



## Ground Round Building

2621 Division Street  
St. Cloud, MN 56303



**RCA**  
COMPANIES  
REAL ESTATE  
INVESTMENTS

Robert C. Abel/Broker  
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St. Cloud, MN 56302  
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Cell: 320.267.6003  
[www.rca-re.net](http://www.rca-re.net)

**CONFIDENTIAL LISTING**



## HISTORY

The first Ground Round was built in 1969, and provided a “neighborhood pub” experience where everyone, including couples and families, felt comfortable. The restaurant had a limited menu with only 12 items featuring primarily burgers in a basket, snack food and pitchers of beer. The atmosphere was casual, relaxed and permissive. As the original “no rules” place, the Ground Round was a big success with customers. During the early 1980s, Ground Round evolved towards a fun, family oriented environment. In the 1990s, everyone, including families, began to dine out more often. People expected quality food and service, and once again, the Ground Round met this guest expectation by improving food quality, taste profiles, portion size, customer service and overall value.

Today, the Ground Round menu offers a combination of variety, flavor profile and portion size that is that is unequalled in any other casual dining concept. We continue to create a dining experience and level of service that surpasses customer expectations and provides a true value for our guests. In 2004, a cooperative group of former franchisees successfully acquired the majority of the assets of Ground Round, Inc. The newly formed company is named independent Owners Cooperative, LLC. It is a commitment to moving forward and offering guests the best dining experience possible. The new Cooperative operates more than 22 locations in 10 States spread across the Midwest and Northeast areas of the United States.



# Ground Round Building

St. Cloud, MN

* Price:	\$998,785.00
* Building Size:	8,202 Sq. Ft.
* Price/SF:	\$229.19
* Property Type:	Retail/Restaurant
* Property Sub-type:	Restaurant
* Property Use Type:	Office/Investment
*No. Stories:	1
* Tenancy:	Single
* Year built:	1970
* Lot Size:	44,975 sf/1.03 Acres
* Terms:	Cash to New Mortgage Contract for Deed
* Curb Cuts:	2 on to Division Street



## Description

St. Cloud is the County Seat of Stearns County. This property is located in the heart of the high traffic area for St. Cloud on Division Street. 25th Avenue and Division Street is considered the Number 1 location in St. Cloud. This property is approximately 1 block West.

St. Cloud is the largest community outside of the Minneapolis/Metro area, which is approximately 60 miles from St. Cloud.

This property is well located with high visibility, multiple curb cuts, cross easements across the Walgreens property to 25th Avenue and to the North across the General Rental access property.

Seller may be flexible to sale options.



