

TimberLodge Building

3950 Second Street South
St. Cloud, MN 56301



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COMPANIES

REAL ESTATE
INVESTMENTS

A Trusted Name in Real Estate

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TimberLodge Building

St. Cloud, MN

* Price:	\$1,600,000
* Building Size:	6,981
* Price/SF:	\$229.19
* Property Type:	Retail
* Property Sub-type:	Restaurant
* Property Use Type:	Office/Investment
*No. Stories:	1
* Tenancy:	Single
* Year built:	1997
* Lot Size:	108,900 sf/2.50 Acres
* Terms:	Cash to New Mortgage
* Original Project Costs:	\$2,500,000



Description

St. Cloud is the County Seat of Stearns County. The property is located on the west end of St. Cloud at the intersection of Highway 23 and Highway 15. This is a high visibility corner location with traffic counts that are growing on an annual basis. St. Cloud is the largest community outside of the Minneapolis Metro area, which is approximately 60 miles southeast. St. Cloud has been the winner of numerous awards for best medium sized city and the most livable city.

Seller may be flexible to sale options.





Host/ reception area



Dining area with hardwood flooring



Signature fireplace in main dining area



Restroom



Cooking area



Food storage and refrigeration area



TimberLodge Building

3950 Second Street South
St. Cloud, MN 56301

Lessee: Former TimberLodge Steakhouse (Vacant)

Price: \$1,600,000

Price Per Sq. Ft: \$229.00

Year Built: 1997

Building Sq. Ft: 6,981

Land Sq. Ft: 108,900 sf (2.50 Acres)

