

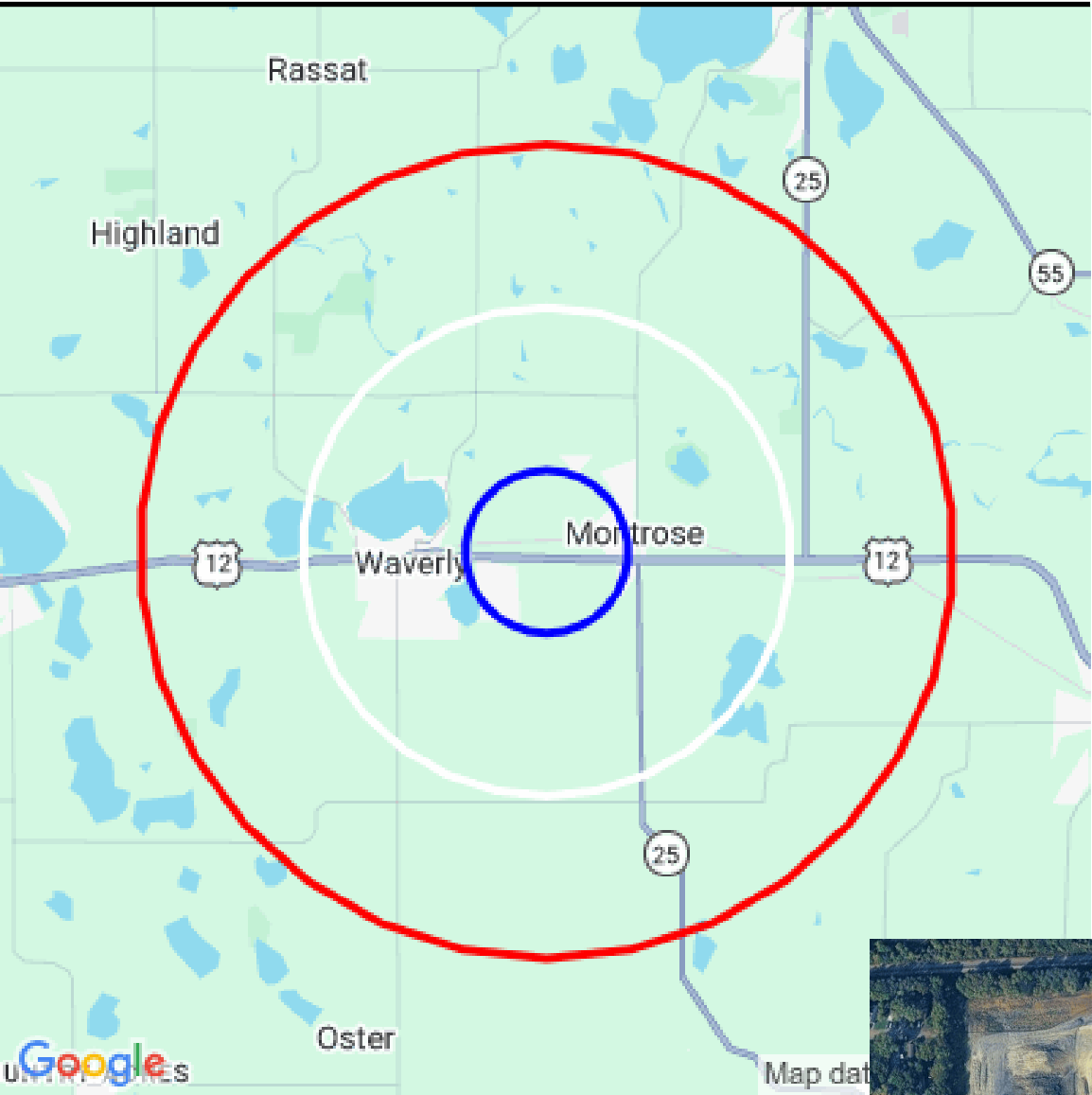
Montrose Industrial Park - 14.38 Acres



HJ Development, Inc.

2655 Cheshire Ln N Plymouth, MN 55447 | 952-476-9400

Demographic Report



Montrose Industrial Park - 14.38 Acres

Population

Distance	Male	Female	Total
1- Mile	480	409	888
3- Mile	2,494	2,160	4,654
5- Mile	3,520	3,084	6,604



