COLUMBUS RETAIL TRADE AREA DEMOGRAPHIC CHARACTERISTICS AND RETAIL SALES POTENTIAL

Prepared for

City of Columbus

June 2009

McCOMB GROUP, Ltd.
REAL ESTATE AND RETAIL CONSULTANTS

DEMOGRAPHIC CHARACTERISTICS AND RETAIL SALES POTENTIAL

Columbus is a thriving community located along I-35, a major growth corridor in the northeast Metropolitan Area. In addition, I-35 is a favorite route to northern Minnesota for outdoor enthusiasts and tourists. Factors that support retail development in Columbus include:

- The Freeway District is served by an interchange between I-35 and TH-97 (Lake Drive and Scandia Trail). This interchange is the gateway to residential areas in Columbus, Forest Lake and Scandia.
- High traffic counts on I-35 of 86,000 south of Columbus exit for Lake Drive and Scandia Trail. Scandia Trail, east of I-35 carries 19,300 trips and Lake Drive carries 6,200 trips for a total of 25,500 trips. Over half of these trips enter or exit I-35.
- The Freeway District currently contains 16 retail stores and service establishments including a very successful Gander Mountain store, Running Aces Harness Park, and six recreational equipment dealers, which attract patrons from a wide area.
- Freeway District retail properties have excellent visibility from I-35, which also provides access for residents of the northeastern metro area.
- Scandia Trail is the primary arterial linking I-35 with the affluent residential area in Scandia on the St. Croix River.

Destination Trade Area

The Freeway District is attractive to destination retailers, such as Gander Mountain, that can capitalize on the trade area's affluent households and high inflow sales from outside the area.

- The destination trade area is similar to Forest Lake's trade area and makes Columbus a logical location for larger stores that cannot be accommodated at West Broadway and I-35 in Forest Lake two minutes to the north.
- Population and household growth in the Freeway District trade areas have exceeded the growth rates in the Minneapolis-St. Paul MSA.
- Destination trade area households grew at an annual rate of 3.6 percent between 2000 and 2008 and are estimated to increase to 29,031 households by 2013, a 2.64 percent growth rate.
- Destination trade area population has been growing rapidly at an annual rate of 3.2 percent between 2000 and 2008, and is estimated for 2013 to increase to 78,621 people, an annual growth rate of 2.35 percent.
- Average household income in the destination trade area was $82,608 in 2008 and is estimated to increase to $92,000 by 2013.

- ♦ In 2008, almost half of the households in the destination trade area had incomes above $75,000 annually.

- ♦ By 2013, it is estimated that 37.5 percent of the destination trade area households will have incomes in excess of $100,000.

Convenience Trade Area

Lake Drive and Scandia Trail are gateways to the affluent households living in Columbus, southern Forest Lake, and Scandia. This growing trade area provides support for convenience retail stores and services.

- ♦ Convenience trade area households grew at an annual growth rate of 2.8 percent and are estimated to reach 7,448 by 2013, a growth rate of 2.2 percent.

- ♦ Convenience trade area population increased at an annual rate of 2.1 percent between 2000 and 2008, and is estimated to grow to 18,654 in 2013, an annual growth rate of 1.7 percent.

- ♦ In 2008, half of the households in the convenience trade area had incomes above $75,000 annually.

- ♦ By 2013, it is estimated that 40 percent of the convenience trade area households will have incomes in excess of $100,000.

- ♦ Average household income for the convenience trade area was $86,706 in 2008, estimated to increase to $97,846 by 2013.

- ♦ High income households are distributed throughout the trade area and are not concentrated in small geographic pockets.