St. Cloud Ground Round/Photo Courtesy of Google Maps

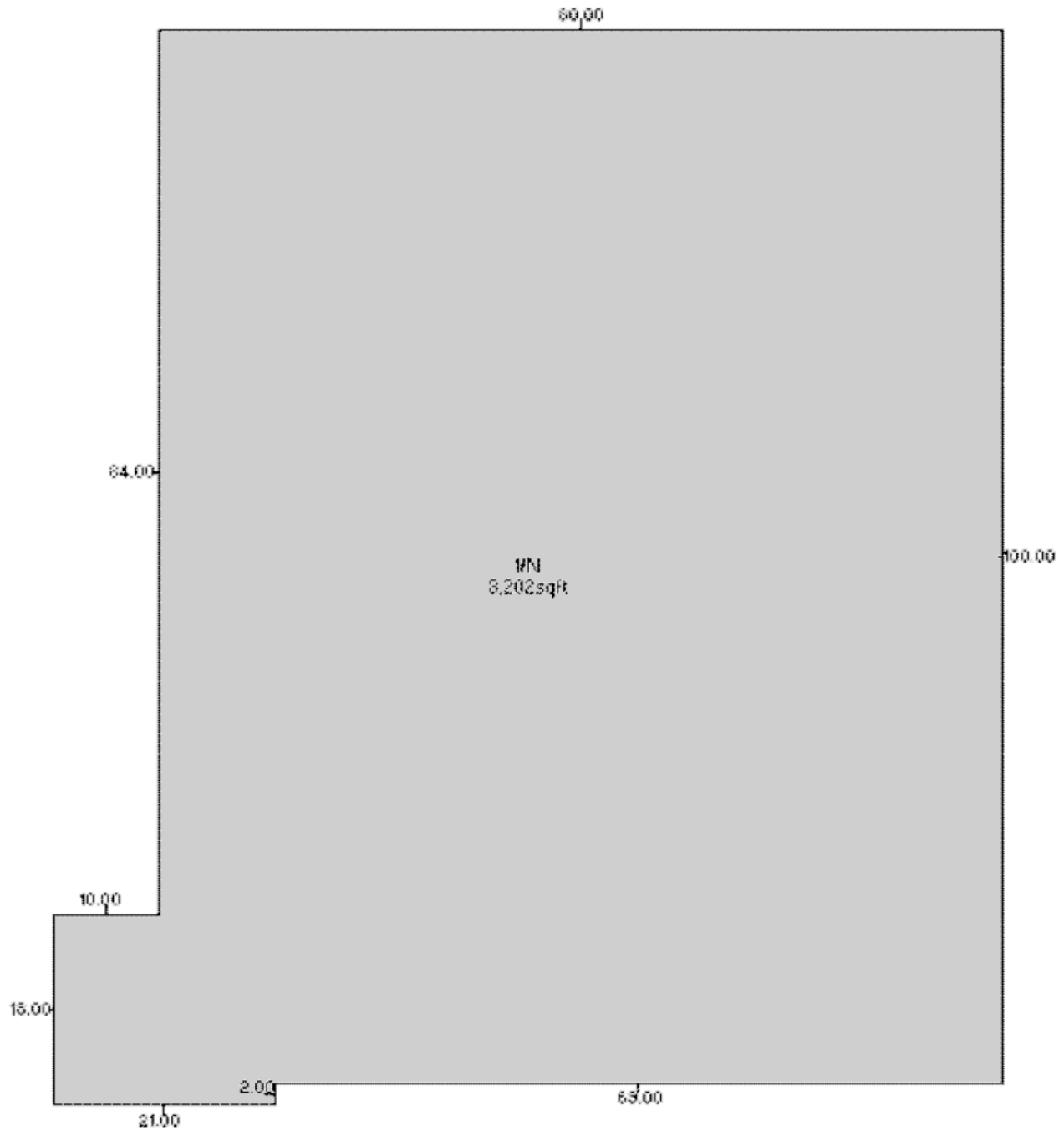


Inside Photos Taken from groundround.com Corporate Prototype



# City of St. Cloud

<b>Parcel Number:</b> 82439160000	<b>Township:</b> Stearns County
Address: 2621 DIVISION ST ST CLOUD, MN 56303	Property Class: Commercial Neighborhood: 07 West Downtown Subdivision: METES AND BOUNDS DESC.



Date Printed: 07/07/2011



City of St. Cloud		Property Record Card		Active PIN 82439160000																									
<b>Property Address:</b> <b>2621 DIVISION ST</b> <b>ST CLOUD, MN 56303</b> <b>Mailing Address:</b> DEAN BUILDING PTNSP  1615 CALVARY CT ST CLOUD, MN 56301		<b>Property Class:</b> Commercial <b>Class Code:</b> 2330 <b>Neighborhood:</b> 07 West Downtown <b>Zoning:</b> C5 HIGHWAY		<b>Legal Description</b> SEC 15 T124 R28 .93 A OF SE4NW4 BEG 159.25' E & 67' N OF SW COR NE4SE4NW4 TH N 252.19' TH E173.58' TH S 252.19' TO N R.O.W. OF HY 23		<b>Site Size</b> <b>Square Feet</b> 43,775.00 <b>Width</b> 173.00 <b>Depth</b> 252.00 <b>Acres</b> 0.00																							
<b>Building Permits</b>				<b>Alerts</b>																									
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<b>Building Information</b>																													
<b>Type of Use:</b> Restaurant-Full Service <b>Story Description:</b> 1.00 Story <b>Occupancy Type:</b> Single Tenant <b>Model Name:</b> Ground Round <b>Bedrooms:</b> 0 <b>Location:</b> Class S Construction <b>Total Rooms:</b> 0 <b>Ground Sq. Ft.:</b> 8,202 <b>Quality:</b> <b>Building Sq. Ft.:</b> 8,202 <b>Condition:</b> <b>Year Built:</b> 1967 <b>Effective Age:</b> 0			<b>Plumbing Information</b> <b>6 Fixture Bathrooms</b> 0 <b>5 Fixture Bathrooms</b> 0 <b>4 Fixture Bathrooms</b> 0 <b>3 Fixture Bathrooms</b> 0 <b>2 Fixture Bathrooms</b> 0 <b>Single Fixture Bathrooms</b> 0 <b>Other Fixtures</b> 0																										
<b>Exterior Wall Information</b> 100% Steel			<b>Heating/Cooling Information</b> <b>Central A/C</b> Yes <b>Heating</b> Gas <b>Fireplace</b> <b>Deck</b>																										
<b>Basement</b> Full Partial Crawl None Yes			<b>Porch</b> Open Enclosed <b>Frame</b> <b>Masonry</b> <b>Garage</b>																										
<b>Basement Finish</b> 0 Sq. Ft.			<b>Attached</b> Other <b>Other Site Improvements</b> <b>Shed</b> <b>Additional Garage</b> # of Cars <b>Tennis Court</b> <b>Pool</b>																										
<b>Date Printed: 07/07/2011</b>																													





