

# NEW PRAGUE COMMONS

NEW PRAGUE, MN



## SIZE

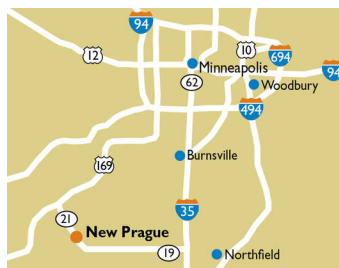
73,415 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile  | 5 mile  |
|------------------------------|---------|---------|
| <b>Population</b>            |         |         |
| 4,278                        | 10,275  | 13,230  |
| <b>Households</b>            |         |         |
| 1,543                        | 3,759   | 4,804   |
| <b>Median HH Income (\$)</b> |         |         |
| 104,430                      | 104,699 | 108,906 |

## MAJOR TENANT(S)

Coborn's



## LOCATION

200 Alton Avenue | New Prague, MN 56071

## PROPERTY HIGHLIGHTS

- Anchored by Coborn's, the city's only full-service grocery store
- National retailers including Anytime Fitness and Verizon Wireless
- Located in the southwest portion of the Minneapolis-St. Paul metro area
- Easy highway access from surrounding towns and from the Twin Cities via I-35
- New development coming soon!

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



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| SPACE         | TENANT                 | SQ. FT.   |
|---------------|------------------------|-----------|
| SHAD1         | O'Reilly Auto Parts    |           |
| 00001         | Heartland Credit Union | 1,900 SF  |
| 00002         | Anytime Fitness        | 3,800 SF  |
| 00004         | Hairchitects/Aveda     | 1,800 SF  |
| 00005         | Papa Murphy's Pizza    | 1,100 SF  |
| 00006         | Revival Style Co.      | 1,300 SF  |
| 00007         | Verizon                | 1,640 SF  |
| 00008         | Southwest Eye Care     | 2,700 SF  |
| 00009         | Edward Jones           | 1,200 SF  |
| 00010         | AVAILABLE              | 1,200 SF  |
| 00011         | New Prague Tobacco     | 2,400 SF  |
| 10976         | Coborn's               | 54,375 SF |
| TOTAL SQ. FT. |                        | 73,415    |

| SITE LEGEND                                                                                                                                         |                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available                | <span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied   |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary                                      |                                                                                                                                          |



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.



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 44.542042

Longitude: -93.554334

| New Prague Commons<br>New Prague, MN |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                           | Q4 2023 Estimated Population          | 4,278            | 10,275           | 13,230           |
|                                      | 2028 Projected Population             | 4,386            | 10,559           | 13,582           |
|                                      | 2010 Census Population                | 3,815            | 9,127            | 11,825           |
|                                      | 2000 Census Population                | 2,428            | 6,351            | 8,682            |
|                                      | 1990 Census Population                | 1,689            | 4,985            | 6,792            |
|                                      | Historical Annual Growth 1990 to 2000 | 3.70%            | 2.45%            | 2.48%            |
|                                      | Historical Annual Growth 2000 to 2010 | 4.62%            | 3.69%            | 3.14%            |
|                                      | Estimated Annual Growth 2010 to 2023  | 0.84%            | 0.86%            | 0.82%            |
|                                      | Projected Annual Growth 2023 to 2028  | 0.50%            | 0.55%            | 0.53%            |
|                                      | Median Age                            | 38.2             | 39.5             | 40.3             |
| Households                           | Q4 2023 Estimated Households          | 1,543            | 3,759            | 4,804            |
|                                      | 2028 Projected Households             | 1,583            | 3,865            | 4,934            |
|                                      | 2010 Census Households                | 1,361            | 3,302            | 4,223            |
|                                      | 2000 Census Households                | 855              | 2,231            | 2,983            |
|                                      | 1990 Census Households                | 612              | 1,758            | 2,325            |
|                                      | Historical Annual Growth 1990 to 2000 | 3.39%            | 2.41%            | 2.53%            |
|                                      | Historical Annual Growth 2000 to 2010 | 4.76%            | 4.00%            | 3.54%            |
|                                      | Estimated Annual Growth 2010 to 2023  | 0.92%            | 0.95%            | 0.94%            |
|                                      | Projected Annual Growth 2023 to 2028  | 0.52%            | 0.56%            | 0.53%            |
|                                      | Population per Household              | 2.72             | 2.70             | 2.73             |
| Population by Race                   | White                                 | 92.2%            | 92.7%            | 93.1%            |
|                                      | Black or African American             | 0.3%             | 0.3%             | 0.3%             |
|                                      | Asian & Pacific Islander              | 0.8%             | 1.6%             | 1.4%             |
|                                      | Other Races                           | 4.2%             | 3.3%             | 3.1%             |
|                                      | Hispanic Population                   | 2.4%             | 2.1%             | 2.1%             |
| Income                               | Average Household Income              | \$123,495        | \$124,852        | \$128,513        |
|                                      | Median Household Income               | \$104,430        | \$104,699        | \$108,906        |
|                                      | Per Capita Income                     | \$45,142         | \$46,110         | \$47,003         |
| Education (Age 25+)                  | Elementary                            | 0.8%             | 0.9%             | 1.0%             |
|                                      | Some High School                      | 1.3%             | 2.9%             | 2.8%             |
|                                      | High School Graduate                  | 24.7%            | 28.5%            | 28.4%            |
|                                      | Some College                          | 23.9%            | 24.1%            | 23.4%            |
|                                      | Associates Degree Only                | 13.5%            | 12.0%            | 12.7%            |
|                                      | Bachelors Degree Only                 | 25.4%            | 21.5%            | 22.0%            |
|                                      | Graduate Degree                       | 10.5%            | 10.1%            | 9.7%             |
| Business                             | Number of Businesses                  | 145              | 356              | 415              |
|                                      | Total Number of Employees             | 1,042            | 2,828            | 3,289            |
|                                      | Employees per Business                | 7.18             | 7.94             | 7.93             |
|                                      | Residential Population per Business   | 29.50            | 28.86            | 31.90            |

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