Vehicles Per Day: 59,000+

Parking Spaces: 140+

Population: 96,800 within a 5 mile radius

AverageHousehold Income: \$52,975 within a 5 mile radius

Population change 2000-2008– 9.6%

TimberLodge

St. Cloud, MN

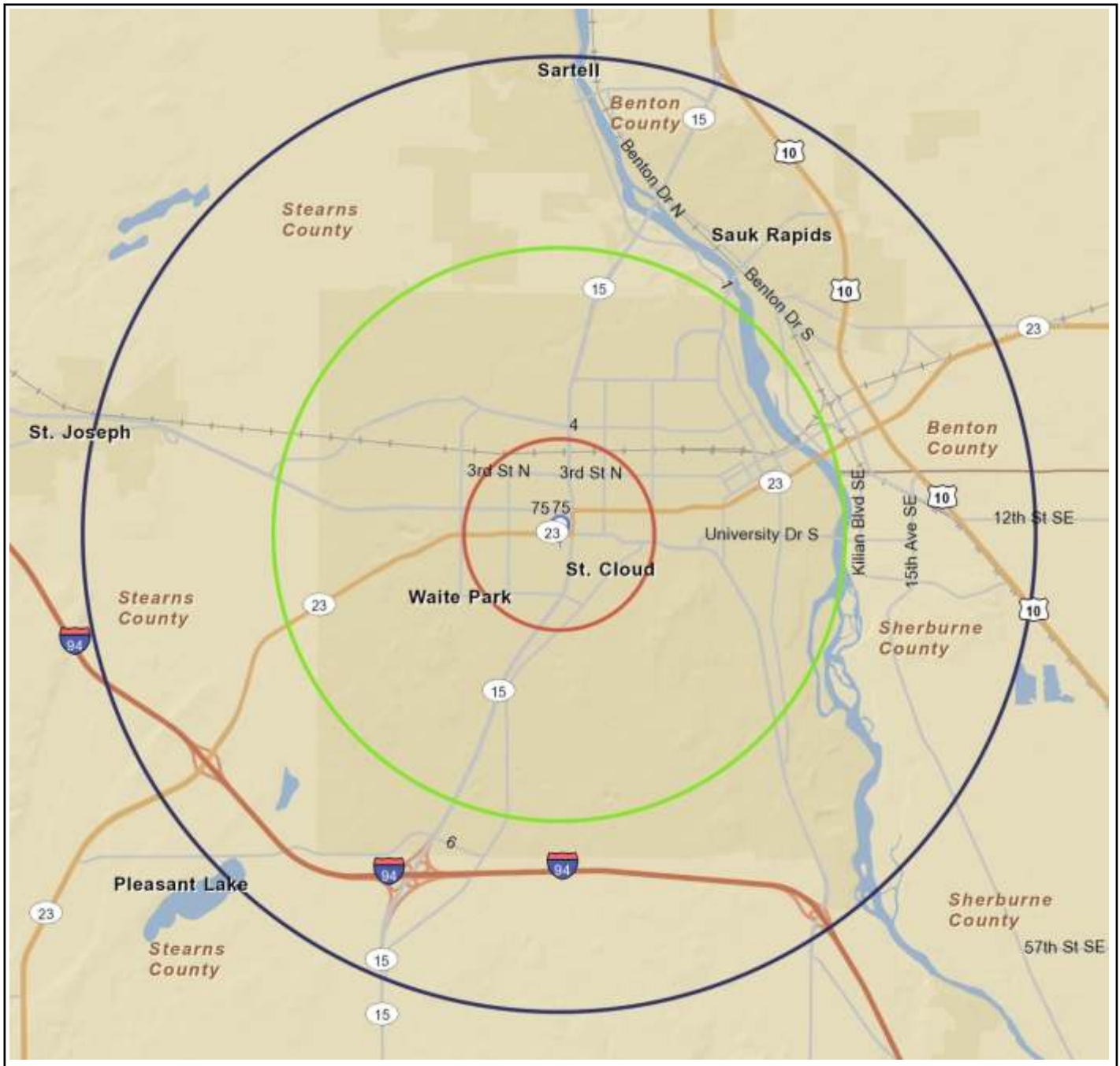





Site Map

Timber Lodge-St. Cloud
3950 2nd St S
St Cloud, MN 56301-6505

Site Type: Rings

Latitude: 45.54964
Longitude: -94.20801
Rings 1, 3, 5 Miles



Timber Lodge-St. Cloud	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
 2000 Total Population	7,864	52,861	84,954
2000 Group Quarters	132	3,490	5,820
2009 Total Population	8,440	57,013	96,799
2014 Total Population	8,737	58,846	101,747
2009 - 2014 Annual Rate	0.69%	0.63%	1%
 2000 Households	3,630	20,682	32,860
2000 Average Household Size	2.13	2.39	2.41
2009 Households	4,107	23,312	38,789
2009 Average Household Size	2.03	2.3	2.34
2014 Households	4,327	24,374	41,266
2014 Average Household Size	1.99	2.27	2.32
2009 - 2014 Annual Rate	1.05%	0.89%	1.25%
2000 Families	2,016	11,315	18,751
2000 Average Family Size	2.7	2.98	2.99
2009 Families	2,094	12,075	21,269
2009 Average Family Size	2.55	2.85	2.89
2014 Families	2,120	12,305	22,154
2014 Average Family Size	2.5	2.81	2.85
2009 - 2014 Annual Rate	0.25%	0.38%	0.82%
 2000 Housing Units	3,749	21,247	33,755
Owner Occupied Housing Units	51.6%	55.3%	56.5%
Renter Occupied Housing Units	45.4%	42.0%	40.8%
Vacant Housing Units	3.0%	2.7%	2.7%
2009 Housing Units	4,276	24,140	40,163
Owner Occupied Housing Units	48.5%	54.1%	55.4%
Renter Occupied Housing Units	47.5%	42.5%	41.2%
Vacant Housing Units	4.0%	3.4%	3.4%
2014 Housing Units	4,515	25,289	42,798
Owner Occupied Housing Units	47.6%	53.7%	55.0%
Renter Occupied Housing Units	48.2%	42.7%	41.5%
Vacant Housing Units	4.2%	3.6%	3.6%
Median Household Income			
2000	\$36,508	\$36,844	\$38,886
2009	\$49,758	\$51,170	\$52,975
2014	\$51,455	\$53,416	\$55,425
Median Home Value			
2000	\$91,567	\$92,372	\$95,527
2009	\$134,684	\$141,173	\$147,206
2014	\$156,213	\$164,256	\$171,128
Per Capita Income			
2000	\$19,891	\$19,314	\$19,464
2009	\$26,321	\$26,054	\$26,265
2014	\$27,936	\$27,742	\$27,847
Median Age			
2000	32.2	28.4	29.1
2009	32.8	30.4	30.8
2014	34.0	31.7	31.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

Market Profile

Timber Lodge-St. Cloud
 Latitude: 45.54964
 Longitude: -94.20801

3950 2nd St S
 St Cloud, MN 56301-6505
 Radius: 1 Miles

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 St Cloud, MN 56301-6505
 Radius: 3 Miles