# Parcel Information

Property Number 82.43916.0000  
Roll Type 1 - Real Propert  
Current Owner of Record DEAN BUILDING PARTNERSHIP  
Mailing Address 1615 CALVARY CT  
City, State, Zip ST CLOUD MN 56301-5137  
Property Address 2621 DIVISION ST  
City ST CLOUD  
State MN  
Zip 56301  
Tax Authority Group 8215 ST CLOUD CITY 742  
Section, Township, Range Section 15 Township 124 Range 028  
Deeded Acres 0.93  
Legal Description .93 A OF SE4NW4 BEG 159.25' E & 67' N OF SW COR NE4SE4  
NW4-N252.19'-E173.58'-S 252.19' TO N ROW HY 23-W 173.6' TO BEG  
LESS EASE CITY OF ST CLOUD

## Additional Legal Description

Tax Year 2011  
Assessment Year 2010  
Taxpayer DEAN BUILDING PARTNERSHIP  
Address 1615 CALVARY CT  
City, State, Zip ST CLOUD MN 56301-5137  
First Half Installment \$16,108.00  
First Half Due Date 05/16/2011  
Second Half Installment \$16,108.00  
Second Half Due Date 10/17/2011  
Total Tax \$32,216.00  
Taxable Market Value Total \$967,000.00  
Estimated Market Value Total \$967,000.00  
Green Acres \$0.00  
New Construction \$0.00  
Property Classification 3A-Commercial/Industrial/Public Utility





**Randy R. Schreifels**  
 STEARNS COUNTY AUDITOR-TREASURER  
 ADMINISTRATION CENTER RM. 136  
 P.O. BOX 728  
 ST. CLOUD, MN 56302-0728  
 320-656-3870  
 www.co.stearns.mn.us

**2011 PROPERTY TAX STATEMENT**

DEAN BUILDING PARTNERSHIP

DEAN BUILDING PARTNERSHIP  
 1615 CALVARY CT  
 ST CLOUD MN 56301-5137

Property ID Number: 82.43916.0000

**Property Description:**

Section 15 Township 124 Range 028  
 .93 A OF SE4NW4 BEG 159.25' E & 67' N OF SW COR NE4SE4 NW4-N252.19'-E173.58'-S  
 252.19' TO N ROW HY 23-W 173.6' TO BEG LESS EASE CITY OF ST CLOUD

BILL TYPE: Real Property

YOUR PROPERTY TAX VALUES & CLASSIFICATIONS		
Taxes Payable Year:	2010	2011
Estimated Market Value:	\$1,000,000.00	\$967,000.00
New Improvements/ Expired Exclusions:		
Taxable Market Value:	\$1,000,000.00	\$967,000.00
Property Classification:	Comm/Ind	Comm/Ind

\$\$\$

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

REFUNDS?

Taxes Payable Year:	2010	2011
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. 2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	<input type="checkbox"/>	\$0.00
<b>Your Property Tax and Credits</b>		
3. Your Property taxes before credits	\$30,946.00	\$32,216.00
4. Credits that reduce your property taxes		
A. Homestead and agricultural market value credits	\$0.00	\$0.00
B. Other credits	\$0.00	\$0.00
5. Property taxes after credits	<b>\$30,946.00</b>	<b>\$32,216.00</b>
<b>Property Tax by Jurisdiction</b>		
6. County - STEARNS COUNTY	\$9,356.61	\$9,582.51
7. City or Town - ST CLOUD CITY	\$7,866.84	\$7,678.90
8. State General Tax	\$8,832.09	\$9,117.09
9. School District - ISD 0742 ST CLOUD	\$2,003.32	\$1,966.39
A. Voter Approved Levies	\$1,524.35	\$2,588.68
A. HRA	\$204.85	\$120.67
B. Transit	\$264.58	\$255.22
C. Others	\$182.97	\$223.19
D. TIF	\$0.00	\$0.00
10. Special Taxing Districts	\$710.39	\$683.35
11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total property tax before special assessments	\$30,946.00	\$32,216.00
<b>Special Assessments on Your Property</b>		
13. Special assessments	Interest: \$0.00      Principal: \$0.00	\$0.00      \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	<b>\$30,946.00</b>	<b>\$32,216.00</b>

**2**

**2nd Half Payment Stub - Payable 2011**  
 To avoid penalty, pay on or before October 17, 2011

Total Property Tax for 2011	\$32,216.00
<b>2nd Half Tax Amount</b>	<b>\$16,108.00</b>
Penalty	_____
<b>2nd Half Total Amount Due</b>	_____
Property Classification	Comm/Ind

PIN: 82.43916.0000

Paid By \_\_\_\_\_

BILL NUMBER: 830350

TAXPAYER(S): DEAN BUILDING PARTNERSHIP  
 1615 CALVARY CT  
 ST CLOUD MN 56301-5137

**MAKE CHECKS PAYABLE TO:**

Randy R. Schreifels  
 Stearns County Auditor- Treasurer  
 PO BOX 728  
 St Cloud, MN 56302-0728

**1**

**1st Half Payment Stub - Payable 2011**  
 To avoid penalty, pay on or before May 16, 2011  
*If your tax is \$50.00 or less, pay the entire tax by May 16, 2011*

