

**NOW OPEN
FOR LEASE**



New Retail Center – Maple Grove / Plymouth at I-494 and Bass Lake Road

- 60,000 square feet of retail and restaurant space
- Exceptional access and visibility from I-494 and Bass Lake Road
- Traffic counts of 30,000 cars per day on Bass Lake Road and 80,000 cars per day on I-494
- High daytime population of 35,000 employees within 3 mile radius
- \$115,000 average household income within 3 mile radius
- Located in Wedgwood Commerce Centre, a 130-acre business park

For Additional Information Contact:

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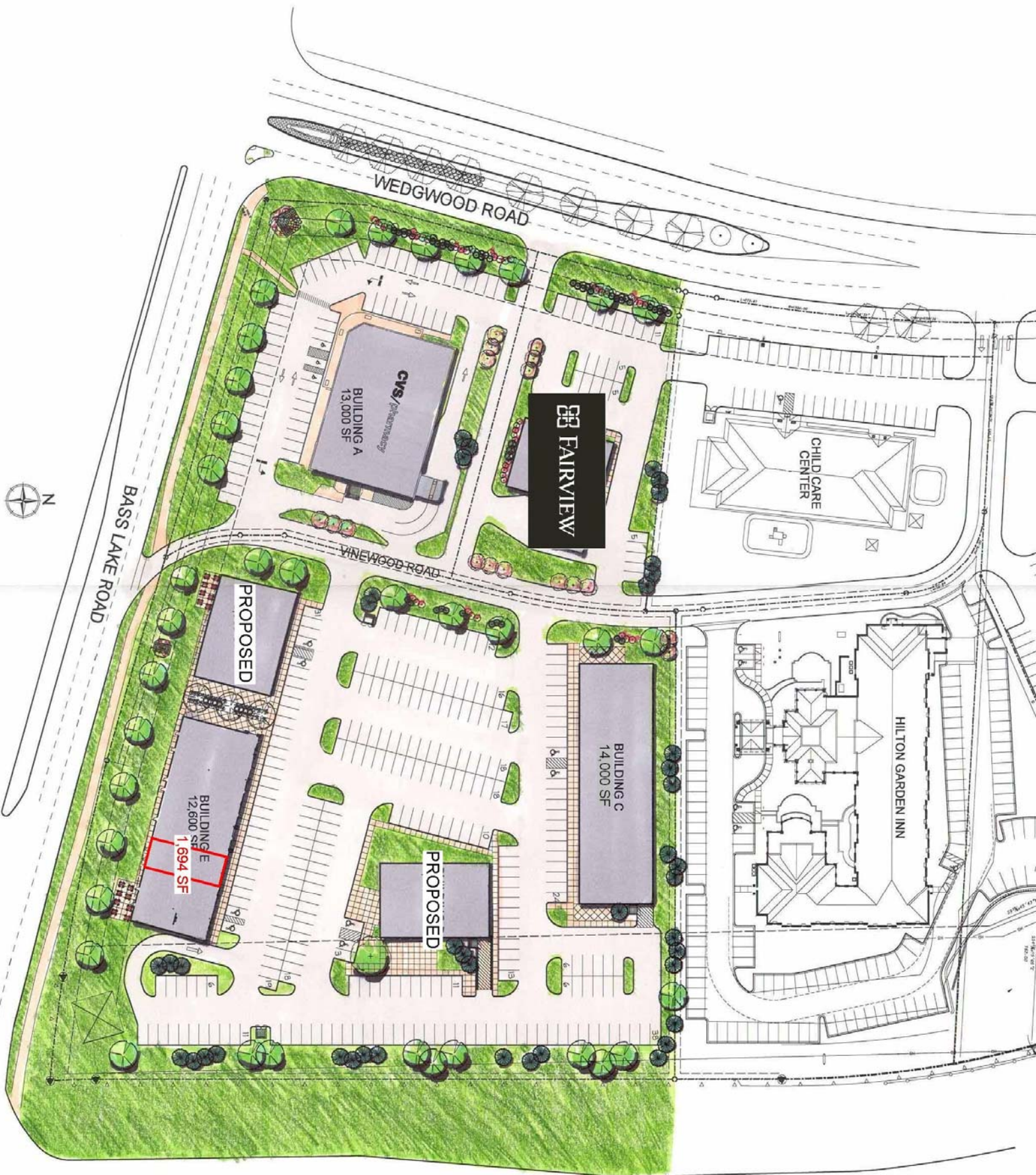
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PROPOSED