3950 2nd St S
 St Cloud, MN 56301-6505
 Radius: 5 Miles



2000 Households by Income

Household Income Base	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
< \$15,000	3,627 14.3%	20,730 16.2%	32,841 15.1%
\$15,000 - \$24,999	15.1%	15.2%	14.7%
\$25,000 - \$34,999	17.9%	15.9%	15.0%
\$35,000 - \$49,999	21.2%	19.0%	19.0%
\$50,000 - \$74,999	20.7%	17.9%	19.7%
\$75,000 - \$99,999	5.2%	7.6%	8.8%
\$100,000 - \$149,999	3.1%	5.3%	5.1%
\$150,000 - \$199,999	0.9%	1.3%	1.2%
\$200,000+	1.5%	1.5%	1.4%
Average Household Income	\$46,000	\$48,546	\$49,302

2009 Households by Income

Household Income Base	4,107	23,313	38,787
< \$15,000	9.3%	10.3%	9.3%
\$15,000 - \$24,999	11.1%	11.1%	10.6%
\$25,000 - \$34,999	13.0%	12.3%	11.7%
\$35,000 - \$49,999	16.8%	14.5%	14.3%
\$50,000 - \$74,999	28.6%	24.1%	24.3%
\$75,000 - \$99,999	13.8%	14.3%	15.3%
\$100,000 - \$149,999	4.2%	8.2%	9.6%
\$150,000 - \$199,999	1.7%	3.2%	3.2%
\$200,000+	1.5%	2.0%	1.9%
Average Household Income	\$56,975	\$62,124	\$63,953

2014 Households by Income

Household Income Base	4,326	24,372	41,266
< \$15,000	9.8%	10.7%	9.6%
\$15,000 - \$24,999	9.9%	9.7%	9.2%
\$25,000 - \$34,999	11.6%	10.9%	10.4%
\$35,000 - \$49,999	16.4%	14.1%	13.9%
\$50,000 - \$74,999	28.6%	23.6%	23.6%
\$75,000 - \$99,999	16.3%	17.1%	18.2%
\$100,000 - \$149,999	4.0%	8.0%	9.4%
\$150,000 - \$199,999	1.9%	3.6%	3.5%
\$200,000+	1.6%	2.2%	2.1%
Average Household Income	\$59,387	\$65,266	\$66,969

2000 Owner Occupied HUs by Value

Total	1,920	11,801	19,098
< \$50,000	7.9%	4.8%	7.6%
\$50,000 - 99,999	51.6%	55.6%	47.8%
\$100,000 - 149,999	27.9%	26.6%	31.3%
\$150,000 - 199,999	8.0%	6.9%	7.9%
\$200,000 - \$299,999	4.1%	4.7%	4.3%
\$300,000 - 499,999	0.0%	1.0%	0.9%
\$500,000 - 999,999	0.4%	0.2%	0.2%
\$1,000,000+	0.0%	0.1%	0.1%
Average Home Value	\$103,486	\$107,443	\$107,994

2000 Speci@ed Renter Occupied HUs by Contract Rent

Total	1,712	8,879	13,737
With Cash Rent	98.4%	98.2%	98.4%
No Cash Rent	1.6%	1.8%	1.6%
Median Rent	\$491	\$440	\$452
Average Rent	\$492	\$437	\$456

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Speci@ed Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

Market Profile

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 St Cloud, MN 56301-6505
 Radius: 3 Miles

3950 2nd St S
 St Cloud, MN 56301-6505
 Radius: 5 Miles



2000 Population by Age

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	7,864	52,863	84,950
0 - 4	6.5%	5.6%	6.1%
5 - 9	5.3%	5.6%	6.0%
10 - 14	5.8%	6.0%	6.3%
15 - 19	6.7%	10.5%	9.7%
20 - 24	13.0%	17.0%	15.5%
25 - 34	16.7%	14.2%	14.9%
35 - 44	13.0%	13.5%	13.8%
45 - 54	11.6%	11.2%	11.1%
55 - 64	7.1%	6.3%	6.2%
65 - 74	7.1%	5.4%	5.1%
75 - 84	5.3%	3.7%	3.8%
85+	1.8%	1.0%	1.6%
18+	79.1%	78.9%	77.7%