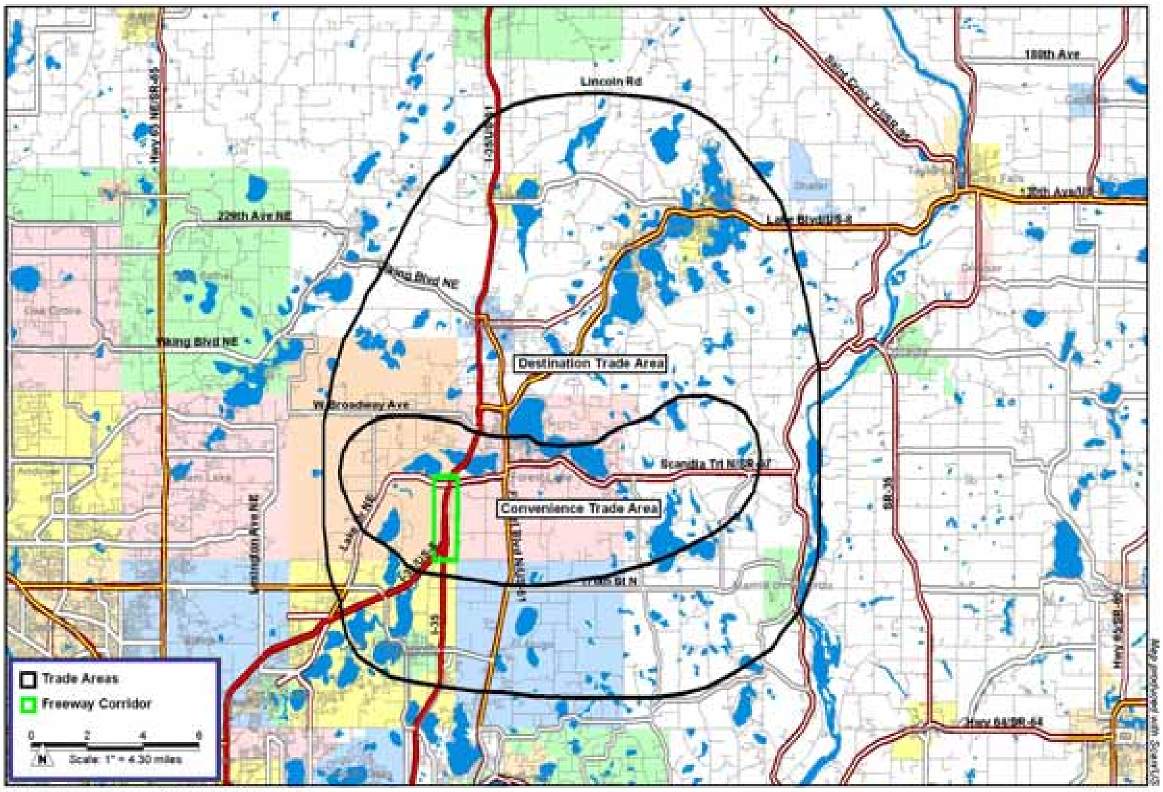
- ♦ Residential areas of Forest Lake with high household density are conveniently located close to the Freeway District.

The Freeway District's many positive attributes and trade area growth provide support for retail stores, restaurants and services.

Demographic Characteristics

Key trade area population, household, and household income characteristics are contained in Tables 1, 2 and 3 on the following pages. More detailed demographic characteristics are contained in the attached demographic appendix.

COLUMBUS FREEWAY DISTRICT TRADE AREAS



06/25/09

Table 1

CONVENIENCE AND DESTINATION TRADE AREAS
AND MINNEAPOLIS-ST. PAUL MSA: POPULATION AND HOUSEHOLDS
1990 AND 2000 CENSUS; 2008 AND 2013 ESTIMATED

	Destination Trade Area	Convenience Trade Area	Minneapolis-St. Paul MSA
Population			
1990	44,500	12,301	2,537,677
2000	54,416	14,524	2,968,806
2008E	70,003	17,178	3,240,886
2013E	78,621	18,654	3,402,621
Annual Growth Rate			
1990-2000	2.03 %	1.68 %	1.58 %
2000-2008E	3.20	2.12	1.10
2008E-2013E	2.35	1.66	0.98
Households			
1990	14,993	4,245	959,070
2000	19,277	5,363	1,136,615
2008E	25,483	6,677	1,257,939
2013E	29,031	7,448	1,331,186
Annual Growth Rate			
1990-2000	2.55 %	2.37 %	1.71 %
2000-2008E	3.55	2.78	1.28
2008E-2013E	2.64	2.21	1.14

E: Estimated.
Source: U.S. Census, Scan/US, Inc. and McComb Group, Ltd.

