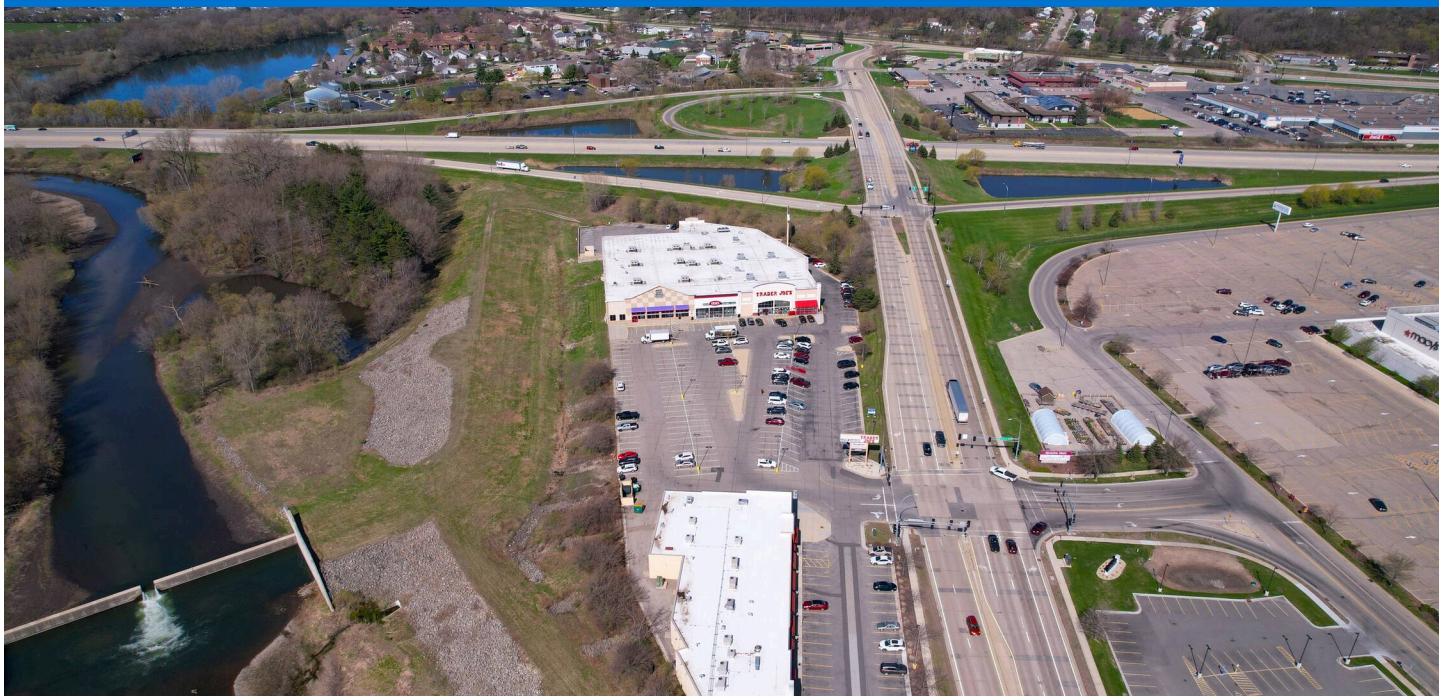


APACHE SHOPPES

ROCHESTER, MN



SIZE

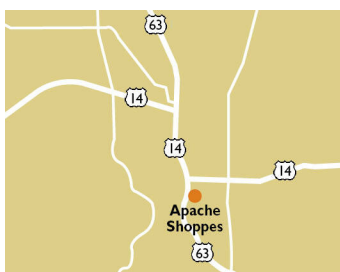
57,491 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
6,261	60,021	106,651
Households		
2,691	25,783	44,464
Median HH Income (\$)		
81,225	76,080	83,840

MAJOR TENANT(S)

Trader Joe's
Hot Chip Burger Bar
Verizon Wireless



LOCATION

1200 16th Street SW | Rochester, MN 55902

PROPERTY HIGHLIGHTS

- 60,877-square-foot shopping center anchored by Trader Joe's
- Other tenants include Verizon Wireless, Hot Chip Burger Bar and Lasker Jewelers
- Population exceeds 60,000 in a three-mile radius with an average household income over \$116,500