2009 Population by Age

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	8,440	57,013	96,796
0 - 4	6.9%	5.8%	6.4%
5 - 9	5.6%	5.4%	5.9%
10 - 14	4.8%	5.3%	5.6%
15 - 19	5.1%	8.8%	8.4%
20 - 24	9.8%	14.8%	13.7%
25 - 34	22.2%	16.4%	16.0%
35 - 44	11.8%	11.8%	12.3%
45 - 54	10.9%	12.4%	12.3%
55 - 64	9.3%	8.9%	8.8%
65 - 74	5.5%	5.0%	4.9%
75 - 84	5.5%	3.7%	3.7%
85+	2.7%	1.5%	2.0%
18+	80.2%	79.8%	78.5%

2014 Population by Age

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	8,737	58,844	101,751
0 - 4	6.9%	5.8%	6.4%
5 - 9	5.8%	5.5%	6.0%
10 - 14	5.0%	5.5%	5.8%
15 - 19	4.7%	8.1%	7.8%
20 - 24	8.3%	14.1%	13.0%
25 - 34	21.3%	16.1%	15.9%
35 - 44	13.9%	12.5%	12.5%
45 - 54	9.7%	11.3%	11.4%
55 - 64	9.6%	9.8%	9.6%
65 - 74	6.8%	6.2%	6.0%
75 - 84	5.0%	3.5%	3.5%
85+	3.0%	1.6%	2.1%
18+	79.9%	79.9%	78.4%

2000 Population by Sex

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Males	47.9%	50.0%	49.5%
Females	52.1%	50.0%	50.5%

2009 Population by Sex

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Males	48.2%	50.2%	49.3%
Females	51.8%	49.8%	50.7%

2014 Population by Sex

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Males	48.4%	50.3%	49.3%
Females	51.6%	49.7%	50.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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St Cloud, MN 56301-6505
Radius: 1 Miles

3950 2nd St S
St Cloud, MN 56301-6505
Radius: 3 Miles

3950 2nd St S
St Cloud, MN 56301-6505
Radius: 5 Miles



2000 Population by Race/Ethnicity

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	7,864	52,861	84,954
White Alone	92.3%	92.5%	93.0%
Black Alone	1.4%	1.7%	1.8%
American Indian Alone	0.6%	0.5%	0.6%
Asian or Paci@c Islander Alone	3.4%	3.3%	2.8%
Some Other Race Alone	1.0%	0.6%	0.6%
Two or More Races	1.3%	1.3%	1.3%
Hispanic Origin	1.6%	1.4%	1.4%
Diversity Index	17.3	16.5	15.8

2009 Population by Race/Ethnicity

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	8,439	57,014	96,800
White Alone	89.3%	89.7%	90.7%
Black Alone	2.1%	2.6%	2.5%
American Indian Alone	0.6%	0.6%	0.6%
Asian or Paci@c Islander Alone	4.9%	4.6%	3.8%
Some Other Race Alone	1.4%	0.9%	0.8%
Two or More Races	1.7%	1.6%	1.6%
Hispanic Origin	2.4%	2.1%	2.1%
Diversity Index	23.7	22.7	20.9

2014 Population by Race/Ethnicity

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	8,738	58,845	101,747
White Alone	87.4%	87.9%	89.4%
Black Alone	2.5%	3.1%	2.8%
American Indian Alone	0.7%	0.6%	0.6%
Asian or Paci@c Islander Alone	5.8%	5.5%	4.6%
Some Other Race Alone	1.8%	1.1%	0.9%
Two or More Races	1.9%	1.8%	1.7%
Hispanic Origin	3.0%	2.6%	2.6%
Diversity Index	27.7	26.3	24.0



2000 Population 3+ by School Enrollment

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	7,555	51,051	81,634
Enrolled in Nursery/Preschool	1.6%	1.3%	1.4%
Enrolled in Kindergarten	1.8%	1.3%	1.3%
Enrolled in Grade 1-8	9.6%	9.8%	10.2%
Enrolled in Grade 9-12	5.0%	5.5%	5.8%
Enrolled in College	8.9%	18.3%	15.5%
Enrolled in Grad/Prof School	1.4%	1.1%	1.0%
Not Enrolled in School	71.7%	62.8%	64.7%