Total Property Tax for 2011	\$32,216.00
<b>1st Half Tax Amount</b>	<b>\$16,108.00</b>
Penalty	_____
<b>1st Half Total Amount Due</b>	_____
Property Classification	Comm/Ind

PIN: 82.43916.0000

Paid By \_\_\_\_\_

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TAXPAYER(S): DEAN BUILDING PARTNERSHIP  
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**MAKE CHECKS PAYABLE TO:**

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 PO BOX 728  
 St Cloud, MN 56302-0728

Ground Round  
2621 Division St, St Cloud, MN, 56301  
Ring: 1, 3, 5 Miles

Latitude: 45.55333  
Longitude: -94.18945


	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	10,742	61,052	83,746
2000 Group Quarters	155	3,709	5,248
2010 Total Population	11,080	64,237	96,616
2015 Total Population	11,114	65,191	100,495
2010 - 2015 Annual Rate	0.06%	0.3%	0.79%
 2000 Households	4,415	24,459	32,429
2000 Average Household Size	2.4	2.34	2.42
2010 Households	4,768	26,824	38,681
2010 Average Household Size	2.29	2.26	2.36
2015 Households	4,846	27,522	40,608
2015 Average Household Size	2.26	2.24	2.34
2010 - 2015 Annual Rate	0.33%	0.52%	0.98%
2000 Families	2,603	13,269	18,427
2000 Average Family Size	3.01	2.94	3.01
2010 Families	2,576	13,598	21,232
2010 Average Family Size	2.92	2.87	2.96
2015 Families	2,545	13,677	22,039
2015 Average Family Size	2.9	2.85	2.94
2010 - 2015 Annual Rate	-0.24%	0.12%	0.75%
 2000 Housing Units	4,518	25,143	33,315
Owner Occupied Housing Units	67.0%	54.2%	56.1%
Renter Occupied Housing Units	30.7%	43.1%	41.2%
Vacant Housing Units	2.3%	2.7%	2.7%
2010 Housing Units	4,944	28,048	40,323
Owner Occupied Housing Units	62.6%	51.3%	55.0%
Renter Occupied Housing Units	33.9%	44.3%	41.0%
Vacant Housing Units	3.6%	4.4%	4.1%
2015 Housing Units	5,104	29,252	42,914
Owner Occupied Housing Units	61.2%	50.4%	54.4%
Renter Occupied Housing Units	33.7%	43.7%	40.2%
Vacant Housing Units	5.1%	5.9%	5.4%
<b>Median Household Income</b>			
2000	\$37,236	\$36,941	\$38,862
2010	\$51,641	\$50,909	\$53,125
2015	\$56,964	\$56,581	\$59,347
<b>Median Home Value</b>			
2000	\$80,592	\$90,893	\$95,535
2010	\$119,317	\$137,052	\$146,399
2015	\$144,823	\$163,853	\$174,395
<b>Per Capita Income</b>			
2000	\$19,815	\$19,525	\$19,622
2010	\$26,146	\$25,643	\$25,721
2015	\$30,586	\$29,677	\$29,625
<b>Median Age</b>			
2000	32.2	28.9	29.3
2010	34.0	30.7	31.2
2015	35.5	31.8	32.2

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 2010 and 2015.