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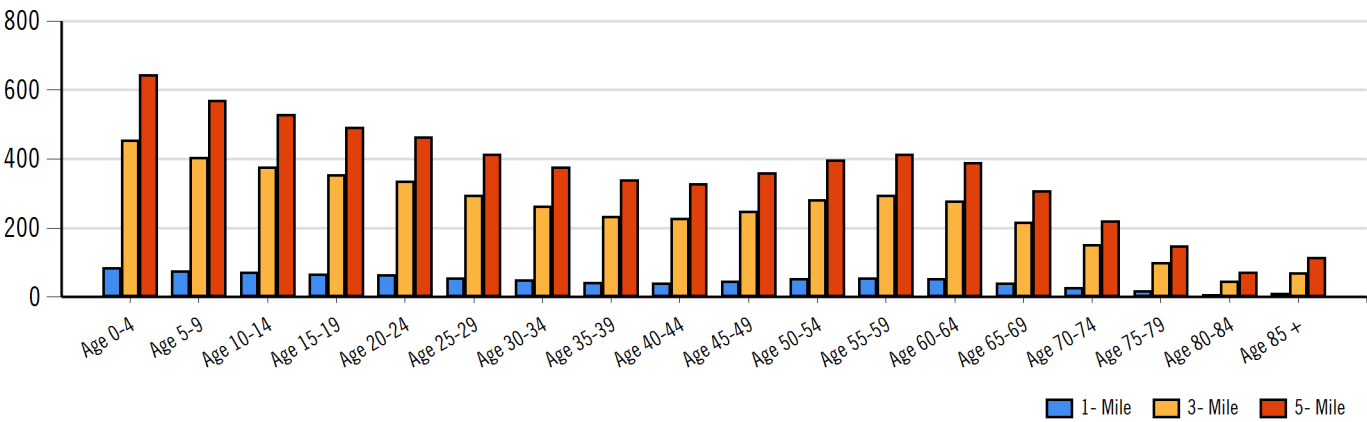


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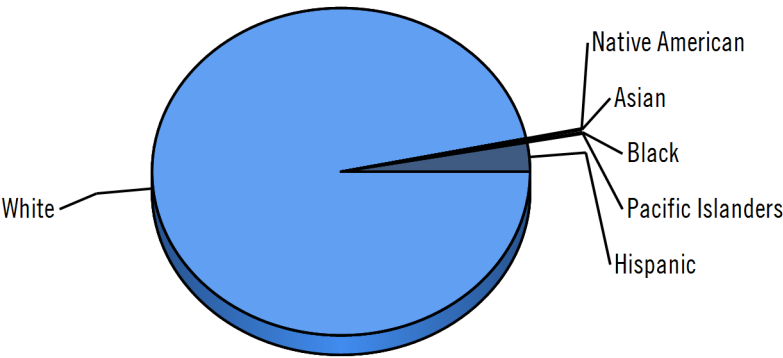
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Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	484	14	0.45 %
3-Mile	2,528	74	1.70 %
5-Mile	3,592	103	1.66 %



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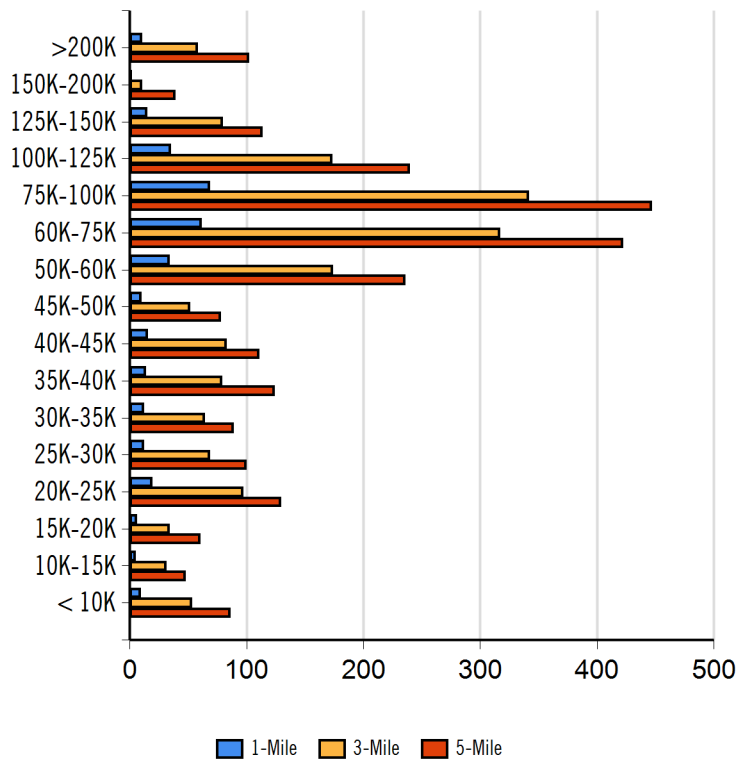
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	6	0	41	109	28	32	19	1	29	81	53	8	33
3-Mile	41	1	212	555	140	177	99	5	165	424	269	46	176
5-Mile	84	1	324	751	177	287	145	11	297	594	358	63	237

Household Income



Radius	Median Household Income
1-Mile	\$66,584.00
3-Mile	\$60,289.33
5-Mile	\$65,032.20

Radius	Average Household Income
1-Mile	\$71,751.50
3-Mile	\$68,713.67
5-Mile	\$76,757.40

Radius	Aggregate Household Income
1-Mile	\$23,556,112.52
3-Mile	\$122,516,855.98
5-Mile	\$175,844,616.08

Education

	1-Mile	3-mile	5-mile
Pop > 25	519	2,721	3,899
High School Grad	221	1,167	1,670
Some College	106	560	824
Associates	42	218	313
Bachelors	54	279	387
Masters	10	50	73
Prof. Degree	3	17	26
Doctorate	1	6	8