TRADE AREA 2013 AVERAGE HOUSEHOLD INCOME: PERCENT ABOVE $75,000

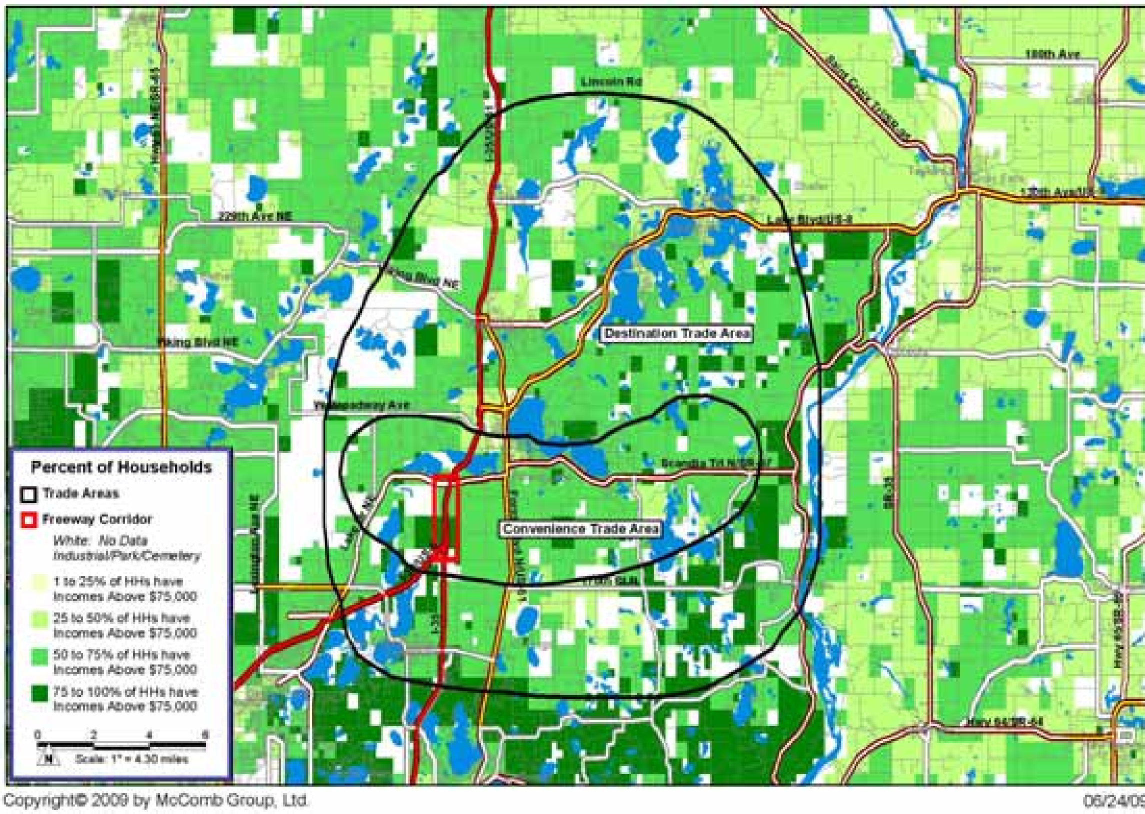


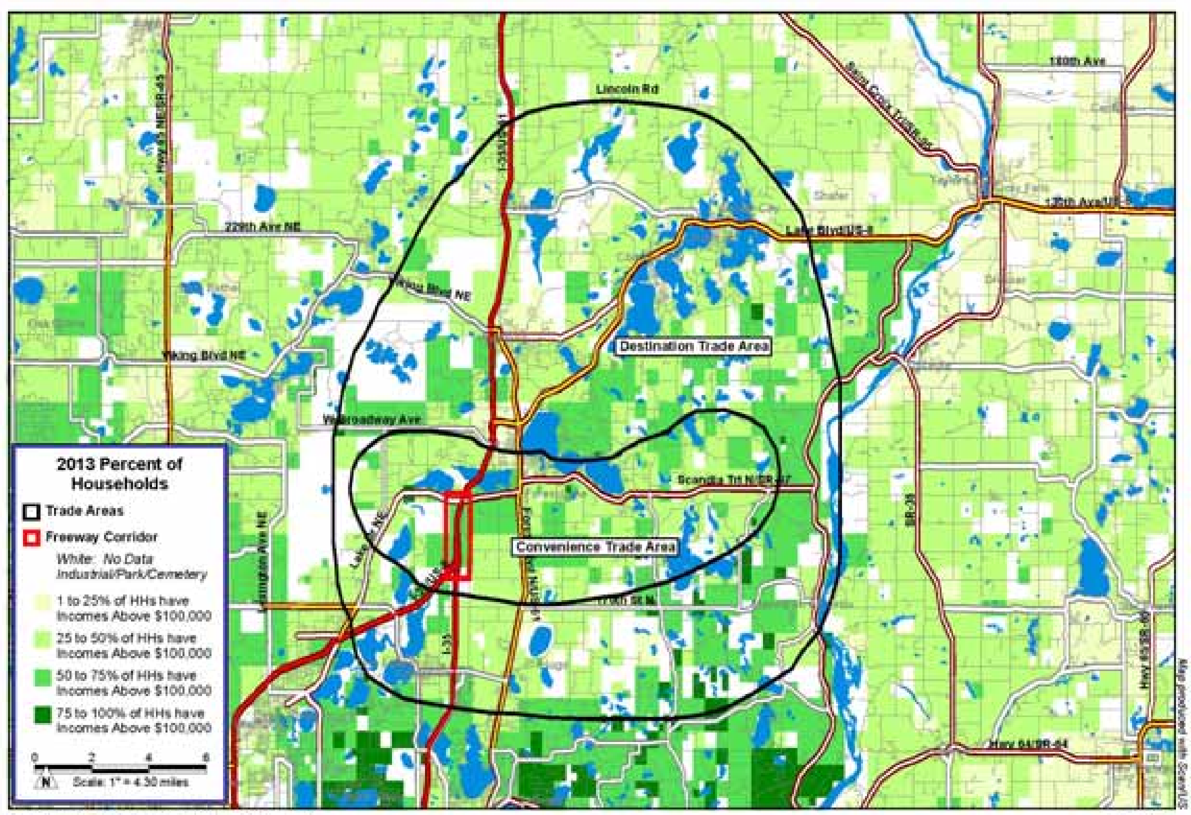
Table 2

CONVENIENCE AND DESTINATION TRADE AREAS
AND MINNEAPOLIS-ST. PAUL MSA: AVERAGE AND MEDIAN HOUSEHOLD INCOME
1990 AND 2000 CENSUS; 2008 AND 2013 ESTIMATED

	Destination Trade Area	Convenience Trade Area	Minneapolis-St. Paul MSA
Average Household Income			
1990	$ 42,445	$ 44,747	$ 43,726
2000	70,520	71,101	67,713
2008E	82,608	86,706	82,167
2013E	92,011	97,846	91,719
Median Household Income			
1990	$ 38,417	$ 40,955	$ 37,650
2000	59,469	58,487	54,601
2008E	73,736	73,902	68,914
2013E	83,137	84,724	77,471

E: Estimated.
Source: McComb Group, Ltd.