LEASING CONTACT

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

MORE INFO

www.phillipsedison.com



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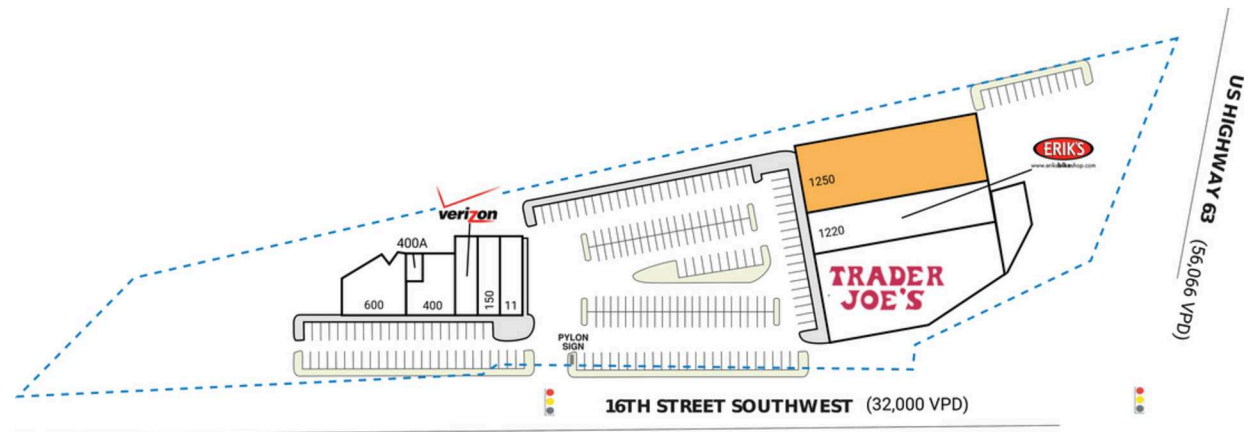
APACHE SHOPPES

1200 16th Street SW | Rochester, MN 55902

SPACE	TENANT	SQ. FT.
11	Lasker Jewelers	3,000 SF
150	TerraLoco Running & Yoga	3,775 SF
200	Verizon Wireless	2,890 SF
400	UC Nails	1,232 SF
400A	Hot Chip Burger Bar (Storage)	142 SF
600	Hot Chip Burger Bar	4,002 SF
1200	Trader Joe's	15,960 SF
1220	Erik's Bike Shop	7,950 SF
1250	AVAILABLE	18,540 SF
TOTAL SQ. FT.		57,491