2009 Population 25+ by Educational Attainment

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	5,726	34,054	58,135
Less than 9th Grade	6.6%	3.8%	4.3%
9th - 12th Grade, No Diploma	5.5%	4.5%	4.7%
High School Graduate	32.4%	27.9%	28.2%
Some College, No Degree	23.0%	23.5%	23.3%
Associate Degree	7.7%	9.6%	9.9%
Bachelor's Degree	14.9%	20.2%	19.6%
Graduate/Professional Degree	9.9%	10.5%	10.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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Radius: 3 Miles

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St Cloud, MN 56301-6505
Radius: 5 Miles



2009 Population 15+ by Marital Status

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	6,982	47,551	79,516
Never Married	40.0%	45.2%	41.1%
Married	44.1%	42.2%	45.4%
Widowed	5.7%	3.9%	4.7%
Divorced	10.2%	8.7%	8.7%



2000 Population 16+ by Employment Status

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	6,355	43,144	68,376
In Labor Force	72.4%	72.7%	72.5%
Civilian Employed	69.2%	69.3%	69.5%
Civilian Unemployed	3.1%	3.4%	3.0%
In Armed Forces	0.1%	0.1%	0.1%
Not in Labor Force	27.6%	27.3%	27.5%

2009 Civilian Population 16+ in Labor Force

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Civilian Employed	91.0%	90.7%	91.0%
Civilian Unemployed	9.0%	9.3%	9.0%

2014 Civilian Population 16+ in Labor Force

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Civilian Employed	94.3%	94.1%	94.3%
Civilian Unemployed	5.7%	5.9%	5.7%

2000 Females 16+ by Employment Status and Age of Children

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	3,325	21,651	34,700
Own Children < 6 Only	5.9%	6.4%	6.8%
Employed/in Armed Forces	4.5%	5.0%	5.4%
Unemployed	0.5%	0.2%	0.2%
Not in Labor Force	0.9%	1.2%	1.2%
Own Children < 6 and 6-17 Only	5.5%	4.9%	5.1%
Employed/in Armed Forces	3.3%	3.0%	3.4%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	2.2%	1.7%	1.6%
Own Children 6-17 Only	13.0%	13.7%	14.5%
Employed/in Armed Forces	10.9%	11.8%	12.6%
Unemployed	0.2%	0.3%	0.2%
Not in Labor Force	1.9%	1.6%	1.7%
No Own Children < 18	75.5%	75.0%	73.7%
Employed/in Armed Forces	44.7%	47.2%	45.7%
Unemployed	2.4%	2.2%	1.9%
Not in Labor Force	28.4%	25.6%	26.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

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 Radius: 3 Miles

3950 2nd St S
 St Cloud, MN 56301-6505
 Radius: 5 Miles



2009 Employed Population 16+ by Industry

	3950 2nd St S Radius: 1 Miles	3950 2nd St S Radius: 3 Miles	3950 2nd St S Radius: 5 Miles
Total	4,186	28,647	48,024
Agriculture/Mining	0.3%	0.6%	0.6%
Construction	4.2%	3.9%	4.3%
Manufacturing	11.8%	10.2%	11.2%
Wholesale Trade	3.4%	3.6%	4.0%
Retail Trade	19.7%	17.6%	17.1%
Transportation/Utilities	2.5%	3.0%	3.4%
Information	2.1%	1.8%	1.9%
Finance/Insurance/Real Estate	7.3%	6.7%	6.0%
Services	46.1%	50.3%	49.0%
Public Administration	2.6%	2.1%	2.5%

2009 Employed Population 16+ by Occupation

	3950 2nd St S Radius: 1 Miles	3950 2nd St S Radius: 3 Miles	3950 2nd St S Radius: 5 Miles
Total	4,189	28,646	48,024
White Collar	56.8%	61.9%	61.4%
Management/Business/Financial	10.7%	11.8%	11.8%
Professional	20.3%	22.9%	22.1%
Sales	12.3%	13.2%	13.1%
Administrative Support	13.6%	13.9%	14.4%
Services	19.5%	18.9%	18.2%
Blue Collar	23.7%	19.3%	20.4%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	3.4%	3.5%	3.7%
Installation/Maintenance/Repair	4.4%	2.6%	2.6%
Production	8.3%	6.6%	7.2%
Transportation/Material Moving	7.6%	6.4%	6.6%