TRADE AREA 2013 AVERAGE HOUSEHOLD INCOME: PERCENT ABOVE $100,000



 06/24/09

Table 3

CONVENIENCE AND DESTINATION TRADE AREAS
AND MINNEAPOLIS-ST. PAUL MSA: HOUSEHOLD INCOME DISTRIBUTION
1990 AND 2000 CENSUS; 2008 AND 2013 ESTIMATED

	Destination Trade Area	Convenience Trade Area	Minneapolis-St. Paul MSA
Households above $75,000			
1990	1,386	503	107,670
2000	6,284	1,791	337,670
2008E	12,659	3,302	571,933
2013E	16,718	4,228	689,879
Percent above $75,000			
1990	9.3 %	11.9 %	11.2 %
2000	32.7	33.5	31.5
2008E	49.8	49.5	45.5
2013E	57.6	56.8	51.8
Households above $100,000			
1990	557	199	47,903
2000	2,785	857	192,041
2008E	7,379	2,122	369,898
2013E	10,867	2,981	480,118
Percent above $100,000			
1990	3.7 %	4.7 %	5.0 %
2000	14.5	16.0	16.9
2008E	29.0	31.8	29.4
2013E	37.5	40.1	36.1

E: Estimated.
Source: McComb Group, Ltd.

FREEWAY DISTRICT RETAIL POTENTIAL

Destination Retailers

Retail stores and services in the Freeway District benefit from purchases by trade area residents and inflow customers from central Minnesota and western Wisconsin. Destination stores derive about 35 percent of their sales from outside the trade area. These customers provide support for a wide range of retail stores, restaurants and services. Estimated supportable gross leasable area (GLA) of retail stores by retail store type for the destination trade area is contained in Table 4 for 2010 and 2015. Smaller stores and services that cluster around the larger stores will benefit from their customer attraction. Destination stores, other than those listed in Table 4, should also consider the Freeway District if trade area demographics and population will support their store.

Table 4

DESTINATION TRADE AREA SUPPORTABLE SPACE; 2010 AND 2015
BY MERCHANDISE CATEGORY
(Gross Leasable Area)

			Store Size		
Merchandise Category	2010	2015	High	Median	Low
General Merchandise					
Discount stores	120,552	150,823	127,987	92,681	70,000
Department stores (Incl. leased depts.)	70,653	113,469	192,195	104,560	51,125
Warehouse clubs and supercenters	110,711	128,367	225,000	185,000	150,000
Miscellaneous general mdse.	8,684	10,848	11,212	8,400	3,200
Apparel & Accessories					
Women's clothing	6,400	7,485	8,740	4,200	2,074
Family clothing	10,577	15,204	28,228	8,000	2,374
Family shoe stores	5,537	6,914	10,234	3,388	2,021
Furniture & Home Furnishings					
Furniture	45,415	56,727	36,712	7,927	3,108
Floor coverings	6,702	12,356	7,819	3,593	1,229
All other home furnishings stores	11,571	19,429	6,500	3,570	2,868
Electronics & Appliances Stores					
Radio, TV & electronics stores	81,457	101,750	44,446	2,526	1,789
Computers and software, music, computers & other	11,866	14,822	25,600	3,388	997
Other Shopping Goods					
Specialty line sporting goods	9,956	12,436	4,356	2,449	1,097
Building Materials & Garden Supplies					
Home centers	108,114	135,046	135,833	95,173	8,981
Paint, glass & wallpaper	22,707	28,369	5,028	3,533	2,348
Other building materials dealers	382,391	477,649		N/A	
Retail nurseries, lawn & garden	15,610	19,220		15,000	
Health Care					
Offices of physicians	55,793	67,898	4,008	1,652	969

Source: McComb Group, Ltd.

Convenience Retailers

The Freeway District serves an affluent trade area served by Lake Drive and Scandia Trail. Retail stores and services supported by the convenience trade area are generally those associated with a neighborhood center. These stores will also benefit from the customers attracted by the destination stores. Supportable GLA for convenience retail stores and services is contained in Table 5.

Table 5

CONVENIENCE TRADE AREA SUPPORTABLE SPACE; 2010 AND 2015
BY MERCHANDISE CATEGORY
(Gross Leasable Area)

