



SIZE

99,013 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
2,308	5,792	8,891
Households		
2,333	10,579	17,166
Median HH Income (\$)		
107,586	121,654	122,393

MAJOR TENANT(S)

Coborn's
 Snap Fitness
 Great Clips
 Edward Jones

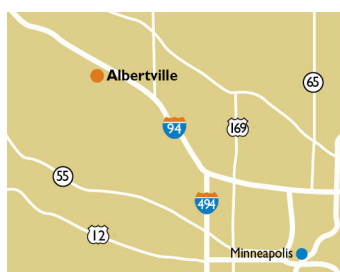
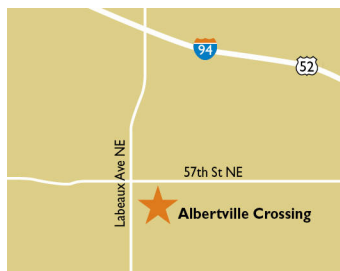
LEASING CONTACT

Andy Schneider
 Mobile (513) 417-4369
 aschneider@phillipsedison.com

Kenneth Groh
 Mobile (513) 344-4606
 kgroh@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

5600-5721 Labeaux Avenue | Albertville, MN 55301

PROPERTY HIGHLIGHTS

- Anchored by Coborn's
- Other national tenants include Great Clips, Papa Murphy's Pizza, Snap Fitness and Edward Jones
- Located at the intersection of 57th Street NE and Labeaux Ave NE
- Population exceeds 32,200 in a three-mile radius with an average household income greater than \$134,600



ALBERTVILLE CROSSING

5600-5721 Labeaux Avenue | Albertville, MN 55301

SPACE	TENANT	SQ. FT.			SQ. FT.
ShadI	Willy McCoy's		204	St. Michael Boutique	2,418 SF
100	St. Cloud Financial Credit Union	1,710 SF	300	My Cell Experts	2,226 SF
101	Great Clips	1,200 SF	302	Wok Star	1,919 SF
102	Turbo Nails	1,350 SF	304	HOTWORX	1,748 SF
103	New Kingdom Healthcare	1,500 SF	306	Liberty Tax	1,321 SF
104	Papa Murphy's Pizza	1,500 SF	308	Aho Law Office and Cate K Designs	1,302 SF
105	Cloud 9 Energy Bowls	1,500 SF	310	Edward Jones	1,173 SF
106	Pricky Bubble Tea	1,382 SF	400	Ardaigh Suas Academy of Irish Dance	4,692 SF
107	SacredLeaf CBD	1,468 SF	406	John Joseph Salon	1,527 SF
108	Totally Tan	2,575 SF	5620	Coborn's Liquor	7,500 SF
110	Hong Thai	1,870 SF	5698	Coborn's	50,785 SF
111	The UPS Store	1,630 SF	TOTAL SQ. FT.		99,013
200	Snap Fitness	3,670 SF			
202	Vibe Chiropractic and Remedy Testing Center	1,047 SF			