2000 Workers 16+ by Means of Transportation to Work

	3950 2nd St S Radius: 1 Miles	3950 2nd St S Radius: 3 Miles	3950 2nd St S Radius: 5 Miles
Total	4,343	29,411	46,724
Drove Alone - Car, Truck, or Van	78.7%	77.2%	78.9%
Carpooled - Car, Truck, or Van	12.0%	10.9%	10.5%
Public Transportation	1.7%	2.2%	2.1%
Walked	3.2%	5.5%	4.4%
Other Means	1.3%	1.1%	1.1%
Worked at Home	3.1%	3.1%	3.1%

2000 Workers 16+ by Travel Time to Work

	3950 2nd St S Radius: 1 Miles	3950 2nd St S Radius: 3 Miles	3950 2nd St S Radius: 5 Miles
Total	4,343	29,411	46,724
Did Not Work at Home	96.9%	96.9%	96.9%
Less than 5 minutes	5.7%	4.1%	3.9%
5 to 9 minutes	22.5%	20.9%	19.6%
10 to 19 minutes	46.6%	48.9%	47.7%
20 to 24 minutes	7.5%	7.8%	9.6%
25 to 34 minutes	6.1%	6.4%	6.9%
35 to 44 minutes	1.2%	1.2%	1.4%
45 to 59 minutes	2.4%	2.5%	2.6%
60 to 89 minutes	3.7%	3.7%	3.9%
90 or more minutes	1.2%	1.3%	1.5%
Worked at Home	3.1%	3.1%	3.1%
Average Travel Time to Work (in min)	16.2	16.8	17.6

2000 Households by Vehicles Available

	3950 2nd St S Radius: 1 Miles	3950 2nd St S Radius: 3 Miles	3950 2nd St S Radius: 5 Miles
Total	3,635	20,698	32,874
None	7.9%	9.4%	8.8%
1	37.3%	35.8%	34.2%
2	42.0%	38.5%	40.4%
3	9.9%	10.6%	11.3%
4	2.0%	4.2%	4.0%
5+	0.9%	1.5%	1.4%
Average Number of Vehicles Available	1.6	1.7	1.7

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

Market Profile

Timber Lodge-St. Cloud
 Latitude: 45.54964
 Longitude: -94.20801

3950 2nd St S
 St Cloud, MN 56301-6505
 Radius: 1 Miles

3950 2nd St S
 St Cloud, MN 56301-6505
 Radius: 3 Miles

3950 2nd St S
 St Cloud, MN 56301-6505
 Radius: 5 Miles



2000 Households by Type

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	3,631	20,682	32,859
Family Households	55.5%	54.7%	57.1%
Married-couple Family	40.8%	41.6%	43.8%
With Related Children	16.9%	19.4%	21.2%
Other Family (No Spouse)	14.7%	13.1%	13.3%
With Related Children	9.3%	8.6%	9.1%
Nonfamily Households	44.5%	45.3%	42.9%
Householder Living Alone	31.0%	30.4%	29.0%
Householder Not Living Alone	13.5%	14.9%	13.9%
Households with Related Children	26.1%	28.0%	30.3%
Households with Persons 65+	21.9%	18.0%	17.9%

2000 Households by Size

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	3,630	20,682	32,860
1 Person Household	31.0%	30.4%	29.0%
2 Person Household	38.4%	33.2%	33.6%
3 Person Household	13.8%	14.9%	15.2%
4 Person Household	10.3%	13.5%	14.1%
5 Person Household	4.8%	5.5%	5.7%
6 Person Household	1.1%	1.7%	1.7%
7+ Person Household	0.6%	0.9%	0.8%

2000 Households by Year Householder Moved In

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	3,635	20,700	32,873
Moved in 1999 to March 2000	30.9%	29.3%	29.2%
Moved in 1995 to 1998	32.1%	27.3%	28.8%
Moved in 1990 to 1994	13.9%	14.7%	14.2%
Moved in 1980 to 1989	9.9%	12.9%	12.7%
Moved in 1970 to 1979	5.9%	6.5%	6.9%
Moved in 1969 or Earlier	7.2%	9.2%	8.2%
Median Year Householder Moved In	1997	1996	1996



2000 Housing Units by Units in Structure

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	3,740	21,273	33,779
1, Detached	49.8%	55.6%	54.4%
1, Attached	4.4%	2.9%	2.6%
2	1.4%	3.5%	3.1%
3 or 4	1.2%	3.0%	2.4%
5 to 9	3.4%	3.5%	3.8%
10 to 19	8.2%	8.2%	8.1%
20+	30.6%	22.3%	22.2%
Mobile Home	1.0%	1.0%	3.4%
Other	0.0%	0.0%	0.0%