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INTERSTATE HWY. NO. 494

Demographic Profile

The Shops at Wedgwood

Bass Lake Road & I-494 Maple Grove, Minnesota	1.00 mi. radius	3.00 mi. radius	5.00 mi. radius
<u>Population</u>			
2006 Estimated Population	9,134	55,397	168,273
2011 Projected Population	10,361	61,583	179,447
2000 Census Population	7,613	47,526	154,667
1990 Census Population	5,789	36,141	130,014
Historical Annual Growth 2000 to 2006	3.3%	2.8%	1.5%
Projected Annual Growth 2006 to 2011	2.7%	2.2%	1.3%
Median Age	33.34	35.49	34.92
<u>Households</u>			
2006 Estimated Households	3,215	20,183	63,998
2011 Projected Households	3,682	22,527	68,265
2000 Census Households	2,647	17,222	58,758
1990 Census Households	1,893	12,445	47,349
Historical Annual Growth 2000 to 2006	3.6%	2.9%	1.5%
Projected Annual Growth 2006 to 2011	2.9%	2.3%	1.3%
<u>Income</u>			
2006 Estimated Average Household Income	\$108,723	\$115,425	\$94,294
2006 Estimated Median Household Income	\$92,700	\$92,572	\$74,639
2006 Estimated Per Capita Income	\$38,345	\$42,129	\$36,065
<u>Education (Age 25+)</u>			
Elementary	1.7%	1.7%	2.8%
Some High School	4.2%	3.6%	5.7%
High School Graduate	25.5%	24.3%	29.1%
Some College	28.8%	25.1%	23.7%
Associates Degree Only	10.2%	10.3%	10.3%
Bachelors Degree Only	23.4%	27.1%	22.0%
Graduate Degree	6.2%	7.9%	6.3%
<u>Business</u>			
Number of Businesses	194	1,710	6,629
Total Number of Employees	15,720	34,657	121,195
Daytime Population per Business	81	20	18
Residential Population per Business	47	32	25

Area Employers

The Shops at Wedgwood

<u>Wedgwood Commerce Centre</u>	<u>Total SF</u>
The Hartford	92,000
Cisco Systems, Inc.	44,617
St. Jude Medical Systems	61,000
Data Recognition Corporation	120,539
Norstan	51,000
Circuit Check, Inc.	67,000
Lutheran Brothhood	12,225
Pakor, Inc.	25,085
Aero-Metric Engineering	13,394
WCC I (Multiple Tenants)	88,000
WCC II (Multiple Tenants)	130,000
Other Multiple Tenant Buildings	56,297

Within Two Miles

Bass Lake Rd & 494 - NE Quadrant & SE Quadrant (1/4 mile from site)

Prudential Insurance	473,000
USWest	100,656
Carl Zeiss IMT	109,261
Upsher Smith	192,384
Water Tower Center	113,295

Bass Lake Road & Highway 169 (2 miles from site)

Computer Network Technologies	190,000
Fortis	162,500
Allina Healthcare	40,049
AGA Medical	211,000
United Health Care	186,000

Weaver Lake Road & Interstate 94 (2 miles from site)

Boston Scientific/Scimed	456,763
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Total Current Square Footage	<u>2,996,065</u>
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Future Buildings

Wedgwood Commerce Centre - 2 Buildings	90,000
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Total Future Square Footage Within 2 Miles	<u><u>3,086,065</u></u>
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