Merchandise Category	2010	2015	Store Size High	Store Size Median	Store Size Low
CONVENIENCE TRADE AREA					
Convenience Goods					
Supermarkets	37,740	45,853	69,462	52,419	31,245
Drug & proprietary stores	10,270	12,476	23,714	11,700	8,280
Hardware	4,411	5,362	27,743	13,831	5,638
Liquor	3,891	4,725	7,210	2,856	1,305
Florist	1,495	1,816	5,396	1,600	766
Food Service					
Full service restaurants	14,386	18,975	9,775	4,500	2,000
Limited service restaurants	6,903	9,960	3,000	3,400	1,335
Snack & beverage places	1,360	1,650	2,495	1,500	850
Gasoline Svs Stations/Conv.	2,126	2,798	6,571	2,400	1,451
Electronics & Appliances Stores					
Radio, TV & electronics stores	5,837	7,090	44,446	2,526	1,789
Auto parts, accessories & tires					
Auto parts & accessories stores	5,570	6,770	13,000	6,500	2,232
Tire dealers	3,475	4,225	5,000	2,500	1,500
Services					
Beauty shops/nail salons	4,659	5,526	3,480	1,400	900
Drycleaning & laundry services (except coin-op.)	2,967	3,527	2,731	1,608	1,038
Child day care services	7,860	9,130	7,495	5,050	3,059
Recreation					
Physical fitness facilities	20,088	23,888	32,170	6,448	1,433
Professional Services	8,763	10,420	6,264	2,092	711
Automotive Repair and Maintenance					
General automotive repair	6,190	7,360	10,624	6,200	2,400
Paint or body repair shops	4,395	5,225			
Automotive glass replacement	1,345	1,600			
Automotive oil change & lubrication shops	645	770			
Health Care					
Offices of dentists	5,793	6,881		1,700	
Offices of chiropractors	1,336	1,584		1,600	

Source: McComb Group, Ltd.

Tables 4 and 5 also contain the range of store sizes in square feet of GLA from *Dollars & Cents of Shopping Centers*, published by the Urban Land Institute. For most categories, the median store size is bracketed by high and low GLA. Low represents the smallest size store that is likely to be economically viable.

APPENDIX

DEMOGRAPHIC CHARACTERISTICS

Table A-13 **Convenience and Destination Trade Areas, and Minneapolis-St. Paul MSA; Household Income: 1990 and 2000 Census; 2008 and 2013 Estimated**

Table A-2 **Convenience and Destination Trade Areas, and Minneapolis-St. Paul MSA; Households, Families and Household Size: 1990 and 2000 Census; 2008 and 2013 Estimated**

Table A-3 **Convenience and Destination Trade Areas, and Minneapolis-St. Paul MSA; Educational Attainment: 1990 and 2000 Census; 2008 and 2013 Estimated**

Table A-4 **Convenience and Destination Trade Areas, and Minneapolis-St. Paul MSA; Gender and Marital Status: 1990 and 2000 Census; 2008 and 2013 Estimated**

Table A-5 **Convenience and Destination Trade Areas, and Minneapolis-St. Paul MSA; Age Distribution: 1990 and 2000 Census; 2008 and 2013 Estimated**

Table A-6 **Convenience and Destination Trade Areas, and Minneapolis-St. Paul MSA; Ethnicity: 1990 and 2000 Census; 2008 and 2013 Estimated**

Table A-1

CONVENIENCE AND DESTINATION TRADE AREAS
AND MINNEAPOLIS-ST. PAUL MSA
HOUSEHOLD INCOME: 1990 AND 2000 CENSUS; 2008 AND 2013 ESTIMATED

