

# LINO LAKES COMMERCIAL

Main Street & 35E, Lino Lakes, MN 55038

New Retail Development + Pad Sites: Will Divide



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## Otter Crossing South: Retail Development



### AVAILABILITY

**Property Type:** Retail Center

**Availability:** 1,200-8,500 SF

### HIGHLIGHTS

- New construction
- End-Cap with drive thru available
- 23,800 vehicles per day along Main Street and 49,184 vehicles per day along 35E
- Located within a rapidly growing community; population increased 91% over a period of 3 years
- Nearby retailers include McDonalds, Dunkin, Blue Heron Grill, Festival Foods, Dunn Brothers Coffee, Kwik Trip, Fiesta Cancun, Dairy Queen, Culvers, Tidal Wave Auto Spa, and Jersey Mike's



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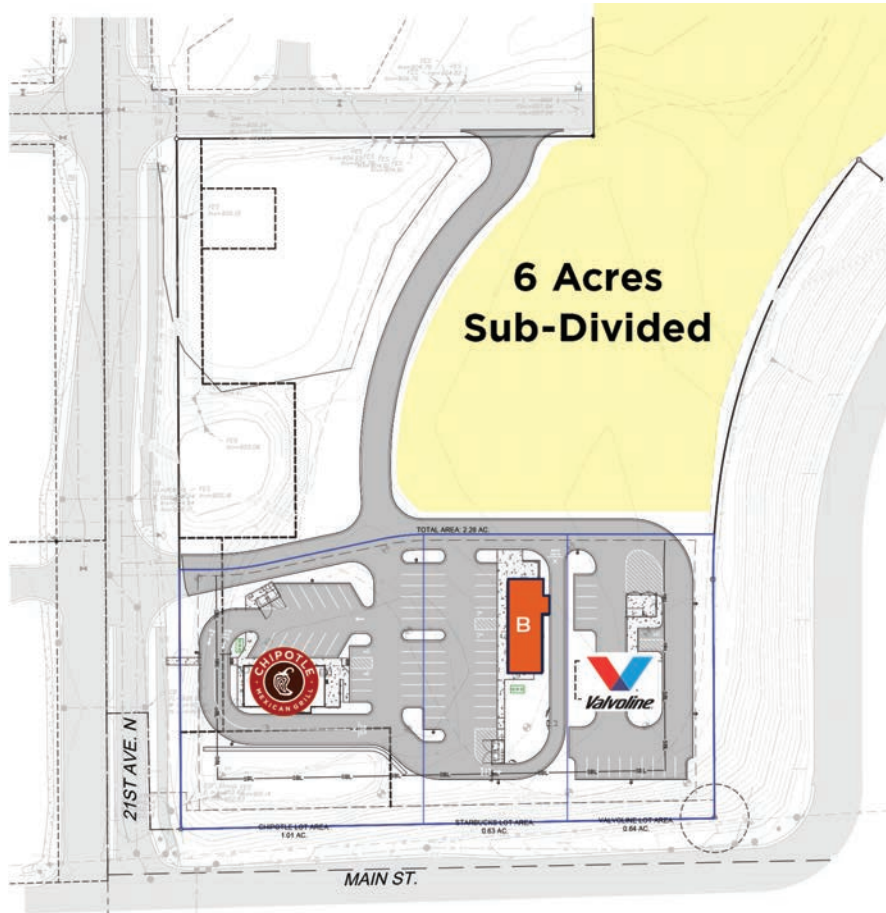
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## Clearwater Commons