Ground Round  
2621 Division St, St Cloud, MN, 56301  
Ring: 1, 3, 5 Miles

Latitude: 45.55333  
Longitude: -94.18945


	1 mile radius	3 miles radius	5 miles radius
 <b>2000 Households by Income</b>			
Household Income Base	4,414	24,499	32,411
< \$15,000	12.4%	15.9%	15.1%
\$15,000 - \$24,999	15.9%	15.3%	14.7%
\$25,000 - \$34,999	17.5%	16.0%	15.0%
\$35,000 - \$49,999	22.6%	19.0%	19.0%
\$50,000 - \$74,999	17.6%	18.4%	19.7%
\$75,000 - \$99,999	8.0%	7.9%	8.8%
\$100,000 - \$149,999	3.7%	4.8%	5.1%
\$150,000 - \$199,999	0.9%	1.2%	1.2%
\$200,000+	1.5%	1.4%	1.4%
Average Household Income	\$47,660	\$48,121	\$49,383
<b>2010 Households by Income</b>			
Household Income Base	4,769	26,822	38,681
< \$15,000	6.8%	10.2%	9.2%
\$15,000 - \$24,999	9.2%	10.8%	10.3%
\$25,000 - \$34,999	13.0%	12.0%	10.9%
\$35,000 - \$49,999	17.9%	15.6%	15.3%
\$50,000 - \$74,999	27.6%	24.1%	24.1%
\$75,000 - \$99,999	16.2%	16.2%	17.8%
\$100,000 - \$149,999	5.9%	6.9%	8.1%
\$150,000 - \$199,999	1.7%	2.4%	2.6%
\$200,000+	1.6%	1.7%	1.7%
Average Household Income	\$60,074	\$59,974	\$62,415
<b>2015 Households by Income</b>			
Household Income Base	4,846	27,524	40,605
< \$15,000	6.1%	9.4%	8.4%
\$15,000 - \$24,999	7.0%	8.5%	7.9%
\$25,000 - \$34,999	10.8%	10.3%	9.2%
\$35,000 - \$49,999	13.5%	11.9%	11.5%
\$50,000 - \$74,999	29.3%	25.5%	25.3%
\$75,000 - \$99,999	17.7%	17.2%	18.7%
\$100,000 - \$149,999	9.8%	10.6%	12.3%
\$150,000 - \$199,999	3.6%	4.1%	4.3%
\$200,000+	2.2%	2.5%	2.4%
Average Household Income	\$69,372	\$68,732	\$71,356
<b>2000 Owner Occupied HUs by Value</b>			
Total	3,013	13,664	18,713
<\$50,000	6.0%	5.8%	7.7%
\$50,000 - 99,999	74.4%	56.4%	47.6%
\$100,000 - 149,999	11.8%	25.6%	31.1%
\$150,000 - 199,999	4.7%	6.5%	8.0%
\$200,000 - \$299,999	2.4%	4.5%	4.4%
\$300,000 - 499,999	0.4%	0.9%	0.9%
\$500,000 - 999,999	0.2%	0.2%	0.2%
\$1,000,000+	0.0%	0.1%	0.1%
Average Home Value	\$91,286	\$105,552	\$108,139
<b>2000 Specified Renter Occupied HUs by Contract Rent</b>			
Total	1,412	10,792	13,690
With Cash Rent	97.5%	98.3%	98.4%
No Cash Rent	2.5%	1.7%	1.6%
Median Rent	\$456	\$445	\$453
Average Rent	\$443	\$445	\$458

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. Specified 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 2010 and 2015.

**Ground Round**  
 2621 Division St, St Cloud, MN, 56301  
 Ring: 1, 3, 5 Miles



Latitude: 45.55333  
 Longitude: -94.18945

	1 mile radius	3 miles radius	5 miles radius
<b>2000 Population by Age</b>			
 Total	10,745	61,052	83,744
Age 0 - 4	7.3%	5.7%	6.1%
Age 5 - 9	6.5%	5.6%	6.0%
Age 10 - 14	6.4%	5.9%	6.3%
Age 15 - 19	6.9%	9.9%	9.4%
Age 20 - 24	10.0%	16.6%	15.3%
Age 25 - 34	17.2%	14.7%	15.0%
Age 35 - 44	15.0%	13.4%	13.9%
Age 45 - 54	12.5%	11.2%	11.2%
Age 55 - 64	6.4%	6.4%	6.2%
Age 65 - 74	6.4%	5.6%	5.2%
Age 75 - 84	4.3%	3.9%	3.8%
Age 85+	1.0%	1.2%	1.7%
Age 18+	75.7%	79.0%	77.6%
<b>2010 Population by Age</b>			
Total	11,079	64,238	96,617
Age 0 - 4	7.4%	6.0%	6.5%
Age 5 - 9	6.8%	5.5%	6.0%
Age 10 - 14	6.1%	5.1%	5.6%
Age 15 - 19	5.7%	8.3%	8.1%
Age 20 - 24	7.1%	14.7%	13.2%
Age 25 - 34	19.0%	17.1%	16.4%
Age 35 - 44	14.6%	11.6%	12.2%
Age 45 - 54	12.9%	11.9%	12.3%
Age 55 - 64	10.4%	9.3%	9.2%
Age 65 - 74	4.8%	5.1%	4.9%
Age 75 - 84	3.9%	3.7%	3.7%
Age 85+	1.5%	1.7%	2.1%
Age 18+	76.3%	80.1%	78.3%
<b>2015 Population by Age</b>			
Total	11,117	65,191	100,495
Age 0 - 4	7.2%	5.9%	6.5%
Age 5 - 9	6.8%	5.6%	6.1%
Age 10 - 14	6.5%	5.4%	5.9%
Age 15 - 19	5.8%	7.8%	7.5%
Age 20 - 24	6.4%	13.9%	12.3%
Age 25 - 34	16.3%	16.3%	15.9%
Age 35 - 44	16.8%	12.8%	12.8%
Age 45 - 54	12.0%	10.9%	11.3%
Age 55 - 64	11.0%	9.9%	9.9%
Age 65 - 74	6.4%	6.4%	6.2%
Age 75 - 84	3.3%	3.5%	3.5%
Age 85+	1.5%	1.7%	2.1%
Age 18+	76.0%	80.0%	78.1%
<b>2000 Population by Sex</b>			
Males	49.3%	49.8%	49.9%
Females	50.7%	50.2%	50.1%
<b>2010 Population by Sex</b>			
Males	49.4%	50.0%	49.7%
Females	50.6%	50.0%	50.3%
<b>2015 Population by Sex</b>			
Males	49.5%	50.2%	49.8%
Females	50.5%	49.8%	50.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