	1990		2000		2008 E		2013 E	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Destination Trade Area								
Households	14,993	N/A	19,277	N/A	25,483	N/A	29,031	N/A
Average Size	2.92	N/A	2.79	N/A	2.70	N/A	2.66	N/A
Household Income								
Median	$ 38,417	N/A	$ 59,469	N/A	$ 73,736	N/A	$ 83,137	N/A
Average	$ 42,445	N/A	$ 70,520	N/A	$ 82,608	N/A	$ 92,011	N/A
Households Above $50,000	4,665	31.2 %	11,857	61.7 %	18,632	73.2 %	22,421	77.3 %
Households Above $75,000	1,386	9.3	6,284	32.7	12,659	49.8	16,718	57.6
Income Distribution								
Less than $15,000	2,131	14.3 %	1,234	6.4 %	958	3.8 %	914	3.2 %
$15,000 - $24,999	1,808	12.1	1,481	7.7	1,476	5.8	1,206	4.2
$25,000 - $34,999	2,448	16.4	1,759	9.1	1,703	6.7	1,701	5.9
$35,000 - $49,999	3,878	26.0	2,900	15.1	2,675	10.5	2,773	9.6
$50,000 - $74,999	3,279	22.0	5,573	29.0	5,973	23.5	5,703	19.7
$75,000 - $99,999	829	5.6	3,499	18.2	5,280	20.8	5,850	20.2
$100,000 - $149,999	448	3.0	2,012	10.5	5,131	20.2	7,195	24.8
$150,000 +	109	0.7	773	4.0	2,248	8.8	3,673	12.7
Convenience Trade Area								
Households	4,245	N/A	5,363	N/A	6,677	N/A	7,448	N/A
Average Size	2.90	N/A	2.71	N/A	2.57	N/A	2.50	N/A
Household Income								
Median	$ 40,955	N/A	$ 58,487	N/A	$ 73,902	N/A	$ 84,724	N/A
Average	$ 44,747	N/A	$ 71,101	N/A	$ 86,706	N/A	$ 97,846	N/A
Households Above $50,000	1,502	35.5 %	3,191	59.6 %	4,761	71.4 %	5,650	75.9 %
Households Above $75,000	503	11.9	1,791	33.5	3,302	49.5	4,228	56.8
Income Distribution								
Less than $15,000	550	13.0 %	358	6.7 %	283	4.2 %	277	3.7 %
$15,000 - $24,999	466	11.0	425	7.9	401	6.0	316	4.2
$25,000 - $34,999	581	13.7	504	9.4	451	6.8	431	5.8
$35,000 - $49,999	1,136	26.8	876	16.4	772	11.6	768	10.3
$50,000 - $74,999	999	23.6	1,400	26.2	1,459	21.9	1,422	19.1
$75,000 - $99,999	304	7.2	934	17.5	1,180	17.7	1,247	16.8
$100,000 - $149,999	163	3.9	604	11.3	1,356	20.3	1,778	23.9
$150,000 +	35	0.8	253	4.7	767	11.5	1,203	16.2
Minneapolis-St. Paul MSA								
Households	959,070	N/A	1,136,615	N/A	1,257,939	N/A	1,331,186	N/A
Average Size	2.59	N/A	2.56	N/A	2.52	N/A	2.50	N/A
Household Income								
Median	$ 37,650	N/A	$ 54,601	N/A	$ 68,914	N/A	$ 77,471	N/A
Average	$ 43,726	N/A	$ 67,713	N/A	$ 82,167	N/A	$ 91,719	N/A
Households Above $50,000	296,277	31.0 %	623,000	54.8 %	827,201	65.8 %	939,817	70.6 %
Households Above $75,000	107,670	11.2	357,670	31.5	571,933	45.5	689,879	51.8
Income Distribution								
Less than $15,000	158,154	16.5 %	104,519	9.2 %	79,388	6.3 %	73,541	5.5 %
$15,000 - $24,999	145,153	15.2	104,638	9.2	87,079	6.9	73,714	5.5
$25,000 - $34,999	151,215	15.8	125,123	11.0	100,158	8.0	90,894	6.8
$35,000 - $49,999	206,404	21.6	179,335	15.8	164,113	13.0	153,220	11.5
$50,000 - $74,999	188,607	19.7	265,330	23.3	255,268	20.3	249,938	18.8
$75,000 - $99,999	59,767	6.2	165,629	14.6	202,035	16.1	209,761	15.8
$100,000 - $149,999	30,647	3.2	124,954	11.0	225,531	17.9	274,209	20.6
$150,000 +	17,256	1.8	67,087	5.9	144,367	11.5	205,909	15.5

N/A: Not Available or Not Applicable.
E: Estimated.

Source: U.S. Census, Scan/US and McComb Group, Ltd.

Table A-2

CONVENIENCE AND DESTINATION TRADE AREAS
AND MINNEAPOLIS-ST. PAUL MSA
HOUSEHOLDS, FAMILIES AND HOUSEHOLD SIZE; 1990 AND 2000 CENSUS; 2008 AND 2013 ESTIMATED

	1990		2000		2008 E		2013 E	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Destination Trade Area								
Households	14,993		19,277		25,483		29,031	
Families	11,981		14,975		18,937		21,002	
As Percent of Households		79.9 %		77.7 %		74.3 %		72.3 %
Household Size								
1 Person	N/A	N/A %	3,356	17.4 %	5,280	20.7 %	6,585	22.7 %
2 Persons	N/A	N/A	6,575	34.1	8,461	33.2	9,401	32.4
3-4 Persons	N/A	N/A	7,124	37.0	8,874	34.8	9,853	33.9
5 + Persons	N/A	N/A	2,180	11.3	2,834	11.1	3,177	10.9
Average Household Size	2.92		2.79		2.70		2.66	
Convenience Trade Area								
Households	4,245		5,363		6,677		7,448	
Families	3,409		4,038		4,721		5,044	
As Percent of Households		80.3 %		75.3 %		70.7 %		67.7 %
Household Size								
1 Person	N/A	N/A %	1,061	19.8 %	1,655	24.8 %	2,065	27.7 %
2 Persons	N/A	N/A	1,870	34.9	2,216	33.2	2,375	31.9
3-4 Persons	N/A	N/A	1,865	34.8	2,130	31.9	2,278	30.6
5+ Persons	N/A	N/A	558	10.4	667	10.0	724	9.7
Average Household Size	2.90		2.71		2.57		2.50	
Minneapolis-St. Paul MSA								
Households	959,070		1,136,615		1,257,939		1,331,186	
Families	648,159		744,303		802,833		835,600	
As Percent of Households		67.6 %		65.5 %		63.8 %		62.8 %
Household Size								
1 Person	N/A	N/A %	303,050	26.7 %	363,210	28.9 %	402,038	30.2 %
2 Persons	N/A	N/A	370,926	32.6	392,001	31.2	403,303	30.3
3-4 Persons	N/A	N/A	348,717	30.7	377,197	30.0	393,474	29.6
5 + Persons	N/A	N/A	113,922	10.0	125,531	10.0	132,371	9.9
Average Household Size	2.59		2.56		2.52		2.50	

N/A: Not Available or Not Applicable.

E: Estimated.

Source: U.S. Census, Scan/US and McComb Group, Ltd.