## Otter Crossing



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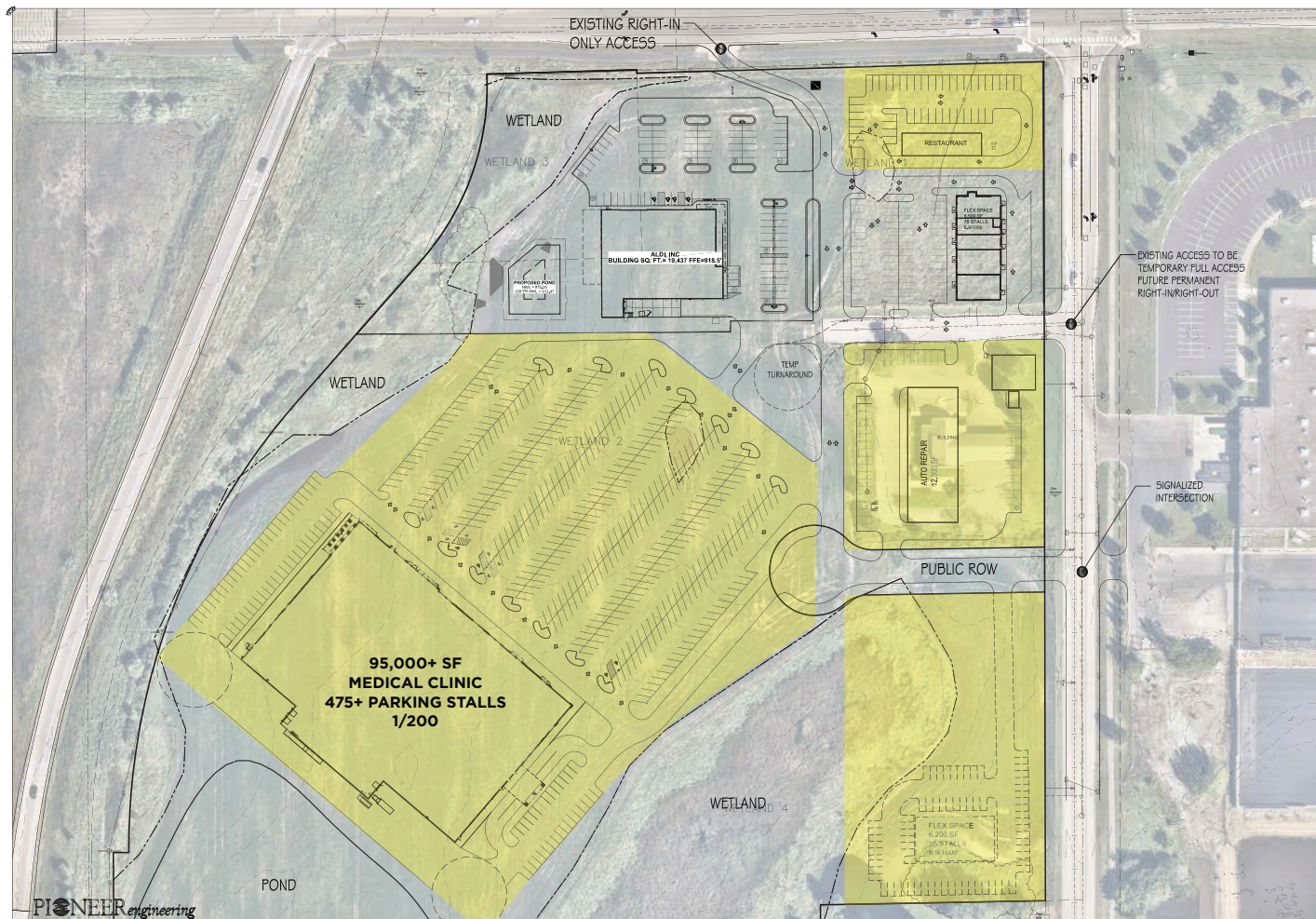
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PIONEER engineering



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## POPULATION (2025)

	2.5 Mile	5 Mile	10 Mile
Total Population	20,600	26,226	194,364
Daytime	15,811	21,595	185,634
Workers	6,183	9,324	91,765
Residents	9,628	12,271	93,869

## HOUSEHOLD INCOME (2025)

	2.5 Mile	5 Mile	10 Mile
Median HHI	\$113,647	\$115,493	\$101,381
Median Home Value	\$362,832	\$364,200	\$337,708
Per Capita Income	\$52,148	\$55,722	\$50,489

## HOUSEHOLDS BY INCOME (2025)

	2.5 Mile	5 Mile	10 Mile
<\$15,000	145	230	3,117
\$15,000 - \$24,999	212	290	2,639
\$25,000 - \$34,999	203	251	2,912
\$35,000 - \$49,000	488	440	6,360
\$50,000 - \$74,999	828	1,004	10,862
\$75,000 - \$99,999	1,179	1,348	10,413
\$100,000 -	2,052	2,560	18,053
\$150,000 - \$199,999	1,381	1,438	9,168
\$200,000+	1,185	1,738	10,722



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## POPULATION BY GENDER & AGE (2025)

	2.5 Mile	5 Mile	10 Mile
Males	10,166	13,184	95,577
Females	10,434	13,043	98,787
0 - 9	15.6%	11.1%	11.5%
10 - 14	8.8%	7.4%	6.4%
15 - 24	11.1%	11.3%	11.2%
25 - 34	11.5%	11.7%	12.3%
35 - 44	17.8%	12.2%	13.0%
45 - 54	13.8%	14.6%	12.5%
55 - 64	11.0%	16.2%	15.0%
65+	10.5%	15.4%	18.1%

## RESTAURANT MARKET POTENTIAL (2025)

	2.5 Mile	5 Mile	10 Mile
Went to a family restaurant (fast food/drive-in) in the last 6 months	13,610	18,161	138,600
Went to a fast food/drive-in restaurant 9+ times/month	6,211	7,322	56,968
Went to a fine dining restaurant last month	1,293	2,155	14,134
Went to a fine dining restaurant 2+ times last month	666	1,093	6,803
Dined out in last 12 months	8,351	11,569	84,459

Source: U.S. Census and data collected by MRI-Simmons in a nationally representative survey of U.S. households.



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