

## **For Commercial Development :** Curve Crest Land

**Address:** 2830 Curve Crest Blvd, Stillwater, MN 55082

**10,000 Rentable Square Feet Available**

**Rent:** TBD **Ops/Taxes:** TBD

### **Anchor Tenants:**

YOUR NAME HERE

### **Rentable Space:**

Max Development 10,000 SF

Min Development 8,000 SF



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Developed and Managed by



[www.msppcommercial.net](http://www.msppcommercial.net)

|                         |                  |
|-------------------------|------------------|
| Gross Square Footage    | MAX 10,000 SF    |
| Square Feet Leasable    | N/A              |
| Vacant                  | N/A              |
| Operating Exp & Taxes   |                  |
| TI Allowance            | Negotiable       |
| Direct / Sublease       | Direct           |
| Controlled Intersection | NO               |
| Space Condition         | New Developoment |



## LOCATION:

Building offers great access to  
Hwy 36 and Stillwater Blvd  
from Curve Crest Blvd.  
Two Locations for Signage.

### Area Businesses:

Target & Lowes  
Culver's & Caribou  
US Bank & Wells Fargo  
Chipolte & Many more!

## PROPERTY INFORMATION:

- Ideal for a Specialty Practice
- Professional Office Space
- Two Story Building with Elevator
- Handicap Accessible
- Ample Parking. 5:1000
- Near Numerous Restaurants Close By
- Tenant Improvement Allowance Available
- State of the art digitally controlled HVAC
- Card Key Access
- Developed and Managed by MSP Commercial

2830 Curve Crest Blvd  
Stillwater, MN 55028

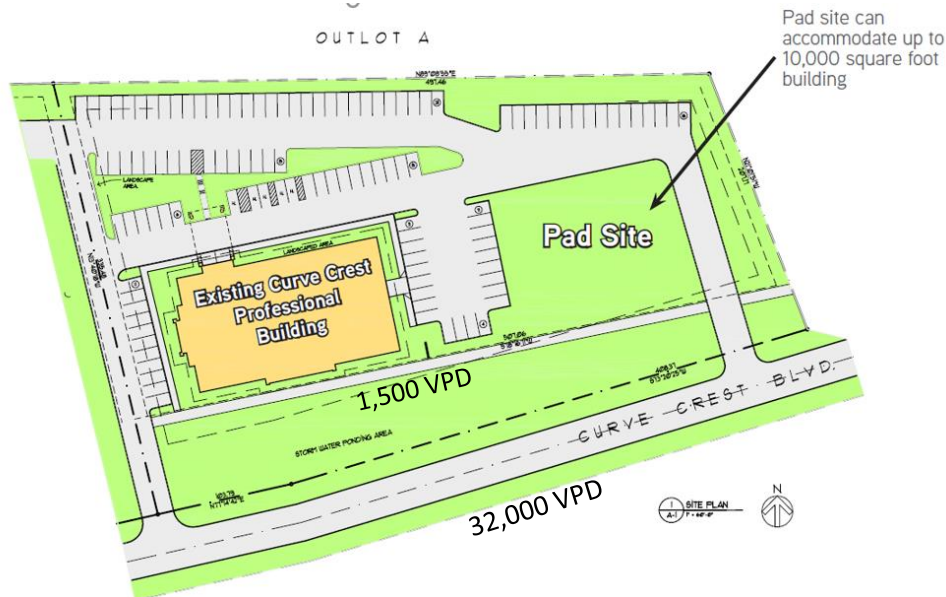
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Can you find the Yellow Line?

Picture your new office building next to other professional buildings and the shadow of the Stillwater business district.