Ground Round  
2621 Division St, St Cloud, MN, 56301  
Ring: 1, 3, 5 Miles

Latitude: 45.55333  
Longitude: -94.18945




	1 mile radius	3 miles radius	5 miles radius
<b>2000 Population by Race/Ethnicity</b>			
 Total	10,740	61,052	83,747
White Alone	92.7%	92.5%	92.9%
Black Alone	1.8%	1.8%	1.8%
American Indian Alone	0.6%	0.6%	0.6%
Asian or Pacific Islander Alone	3.0%	3.1%	2.8%
Some Other Race Alone	0.7%	0.6%	0.6%
Two or More Races	1.3%	1.4%	1.3%
Hispanic Origin	1.3%	1.3%	1.4%
Diversity Index	16.2	16.6	15.9
<b>2010 Population by Race/Ethnicity</b>			
Total	11,081	64,237	96,614
White Alone	90.3%	90.1%	91.1%
Black Alone	2.7%	2.8%	2.6%
American Indian Alone	0.6%	0.7%	0.6%
Asian or Pacific Islander Alone	3.6%	3.7%	3.2%
Some Other Race Alone	1.0%	0.9%	0.8%
Two or More Races	1.8%	1.7%	1.6%
Hispanic Origin	2.1%	2.1%	2.1%
Diversity Index	21.6	22.0	20.2
<b>2015 Population by Race/Ethnicity</b>			
Total	11,114	65,192	100,495
White Alone	89.1%	89.1%	90.4%
Black Alone	3.3%	3.3%	3.0%
American Indian Alone	0.6%	0.7%	0.6%
Asian or Pacific Islander Alone	3.9%	4.0%	3.4%
Some Other Race Alone	1.1%	1.0%	0.8%
Two or More Races	2.0%	1.9%	1.7%
Hispanic Origin	2.4%	2.5%	2.4%
Diversity Index	24.2	24.2	21.9
<b>2000 Population 3+ by School Enrollment</b>			
 Total	10,264	58,901	80,451
Enrolled in Nursery/Preschool	1.5%	1.3%	1.4%
Enrolled in Kindergarten	1.5%	1.3%	1.3%
Enrolled in Grade 1-8	11.7%	9.7%	10.3%
Enrolled in Grade 9-12	5.5%	5.5%	5.8%
Enrolled in College	6.8%	17.2%	14.9%
Enrolled in Grad/Prof School	1.4%	1.1%	1.0%
Not Enrolled in School	71.7%	63.9%	65.2%
<b>2010 Population 25+ by Educational Attainment</b>			
Total	7,415	38,820	58,634
Less than 9th Grade	3.3%	3.4%	3.5%
9th - 12th Grade, No Diploma	4.3%	3.8%	3.9%
High School Graduate	27.8%	26.4%	26.2%
Some College, No Degree	22.0%	22.6%	22.6%
Associate Degree	11.1%	11.5%	12.1%
Bachelor's Degree	20.8%	21.3%	21.1%
Graduate/Professional Degree	10.7%	11.1%	10.6%

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 2010 and 2015.


Ground Round  
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Ring: 1, 3, 5 Miles

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	1 mile radius	3 miles radius	5 miles radius
 <b>2010 Population 15+ by Marital Status</b>			
Total	8,830	53,612	79,193
Never Married	40.1%	45.8%	41.5%
Married	44.0%	40.5%	44.8%
Widowed	4.2%	4.1%	4.6%
Divorced	11.6%	9.6%	9.1%
 <b>2000 Population 16+ by Employment Status</b>			
Total	8,438	49,841	67,338
In Labor Force	74.1%	73.1%	72.6%
Civilian Employed	70.8%	69.7%	69.5%
Civilian Unemployed	3.3%	3.3%	3.0%
In Armed Forces	0.0%	0.1%	0.1%
Not in Labor Force	25.9%	26.9%	27.4%
<b>2010 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	91.1%	91.1%	91.7%
Civilian Unemployed	8.9%	8.9%	8.3%
<b>2015 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	92.8%	92.9%	93.4%
Civilian Unemployed	7.2%	7.1%	6.6%
<b>2000 Females 16+ by Employment Status and Age of Children</b>			
Total	4,356	25,116	33,889
Own Children < 6 Only	7.2%	6.4%	6.9%
Employed/in Armed Forces	5.7%	5.1%	5.5%
Unemployed	0.3%	0.2%	0.2%
Not in Labor Force	1.1%	1.1%	1.2%
Own Children < 6 and 6-17 Only	6.5%	4.7%	5.2%
Employed/in Armed Forces	4.3%	3.0%	3.5%
Unemployed	0.0%	0.1%	0.1%
Not in Labor Force	2.2%	1.6%	1.6%
Own Children 6-17 Only	15.5%	13.8%	14.7%
Employed/in Armed Forces	13.6%	11.8%	12.8%
Unemployed	0.3%	0.2%	0.2%
Not in Labor Force	1.6%	1.7%	1.7%
No Own Children < 18	70.8%	75.1%	73.3%
Employed/in Armed Forces	43.8%	47.4%	45.5%
Unemployed	2.3%	2.1%	1.8%
Not in Labor Force	24.7%	25.6%	26.0%
 <b>2010 Employed Population 16+ by Industry</b>			
Total	5,602	33,239	49,587
Agriculture/Mining	0.4%	0.5%	0.6%
Construction	3.6%	3.9%	4.1%
Manufacturing	11.8%	10.8%	11.6%
Wholesale Trade	4.0%	4.0%	4.1%
Retail Trade	18.1%	17.0%	16.7%
Transportation/Utilities	3.1%	3.2%	3.4%
Information	1.8%	1.9%	1.8%
Finance/Insurance/Real Estate	5.9%	6.3%	6.0%
Services	48.1%	50.2%	49.2%
Public Administration	3.2%	2.3%	2.5%