SITE LEGEND

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



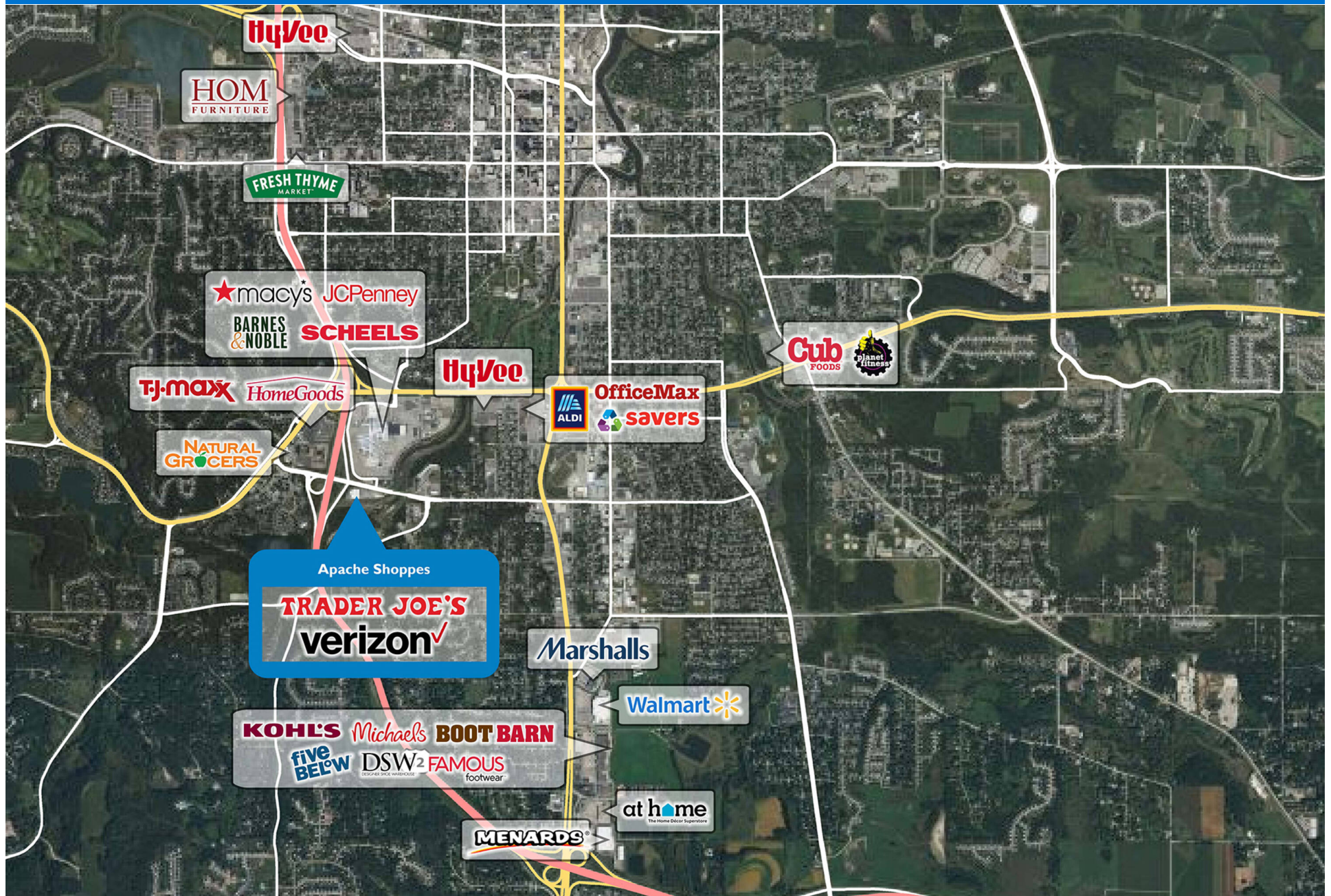
APACHE SHOPPES

1200 16th Street SW | Rochester, MN 55902



APACHE SHOPPES

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 44.000397

Longitude: -92.48075

Apache Shoppes Rochester, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,261	60,021	106,651
	2028 Projected Population	6,559	60,297	105,996
	2010 Census Population	5,209	54,016	94,542
	2000 Census Population	4,868	51,092	86,368
	1990 Census Population	4,049	47,618	77,647
	Historical Annual Growth 1990 to 2000	1.86%	0.71%	1.07%
	Historical Annual Growth 2000 to 2010	0.68%	0.56%	0.91%
	Estimated Annual Growth 2010 to 2023	1.35%	0.77%	0.88%
	Projected Annual Growth 2023 to 2028	0.94%	0.09%	-0.12%
	Median Age	44.6	38.0	38.1
Households	Q4 2023 Estimated Households	2,691	25,783	44,464
	2028 Projected Households	2,829	25,931	44,210
	2010 Census Households	2,255	22,595	38,669
	2000 Census Households	2,011	20,833	34,482
	1990 Census Households	1,654	19,111	30,247
	Historical Annual Growth 1990 to 2000	1.97%	0.87%	1.32%
	Historical Annual Growth 2000 to 2010	1.15%	0.82%	1.15%
	Estimated Annual Growth 2010 to 2023	1.29%	0.96%	1.02%
	Projected Annual Growth 2023 to 2028	1.01%	0.11%	-0.11%
	Population per Household	2.23	2.25	2.34
Population by Race	White	78.8%	72.6%	72.9%
	Black or African American	3.5%	7.1%	8.4%
	Asian & Pacific Islander	6.0%	7.2%	7.3%
	Other Races	6.1%	4.9%	4.7%
	Hispanic Population	5.7%	8.2%	6.8%
Income	Average Household Income	\$158,204	\$116,574	\$117,896
	Median Household Income	\$81,225	\$76,080	\$83,840
	Per Capita Income	\$69,911	\$51,293	\$50,093
Education (Age 25+)	Elementary	0.1%	3.0%	3.0%
	Some High School	0.8%	2.7%	3.0%
	High School Graduate	16.2%	19.5%	18.8%
	Some College	15.4%	15.8%	15.5%
	Associates Degree Only	9.9%	10.1%	11.0%
	Bachelors Degree Only	27.0%	25.1%	26.1%
	Graduate Degree	30.6%	23.7%	22.6%
Business	Number of Businesses	230	2,519	3,275
	Total Number of Employees	3,201	61,433	82,817
	Employees per Business	13.90	24.39	25.29
	Residential Population per Business	27.19	23.83	32.56

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