2000 Housing Units by Year Structure Built

	3950 2nd St S St Cloud, MN 56301-6505 Radius: 1 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 3 Miles	3950 2nd St S St Cloud, MN 56301-6505 Radius: 5 Miles
Total	3,749	21,270	33,778
1999 to March 2000	4.2%	2.3%	3.0%
1995 to 1998	9.9%	4.9%	6.8%
1990 to 1994	12.2%	7.9%	9.3%
1980 to 1989	22.2%	20.3%	21.4%
1970 to 1979	21.7%	20.3%	21.4%
1969 or Earlier	29.8%	44.2%	38.2%
Median Year Structure Built	1979	1973	1976

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

Market Profile

Timber Lodge-St. Cloud
 Latitude: 45.54964
 Longitude: -94.20801

3950 2nd St S
St Cloud, MN 56301-6505
 Radius: 1 Miles

3950 2nd St S
St Cloud, MN 56301-6505
 Radius: 3 Miles

3950 2nd St S
St Cloud, MN 56301-6505
 Radius: 5 Miles

Top 3 Tapestry Segments

1.	Young and Restless	Sophisticated Squires	Aspiring Young Familie
2.	Retirement Communities	Rustbelt Traditions	Rustbelt Traditions
3.	Aspiring Young Familie	Great Expectations	Sophisticated Squires

2009 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$6,040,597	\$37,733,638	\$64,220,918
Average Spent	\$1,470.81	\$1,618.64	\$1,655.65
Spending Potential Index	59	65	66
Computers & Accessories: Total \$	\$782,018	\$5,042,864	\$8,577,288
Average Spent	\$190.41	\$216.32	\$221.13
Spending Potential Index	83	95	97
Education: Total \$	\$4,276,167	\$29,553,582	\$49,249,265
Average Spent	\$1,041.19	\$1,267.74	\$1,269.67
Spending Potential Index	83	101	101
Entertainment/Recreation: Total \$	\$10,547,248	\$66,110,476	\$113,192,272
Average Spent	\$2,568.11	\$2,835.90	\$2,918.15
Spending Potential Index	79	88	90
Food at Home: Total \$	\$15,519,021	\$95,285,073	\$162,050,400
Average Spent	\$3,778.68	\$4,087.38	\$4,177.74
Spending Potential Index	83	90	92
Food Away from Home: Total \$	\$11,490,527	\$71,485,205	\$121,716,801
Average Spent	\$2,797.79	\$3,066.46	\$3,137.92
Spending Potential Index	84	92	94
Health Care: Total \$	\$12,333,012	\$74,234,485	\$126,478,004
Average Spent	\$3,002.92	\$3,184.39	\$3,260.67
Spending Potential Index	80	84	87
HH Furnishings & Equipment: Total \$	\$6,232,243	\$39,066,711	\$67,436,265
Average Spent	\$1,517.47	\$1,675.82	\$1,738.54
Spending Potential Index	70	77	80
Investments: Total \$	\$3,703,645	\$23,651,036	\$41,152,355
Average Spent	\$901.79	\$1,014.54	\$1,060.93
Spending Potential Index	63	71	74
Retail Goods: Total \$	\$80,764,578	\$501,531,464	\$859,636,123
Average Spent	\$19,665.10	\$21,513.88	\$22,161.85
Spending Potential Index	76	84	86
Shelter: Total \$	\$52,471,604	\$323,705,741	\$555,245,395
Average Spent	\$12,776.14	\$13,885.80	\$14,314.51
Spending Potential Index	82	89	92
TV/Video/Sound Equipment: Total \$	\$4,207,223	\$26,015,247	\$44,239,727
Average Spent	\$1,024.40	\$1,115.96	\$1,140.52
Spending Potential Index	84	92	94
Travel: Total \$	\$5,729,565	\$36,096,207	\$62,157,535
Average Spent	\$1,395.07	\$1,548.40	\$1,602.45
Spending Potential Index	76	84	87
Vehicle Maintenance & Repairs: Total \$	\$3,117,328	\$19,329,855	\$33,029,071
Average Spent	\$759.03	\$829.18	\$851.51
Spending Potential Index	81	89	91

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.