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| Housing                      | 2015     |           |           | 2016 Projection |           |           |
|------------------------------|----------|-----------|-----------|-----------------|-----------|-----------|
|                              | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile        | < 3 Miles | < 5 Miles |
| Total Estimated Households   | 3,102    | 17,928    | 56,556    | 3,268           | 18,272    | 56,703    |
| Total Census 2010 Households | 2,934    | 18,621    | 56,270    | 2,934           | 18,621    | 56,270    |
| Average Household Size       | 3.2      | 2.6       | 2.6       | N/A             | N/A       | N/A       |
| Total Housing Units          | 3,272    | 19,361    | 62,238    | 3,564           | 20,324    | 64,871    |
| Owner                        | 3,089    | 14,707    | 44,785    | 3,379           | 15,499    | 46,786    |
| Renter                       | 169      | 4,364     | 16,034    | 171             | 4,527     | 16,552    |
| Vacant Housing Units         | 14       | 287       | 1,414     | 14              | 297       | 1,530     |

| Income                      | 2015          |                 |                 | 2016 Projection |                 |                 |
|-----------------------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                             | < 1 Mile      | < 3 Miles       | < 5 Miles       | < 1 Mile        | < 3 Miles       | < 5 Miles       |
| Median Household Income     | \$72,945      | \$56,791        | \$52,485        | \$73,627        | \$56,849        | \$52,534        |
| Aggregate Household Income  | \$243,092,251 | \$1,141,806,192 | \$3,475,649,239 | \$260,208,107   | \$1,166,442,985 | \$3,519,812,812 |
| Average Household Income    | \$79,212      | \$63,448        | \$60,353        | \$79,179        | \$63,315        | \$60,338        |
| Per Capita Household Income | \$25,165      | \$24,136        | \$22,817        | \$24,787        | \$23,962        | \$22,755        |

| Household Expenditures   | 2015          |               |                 | 2016 Projection |               |                 |
|--------------------------|---------------|---------------|-----------------|-----------------|---------------|-----------------|
|                          | < 1 Mile      | < 3 Miles     | < 5 Miles       | < 1 Mile        | < 3 Miles     | < 5 Miles       |
| Total Annual Household   | \$180,550,526 | \$892,576,704 | \$2,677,518,005 | \$193,659,749   | \$919,247,684 | \$2,720,165,207 |
| Average Annual Household | \$58,568      | \$48,716      | \$46,372        | \$59,060        | \$49,035      | \$46,684        |
| Food                     | \$7,142       | \$6,133       | \$5,889         | \$7,177         | \$6,123       | \$5,872         |

| Population By Age Group | 2015     |           |           | 2016 Projection |           |           |
|-------------------------|----------|-----------|-----------|-----------------|-----------|-----------|
|                         | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile        | < 3 Miles | < 5 Miles |
| 4 Years Old and Younger | 588      | 2,735     | 8,671     | 587             | 2,637     | 8,266     |
| 5 - 9 Years Old         | 750      | 3,300     | 10,417    | 702             | 3,120     | 9,689     |
| 10 - 14 Years Old       | 809      | 3,414     | 10,631    | 766             | 3,269     | 9,965     |
| 15 - 19 Years Old       | 811      | 3,459     | 10,714    | 849             | 3,493     | 10,594    |
| 20 - 24 Years Old       | 716      | 3,325     | 10,425    | 839             | 3,524     | 10,637    |
| 25 - 29 Years Old       | 539      | 2,886     | 9,410     | 718             | 3,213     | 9,930     |
| 30 - 34 Years Old       | 497      | 2,764     | 9,055     | 588             | 2,846     | 8,992     |
| 35 - 39 Years Old       | 620      | 3,076     | 9,683     | 564             | 2,856     | 9,019     |
| 40 - 44 Years Old       | 841      | 3,793     | 11,380    | 712             | 3,368     | 10,238    |
| 45 - 49 Years Old       | 876      | 3,900     | 11,559    | 814             | 3,627     | 10,720    |
| 50 - 54 Years Old       | 763      | 3,599     | 10,714    | 835             | 3,646     | 10,734    |
| 55 - 59 Years Old       | 595      | 3,018     | 9,184     | 738             | 3,370     | 9,955     |



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