Ground Round  
2621 Division St, St Cloud, MN, 56301  
Ring: 1, 3, 5 Miles



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	1 mile radius	3 miles radius	5 miles radius
<b>2010 Employed Population 16+ by Occupation</b>			
Total	5,601	33,237	49,588
White Collar	59.3%	61.1%	61.2%
Management/Business/Financial	11.4%	11.6%	12.0%
Professional	24.1%	22.2%	22.1%
Sales	10.0%	12.9%	12.9%
Administrative Support	13.7%	14.4%	14.2%
Services	19.1%	19.1%	18.3%
Blue Collar	21.6%	19.9%	20.5%
Farming/Forestry/Fishing	0.1%	0.1%	0.2%
Construction/Extraction	3.6%	3.5%	3.6%
Installation/Maintenance/Repair	2.5%	2.6%	2.6%
Production	8.5%	7.1%	7.4%
Transportation/Material Moving	7.0%	6.4%	6.7%
<b>2000 Workers 16+ by Means of Transportation to Work</b>			
 Total	5,911	34,216	46,045
Drove Alone - Car, Truck, or Van	77.0%	77.2%	79.3%
Carpooled - Car, Truck, or Van	13.1%	11.3%	10.6%
Public Transportation	2.6%	2.3%	2.1%
Walked	3.3%	5.0%	4.0%
Other Means	1.1%	1.2%	1.1%
Worked at Home	2.9%	3.0%	3.1%
<b>2000 Workers 16+ by Travel Time to Work</b>			
Total	5,911	34,214	46,043
Did Not Work at Home	97.1%	97.0%	96.9%
Less than 5 minutes	5.5%	4.2%	3.8%
5 to 9 minutes	23.5%	20.8%	19.5%
10 to 19 minutes	45.9%	48.0%	48.0%
20 to 24 minutes	6.1%	8.1%	9.5%
25 to 34 minutes	6.3%	6.7%	6.9%
35 to 44 minutes	2.0%	1.2%	1.4%
45 to 59 minutes	2.5%	2.6%	2.6%
60 to 89 minutes	3.8%	3.8%	3.9%
90 or more minutes	1.5%	1.5%	1.5%
Worked at Home	2.9%	3.0%	3.1%
Average Travel Time to Work (in min)	16.6	17.1	17.6
<b>2000 Households by Vehicles Available</b>			
Total	4,430	24,476	32,441
None	8.5%	9.3%	8.9%
1	38.0%	36.5%	34.3%
2	38.6%	38.1%	40.3%
3	11.5%	10.7%	11.1%
4	1.9%	3.8%	3.9%
5+	1.6%	1.5%	1.4%
Average Number of Vehicles Available	1.7	1.7	1.7

