
\$100,000 - \$149,999	678	23.3%	3,907	25.9%	8,770	22.2%
\$150,000 - \$199,999	402	13.8%	2,135	14.2%	4,762	12.1%
\$200,000+	414	14.2%	1,831	12.1%	4,218	10.7%
Median Household Income	\$101,695		\$102,609		\$89,794	
Average Household Income	\$129,191		\$124,649		\$112,969	
Per Capita Income	\$47,919		\$42,008		\$41,429	

2022 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	55	1.7%	356	2.2%	1,737	4.1%
\$15,000 - \$24,999	59	1.8%	440	2.7%	2,012	4.8%
\$25,000 - \$34,999	136	4.3%	594	3.6%	1,979	4.7%
\$35,000 - \$49,999	206	6.5%	1,066	6.5%	3,650	8.7%
\$50,000 - \$74,999	376	11.8%	1,938	11.9%	5,647	13.4%
\$75,000 - \$99,999	543	17.0%	2,487	15.3%	5,787	13.8%
\$100,000 - \$149,999	784	24.6%	4,427	27.2%	10,077	23.9%
\$150,000 - \$199,999	496	15.5%	2,605	16.0%	5,797	13.8%
\$200,000+	538	16.8%	2,391	14.7%	5,398	12.8%
Median Household Income	\$109,785		\$109,701		\$100,689	
Average Household Income	\$145,790		\$140,740		\$128,001	
Per Capita Income	\$54,088		\$47,403		\$46,792	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Northlake Office Centre
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Northlake Office Centre
Latitude: 44.74366
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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	515	7.7%	3,016	7.5%	7,369	7.5%
Age 5 - 9	638	9.5%	3,677	9.1%	7,957	8.1%
Age 10 - 14	564	8.4%	3,639	9.0%	7,530	7.7%
Age 15 - 19	335	5.0%	2,905	7.2%	6,364	6.5%
Age 20 - 24	192	2.9%	1,654	4.1%	4,876	5.0%
Age 25 - 34	947	14.1%	4,923	12.2%	13,219	13.5%
Age 35 - 44	1,282	19.1%	7,131	17.7%	15,511	15.9%
Age 45 - 54	979	14.6%	7,179	17.8%	15,885	16.3%
Age 55 - 64	696	10.4%	3,724	9.2%	10,170	10.4%
Age 65 - 74	386	5.7%	1,648	4.1%	5,291	5.4%
Age 75 - 84	155	2.3%	619	1.5%	2,478	2.5%
Age 85+	31	0.5%	162	0.4%	1,008	1.0%

2017 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	541	7.0%	3,021	6.7%	7,310	6.8%		
Age 5 - 9	723	9.3%	3,677	8.2%	8,169	7.6%		
Age 10 - 14	672	8.7%	3,927	8.7%	8,378	7.8%		
Age 15 - 19	447	5.8%	3,123	7.0%	6,794	6.3%		
Age 20 - 24	256	3.3%	2,246	5.0%	5,537	5.1%		
Age 25 - 34	818	10.6%	5,390	12.0%	14,152	13.1%		
Age 35 - 44	1,505	19.4%	7,051	15.7%	15,816	14.7%		
Age 45 - 54	1,123	14.5%	7,233	16.1%	15,727	14.6%		
Age 55 - 64	800	10.3%	5,417	12.1%	13,426	12.5%		
Age 65 - 74	565	7.3%	2,693	6.0%	7,954	7.4%		
Age 75 - 84	229	3.0%	896	2.0%	3,234	3.0%		
Age 85+	59	0.8%	228	0.5%	1,219	1.1%		

2022 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	586	6.9%	3,192	6.6%	7,679	6.7%		
Age 5 - 9	761	9.0%	3,728	7.7%	8,286	7.2%		
Age 10 - 14	756	8.9%	4,050	8.3%	8,696	7.6%		
Age 15 - 19	527	6.2%	3,398	7.0%	7,463	6.5%		
Age 20 - 24	289	3.4%	2,085	4.3%	5,344	4.6%		
Age 25 - 34	806	9.5%	5,883	12.1%	14,901	13.0%		
Age 35 - 44	1,731	20.4%	7,996	16.5%	17,696	15.4%		
Age 45 - 54	1,163	13.7%	6,812	14.0%	14,890	12.9%		
Age 55 - 64	861	10.2%	6,163	12.7%	14,357	12.5%		
Age 65 - 74	611	7.2%	3,622	7.5%	9,933	8.6%		
Age 75 - 84	306	3.6%	1,351	2.8%	4,410	3.8%		
Age 85+	77	0.9%	305	0.6%	1,378	1.2%		

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Northlake Office Centre
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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,744	85.5%	34,230	85.0%	80,807	82.7%
Black Alone	174	2.6%	1,378	3.4%	4,828	4.9%
American Indian Alone	25	0.4%	196	0.5%	708	0.7%
Asian Alone	592	8.8%	2,958	7.3%	6,580	6.7%
Pacific Islander Alone	14	0.2%	36	0.1%	96	0.1%
Some Other Race Alone	30	0.4%	552	1.4%	1,842	1.9%
Two or More Races	140	2.1%	925	2.3%	2,798	2.9%
Hispanic Origin (Any Race)	148	2.2%	1,330	3.3%	4,636	4.7%

2017 Race and Ethnicity	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,357	82.1%	36,851	82.1%	85,549	79.4%
Black Alone	328	4.2%	2,282	5.1%	7,204	6.7%
American Indian Alone	33	0.4%	232	0.5%	848	0.8%
Asian Alone	768	9.9%	3,622	8.1%	8,154	7.6%
Pacific Islander Alone	17	0.2%	40	0.1%	113	0.1%
Some Other Race Alone	43	0.6%	697	1.6%	2,303	2.1%
Two or More Races	193	2.5%	1,179	2.6%	3,547	3.3%
Hispanic Origin (Any Race)	206	2.7%	1,693	3.8%	5,773	5.4%

2022 Race and Ethnicity	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,708	79.2%	38,592	79.4%	87,982	76.5%
Black Alone	493	5.8%	3,203	6.6%	9,531	8.3%
American Indian Alone	41	0.5%	270	0.6%	974	0.8%
Asian Alone	909	10.7%	4,166	8.6%	9,376	8.2%
Pacific Islander Alone	19	0.2%	44	0.1%	123	0.1%
Some Other Race Alone	57	0.7%	852	1.8%	2,766	2.4%
Two or More Races	247	2.9%	1,457	3.0%	4,280	3.7%
Hispanic Origin (Any Race)	264	3.1%	2,080	4.3%	6,907	6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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