SITE LEGEND

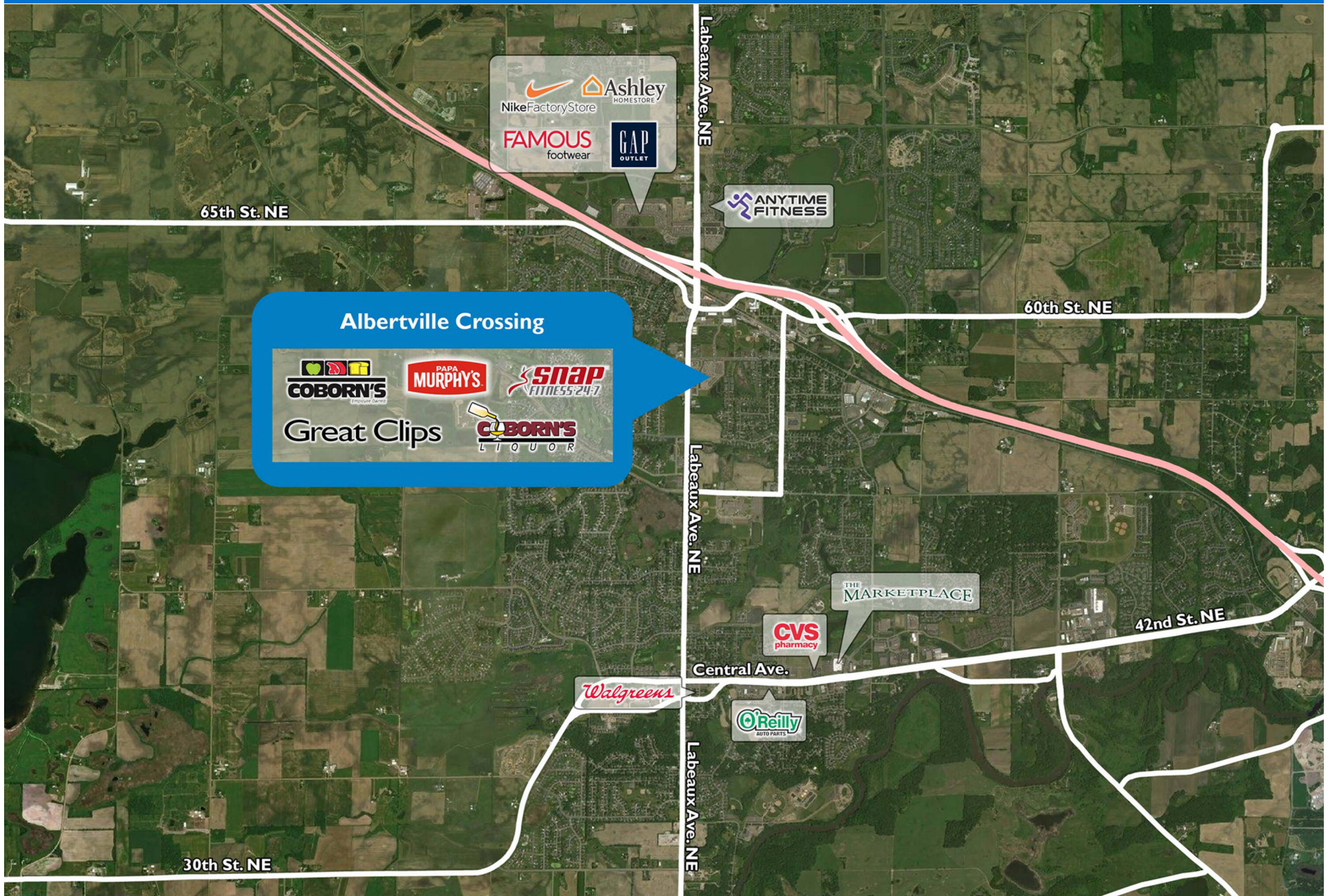
- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

ALBERTVILLE CROSSING

5600-5721 Labeaux Avenue | Albertville, MN 55301



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 45.233761

Longitude: -93.66087

Albertville Crossing Albertville, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,807	32,296	52,104
	2028 Projected Population	7,314	35,713	58,447
	2010 Census Population	5,786	23,102	37,526
	2000 Census Population	3,364	10,925	19,528
	1990 Census Population	1,311	5,703	11,239
	Historical Annual Growth 1990 to 2000	9.89%	6.72%	5.68%
	Historical Annual Growth 2000 to 2010	5.57%	7.78%	6.75%
	Estimated Annual Growth 2010 to 2023	1.19%	2.47%	2.42%
	Projected Annual Growth 2023 to 2028	1.45%	2.03%	2.32%
	Median Age	35.6	35.7	36.8
Households	Q4 2023 Estimated Households	2,333	10,579	17,166
	2028 Projected Households	2,503	11,686	19,238
	2010 Census Households	1,974	7,636	12,359
	2000 Census Households	1,191	3,673	6,386
	1990 Census Households	424	1,778	3,455
	Historical Annual Growth 1990 to 2000	10.89%	7.52%	6.33%
	Historical Annual Growth 2000 to 2010	5.18%	7.59%	6.83%
	Estimated Annual Growth 2010 to 2023	1.22%	2.40%	2.42%
	Projected Annual Growth 2023 to 2028	1.42%	2.01%	2.30%
	Population per Household	2.91	3.05	3.03
Population by Race	White	85.6%	85.5%	86.8%
	Black or African American	3.1%	4.9%	3.7%
	Asian & Pacific Islander	1.7%	2.1%	2.1%
	Other Races	7.4%	5.1%	5.0%
	Hispanic Population	2.2%	2.4%	2.4%
Income	Average Household Income	\$119,126	\$134,675	\$135,705
	Median Household Income	\$107,586	\$121,654	\$122,393
	Per Capita Income	\$40,878	\$44,136	\$44,779
Education (Age 25+)	Elementary	0.3%	0.3%	0.5%
	Some High School	2.3%	1.0%	1.5%
	High School Graduate	26.0%	19.9%	19.6%
	Some College	24.4%	19.1%	18.9%
	Associates Degree Only	13.4%	14.4%	13.7%
	Bachelors Degree Only	21.3%	31.5%	31.2%
	Graduate Degree	12.3%	13.7%	14.6%
Business	Number of Businesses	226	553	824
	Total Number of Employees	2,308	5,792	8,891
	Employees per Business	10.23	10.48	10.78
	Residential Population per Business	30.18	58.42	63.20

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.