Table A-3

CONVENIENCE AND DESTINATION TRADE AREAS
AND MINNEAPOLIS-ST. PAUL MSA
EDUCATIONAL ATTAINMENT: 1990 AND 2000 CENSUS; 2008 AND 2013 ESTIMATED

	1990		2000		2008 E		2013 E	
Attainment	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Destination Trade Area								
No College	10,638	46.0 %	12,126	35.7 %	15,288	33.4 %	17,017	32.1 %
Some College/2 yr. Degree	7,885	34.1	13,459	39.6	17,354	37.9	19,532	36.8
College Graduate	3,198	13.8	5,945	17.5	9,145	20.0	11,365	21.4
Graduate School	1,428	6.2	2,434	7.2	3,968	8.7	5,112	9.6
Convenience Trade Area								
No College	2,939	44.6 %	3,176	35.3 %	3,426	31.4 %	3,543	29.0 %
Some College/2 yr. Degree	2,233	33.9	3,497	38.9	3,846	35.3	4,060	33.3
College Graduate	930	14.1	1,551	17.2	2,341	21.5	2,914	23.9
Graduate School	486	7.4	771	8.6	1,297	11.9	1,691	13.9
Minneapolis-St. Paul MSA								
No College	492,784	35.2 %	482,956	28.0 %	523,934	26.3 %	539,093	29.2 %
Some College/2 yr. Degree	474,114	33.9	606,761	35.2	654,990	32.9	379,875	20.6
College Graduate	308,932	22.1	440,355	25.6	549,385	27.6	615,548	33.4
Graduate School	122,945	8.8	192,417	11.2	264,724	13.3	309,889	16.8

N/A: Not Available or Not Applicable.

E: Estimated.

Source: U.S. Census, Scan/US and McComb Group, Ltd.

Table A-4

CONVENIENCE AND DESTINATION TRADE AREAS
AND MINNEAPOLIS-ST. PAUL MSA
GENDER AND MARITAL STATUS: 1990 AND 2000 CENSUS; 2008 AND 2013 ESTIMATED

	1990		2000		2008 E		2013 E	
Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Destination Trade Area								
Gender								
Male	22,540	50.7 %	27,514	50.6 %	35,663	50.9 %	40,165	51.1 %
Female	21,960	49.3	26,903	49.4	34,340	49.1	38,456	48.9
Marital Status								
Single	11,439	34.7 %	638	4.0 %	626	3.3 %	669	3.2 %
Single With Children	N/A	N/A	1,563	9.8	2,100	11.1	2,487	11.8
Married	21,508	65.3	13,708	86.2	16,187	85.6	17,832	85.0
Convenience Trade Area								
Gender								
Male	6,179	50.2 %	7,217	49.7 %	8,554	49.8 %	9,315	49.9 %
Female	6,123	49.8	7,307	50.3	8,624	50.2	9,339	50.1
Marital Status								
Single	3,215	35.0 %	193	4.7 %	170	3.6 %	166	3.3 %
Single With Children	N/A	N/A	373	9.0	567	12.0	639	12.7
Married	5,964	65.0	3,581	86.4	3,979	84.4	4,237	84.0
Minneapolis-St. Paul MSA								
Gender								
Male	1,241,505	48.9 %	1,466,277	49.4 %	1,609,949	49.7 %	1,695,368	49.8 %
Female	1,296,172	51.1	1,502,529	50.6	1,630,937	50.3	1,707,253	50.2
Marital Status								
Single	880,243	44.8 %	49,097	6.6 %	51,187	6.4 %	52,121	6.2 %
Single With Children	N/A	N/A	102,069	13.7	127,980	15.9	144,627	17.3
Married	1,082,905	55.2	593,137	79.7	623,666	77.7	638,852	76.5

N/A: Not Available or Not Applicable.

E: Estimated.

Source: U.S. Census, Scan/US and McComb Group, Ltd.

Table A-5

CONVENIENCE AND DESTINATION TRADE AREAS
AND MINNEAPOLIS-ST. PAUL MSA
AGE DISTRIBUTION: 1990 AND 2000 CENSUS; 2008 AND 2013 ESTIMATED