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	16 %	66 %	72 %
Teen's	19 %	69 %	69 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	22 %	103 %	108 %
New Homes	29 %	106 %	94 %
New Households	15 %	51 %	44 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	41 %	152 %	173 %
Public Transportation Users	2 %	7 %	6 %
Young Wealthy Households	0 %	0 %	4 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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MOODY'S

Montrose Industrial Park - 14.38 Acres



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	15,861,856		83,046,956		118,928,243	
Average annual household	48,943		48,277		51,640	
Food	6,319	12.91 %	6,247	12.94 %	6,655	12.89 %
Food at home	4,137		4,099		4,292	
Cereals and bakery products	589		584		611	
Cereals and cereal products	210		208		218	
Bakery products	379		375		393	
Meats poultry fish and eggs	809		805		845	
Beef	186		185		196	
Pork	149		148		152	
Poultry	151		150		158	
Fish and seafood	127		127		136	
Eggs	68		67		69	
Dairy products	416		412		437	
Fruits and vegetables	844		836		876	
Fresh fruits	125		124		130	
Processed vegetables	163		161		166	
Sugar and other sweets	153		151		157	
Fats and oils	132		131		136	
Miscellaneous foods	785		776		808	
Nonalcoholic beverages	353		350		361	
Food away from home	2,182		2,148		2,363	
Alcoholic beverages	354		348		378	
Housing	17,699	36.16 %	17,486	36.22 %	18,405	35.64 %
Shelter	10,695		10,552		11,147	
Owned dwellings	6,461		6,352		6,847	
Mortgage interest and charges	3,298		3,225		3,487	
Property taxes	2,149		2,113		2,297	
Maintenance repairs	1,014		1,013		1,062	
Rented dwellings	3,421		3,401		3,361	
Other lodging	812		798		938	
Utilities fuels	4,198		4,162		4,266	
Natural gas	388		383		401	
Electricity	1,666		1,657		1,683	
Fuel oil	162		161		169	
Telephone services	1,320		1,306		1,336	
Water and other public services	661		654		676	
Household operations	1,202	2.46 %	1,184	2.45 %	1,273	2.47 %
Personal services	354		345		373	
Other household expenses	848		838		899	
Housekeeping supplies	574		568		610	
Laundry and cleaning supplies	159		158		165	
Other household products	336		332		357	
Postage and stationery	78		78		87	
Household furnishings	1,030		1,019		1,108	
Household textiles	74		74		82	
Furniture	216		211		248	
Floor coverings	25		24		29	
Major appliances	152		150		147	
Small appliances	82		82		91	
Miscellaneous	480		475		509	
Apparel and services	1,246	2.55 %	1,234	2.56 %	1,338	2.59 %
Men and boys	239		236		265	
Men 16 and over	203		199		222	
Boys 2 to 15	36		37		42	
Women and girls	451		449		489	



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Women 16 and over	375	372	414
Girls 2 to 15	76	76	74
Children under 2	90	88	90

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	15,861,856		83,046,956		118,928,243	
Average annual household	48,943		48,277		51,640	
Transportation	6,775	13.84 %	6,694	13.87 %	7,073	13.70 %
Vehicle purchases	1,591		1,564		1,702	
Cars and trucks new	830		808		899	
Cars and trucks used	711		709		756	
Gasoline and motor oil	2,184		2,156		2,209	
Other vehicle expenses	2,560		2,538		2,651	
Vehicle finance charges	187		182		186	
Maintenance and repairs	874		865		926	
Vehicle insurance	1,183		1,179		1,199	
Vehicle rental leases	315		311		339	
Public transportation	440		435		510	
Health care	3,892	7.95 %	3,845	7.96 %	3,993	7.73 %
Health insurance	2,541		2,514		2,597	
Medical services	840		826		864	
Drugs	387		383		401	
Medical supplies	122		121		129	
Entertainment	2,950	6.03 %	2,910	6.03 %	3,072	5.95 %
Fees and admissions	541		530		609	
Television radios	1,064		1,051		1,064	
Pets toys	1,062		1,053		1,120	
Personal care products	624		616		666	
Reading	51		51		57	
Education	1,096		1,091		1,348	
Tobacco products	411		409		404	
Miscellaneous	798	1.63 %	778	1.61 %	841	1.63 %
Cash contributions	1,383		1,354		1,402	
Personal insurance	5,341		5,208		6,003	
Life and other personal insurance	169		169		180	
Pensions and Social Security	5,172		5,039		5,823	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,491	1,839	35.02 %	543	1,772	2,077	414	104
3-Mile	2020	3,142	2,373	30.65 %	673	2,265	2,673	469	173
5-Mile	2020	4,107	3,165	27.15 %	828	3,036	3,579	528	255
1-Mile	2023	2,044	1,839	11.06 %	446	1,453	1,942	102	827
3-Mile	2023	2,585	2,373	7.81 %	554	1,863	2,483	102	1,084
5-Mile	2023	3,379	3,165	4.78 %	682	2,496	3,277	102	1,456



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