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

**Ground Round**  
 2621 Division St, St Cloud, MN, 56301  
 Ring: 1, 3, 5 Miles

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	1 mile radius	3 miles radius	5 miles radius
<b>2000 Households by Type</b>			
 Total	4,416	24,459	32,428
Family Households	58.9%	54.2%	56.8%
Married-couple Family	43.7%	40.9%	43.6%
With Related Children	20.6%	18.7%	21.1%
Other Family (No Spouse)	15.3%	13.4%	13.2%
With Related Children	9.8%	8.9%	9.1%
Nonfamily Households	41.1%	45.8%	43.2%
Householder Living Alone	29.7%	30.9%	29.2%
Householder Not Living Alone	11.3%	14.8%	14.0%
Households with Related Children	30.4%	27.6%	30.1%
Households with Persons 65+	20.3%	18.4%	18.0%
<b>2000 Households by Size</b>			
Total	4,415	24,459	32,429
1 Person Household	29.7%	30.9%	29.2%
2 Person Household	34.6%	33.9%	33.6%
3 Person Household	15.2%	14.7%	15.2%
4 Person Household	12.0%	12.9%	14.0%
5 Person Household	5.9%	5.2%	5.6%
6 Person Household	1.6%	1.5%	1.6%
7+ Person Household	0.9%	0.9%	0.8%
<b>2000 Households by Year Householder Moved In</b>			
Total	4,428	24,476	32,441
Moved in 1999 to March 2000	21.9%	29.6%	29.3%
Moved in 1995 to 1998	26.2%	28.0%	28.9%
Moved in 1990 to 1994	15.5%	13.9%	14.2%
Moved in 1980 to 1989	14.6%	12.5%	12.6%
Moved in 1970 to 1979	8.0%	6.7%	6.7%
Moved in 1969 or Earlier	13.8%	9.3%	8.2%
Median Year Householder Moved In	1994	1996	1996
<b>2000 Housing Units by Units in Structure</b>			
 Total	4,533	25,162	33,332
1, Detached	70.6%	54.0%	53.9%
1, Attached	1.4%	2.8%	2.6%
2	3.4%	3.7%	3.1%
3 or 4	2.3%	2.8%	2.4%
5 to 9	2.6%	3.6%	3.7%
10 to 19	6.4%	8.5%	8.2%
20+	13.1%	23.1%	22.7%
Mobile Home	0.3%	1.6%	3.4%
Other	0.0%	0.0%	0.0%
<b>2000 Housing Units by Year Structure Built</b>			
Total	4,531	25,166	33,337
1999 to March 2000	1.6%	2.3%	2.9%
1995 to 1998	3.4%	5.0%	6.8%
1990 to 1994	4.9%	7.6%	9.4%
1980 to 1989	15.5%	20.0%	21.4%
1970 to 1979	13.9%	20.7%	21.3%
1969 or Earlier	60.7%	44.4%	38.2%
Median Year Structure Built	1959	1973	1976

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

Ground Round  
2621 Division St, St Cloud, MN, 56301  
Ring: 1, 3, 5 Miles

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	1 mile radius	3 miles radius	5 miles radius
<b>Top 3 Tapestry Segments</b>			
1.	Rustbelt Traditions	Rustbelt Traditions	Aspiring Young Familie
2.	Aspiring Young Familie	Aspiring Young Familie	Sophisticated Squires
3.	Great Expectations	Great Expectations	Rustbelt Traditions



**2010 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 \$	\$7,008,672	\$40,778,779	\$60,740,667
Average Spent	\$1,469.94	\$1,520.23	\$1,570.30
Spending Potential Index	61	63	66
Computers & Accessories: Total \$	\$933,988	\$5,497,472	\$8,192,702
Average Spent	\$195.89	\$204.95	\$211.80
Spending Potential Index	89	93	96
Education: Total \$	\$5,457,107	\$33,233,621	\$48,694,518
Average Spent	\$1,144.53	\$1,238.95	\$1,258.87
Spending Potential Index	94	102	103
Entertainment/Recreation: Total \$	\$13,432,062	\$74,943,760	\$112,660,557
Average Spent	\$2,817.13	\$2,793.91	\$2,912.56
Spending Potential Index	87	87	90
Food at Home: Total \$	\$18,751,504	\$105,939,499	\$157,479,884
Average Spent	\$3,932.78	\$3,949.43	\$4,071.25
Spending Potential Index	88	88	91
Food Away from Home: Total \$	\$13,617,826	\$78,174,313	\$116,549,736
Average Spent	\$2,856.09	\$2,914.34	\$3,013.10
Spending Potential Index	89	91	94
Health Care: Total \$	\$15,662,646	\$82,818,294	\$123,302,052
Average Spent	\$3,284.95	\$3,087.47	\$3,187.66
Spending Potential Index	88	83	86
HH Furnishings & Equipment: Total \$	\$7,355,717	\$41,335,875	\$62,343,298
Average Spent	\$1,542.73	\$1,541.00	\$1,611.73
Spending Potential Index	75	75	78
Investments: Total \$	\$6,557,564	\$34,717,513	\$52,058,415
Average Spent	\$1,375.33	\$1,294.27	\$1,345.84
Spending Potential Index	79	74	77
Retail Goods: Total \$	\$98,683,569	\$550,220,954	\$824,558,704
Average Spent	\$20,697.06	\$20,512.26	\$21,316.89
Spending Potential Index	83	83	86
Shelter: Total \$	\$64,287,669	\$370,106,034	\$557,425,763
Average Spent	\$13,483.15	\$13,797.57	\$14,410.84
Spending Potential Index	85	87	91
TV/Video/Audio: Total \$	\$5,253,260	\$29,867,083	\$44,397,561
Average Spent	\$1,101.77	\$1,113.45	\$1,147.79
Spending Potential Index	89	90	92
Travel: Total \$	\$7,465,126	\$41,668,154	\$63,293,172
Average Spent	\$1,565.67	\$1,553.39	\$1,636.29
Spending Potential Index	83	82	86
Vehicle Maintenance & Repairs: Total \$	\$3,910,281	\$22,037,455	\$32,988,711
Average Spent	\$820.11	\$821.56	\$852.84
Spending Potential Index	87	87	90

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.

## Site Map

Ground Round  
 2621 Division St, St Cloud, MN, 56301  
 Ring: 1, 3, 5 Miles

Latitude: 45.55313  
 Longitude: -94.18945