	1990		2000		2008 E		2013 E	
Age Distribution	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Destination Trade Area								
Under 5	3,607	8.1 %	4,075	7.5 %	5,392	7.7 %	5,450	6.9 %
5 - 9	4,058	9.1	4,521	8.3	4,458	6.4	5,767	7.3
10 - 14	3,874	8.7	4,739	8.7	4,900	7.0	4,882	6.2
15 - 19	3,337	7.5	4,081	7.5	5,150	7.4	5,413	6.9
20 - 24	2,346	5.3	2,285	4.2	4,582	6.5	5,140	6.5
25 - 34	7,593	17.1	6,984	12.8	9,001	12.9	10,008	12.7
35 - 44	7,885	17.7	10,675	19.6	10,654	15.2	10,280	13.1
45 - 54	5,071	11.4	8,282	15.2	11,484	16.4	12,623	16.1
55 - 64	2,832	6.4	4,545	8.4	7,892	11.3	10,408	13.2
65 - 74	2,076	4.7	2,198	4.0	3,629	5.2	5,176	6.6
75 +	1,806	4.1	1,990	3.7	2,845	4.1	3,467	4.4
25 - 64	23,380	52.6 %	30,486	56.1 %	39,032	55.8 %	43,319	55.1 %
65 and Over	3,882	8.7	4,188	7.7	6,474	9.3	8,643	11.0
Convenience Trade Area								
Under 5	915	7.4 %	935	6.4 %	1,187	6.9 %	1,016	5.4 %
5 - 9	1,083	8.8	1,127	7.8	981	5.7	1,324	7.1
10 - 14	1,072	8.7	1,210	8.3	1,169	6.8	1,085	5.8
15 - 19	1,010	8.2	1,197	8.2	1,381	8.0	1,403	7.5
20 - 24	670	5.4	693	4.8	1,255	7.3	1,353	7.3
25 - 34	1,942	15.8	1,557	10.7	1,572	9.2	1,792	9.6
35 - 44	2,338	19.0	2,753	19.0	2,380	13.9	2,070	11.1
45 - 54	1,573	12.8	2,486	17.1	3,090	18.0	3,188	17.1
55 - 64	815	6.6	1,398	9.6	2,335	13.6	2,947	15.8
65 - 74	548	4.5	666	4.6	1,101	6.4	1,570	8.4
75 +	333	2.7	498	3.4	725	4.2	902	4.8
25 - 64	6,668	54.2 %	8,193	56.4 %	9,376	54.6 %	9,997	53.6 %
65 and Over	881	7.2	1,164	8.0	1,826	10.6	2,472	13.3
Minneapolis-St. Paul MSA								
Under 5	205,848	8.1 %	212,810	7.2 %	233,587	7.2 %	242,228	7.1 %
5 - 9	197,284	7.8	225,355	7.6	221,818	6.8	234,741	6.9
10 - 14	171,429	6.8	225,652	7.6	223,107	6.9	224,453	6.6
15 - 19	162,444	6.4	209,863	7.1	224,907	6.9	225,734	6.6
20 - 24	193,287	7.6	193,790	6.5	215,101	6.6	227,022	6.7
25 - 34	510,323	20.1	457,105	15.4	427,683	13.2	429,651	12.6
35 - 44	414,646	16.3	528,024	17.8	493,408	15.2	455,647	13.4
45 - 54	252,397	9.9	405,724	13.7	509,681	15.7	522,092	15.3
55 - 64	180,054	7.1	225,540	7.6	357,268	11.0	439,142	12.9
65 - 74	138,743	5.5	145,808	4.9	180,663	5.6	241,769	7.1
75 +	111,076	4.4	139,135	4.7	153,663	4.7	160,142	4.7
25 - 64	1,357,420	53.5 %	1,616,393	54.4 %	1,788,040	55.2 %	1,846,532	54.3 %
65 and Over	249,819	9.8	284,943	9.6	334,326	10.3	401,911	11.8

E: Estimated.

Source: U.S. Census, Scan/US and McComb Group, Ltd.

Table A-6

CONVENIENCE AND DESTINATION TRADE AREAS
AND MINNEAPOLIS-ST. PAUL MSA
ETHNICITY: 1990 AND 2000 CENSUS; 2008 AND 2013 ESTIMATED

	1990		2000		2008 E		2013 E	
Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Destination Trade Area								
Caucasian	43,864	98.6 %	53,087	98.7 %	66,353	96.7 %	73,167	95.1 %
African-American	122	0.3	159	0.3	699	1.0	1,278	1.7
Native American	197	0.4	191	0.4	219	0.3	220	0.3
Asian/Pacific Islander	205	0.5	325	0.6	1,309	1.9	2,255	2.9
Other	112	0.3	15	0.0	24	0.0	30	0.0
Hispanic (any race)	279	0.6 %	570	1.1 %	1,213	1.8 %	1,634	2.1 %
Convenience Trade Area								
Caucasian	12,147	98.7 %	14,170	98.8 %	15,998	95.6 %	16,845	92.8 %
African-American	31	0.2	34	0.2	230	1.4	442	2.4
Native American	36	0.3	47	0.3	42	0.2	38	0.2
Asian/Pacific Islander	63	0.5	89	0.6	462	2.8	820	4.5
Other	25	0.2	8	0.1	9	0.1	9	0.1
Hispanic (any race)	96	0.8 %	143	1.0 %	272	1.6 %	360	2.0 %
Minneapolis-St. Paul MSA								
Caucasian	2,342,781	92.3 %	2,556,851	88.9 %	2,694,518	83.1 %	2,772,352	81.5 %
African-American	90,055	3.5	157,963	5.5	225,712	7.0	267,653	7.9
Native American	24,248	1.0	21,590	0.8	16,236	0.5	13,807	0.4
Asian/Pacific Islander	65,582	2.6	30,938	1.1	171,412	5.3	200,622	5.9
Other	15,011	0.6	108,377	3.8	133,008	4.1	148,187	4.4
Hispanic (any race)	37,820	1.5 %	99,121	3.4 %	154,944	4.8 %	189,690	5.6 %

E: Estimated.

Source: U.S. Census, Scan/US and McComb Group, Ltd.