



For Sale/Lease

Hwy 2 & France Ave SWC, Elko, MN 55020

Elko Marketplace Development



- ◆ Exploding growth in Elko-New Market
- ◆ Regional draw of NASCAR Speedway and live entertainment center
- ◆ 5,000 person event attendance
- ◆ Pad sites available with excellent visibility
- ◆ Closest retail competition 5—10 miles away

For more information, contact:
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952.469.9444

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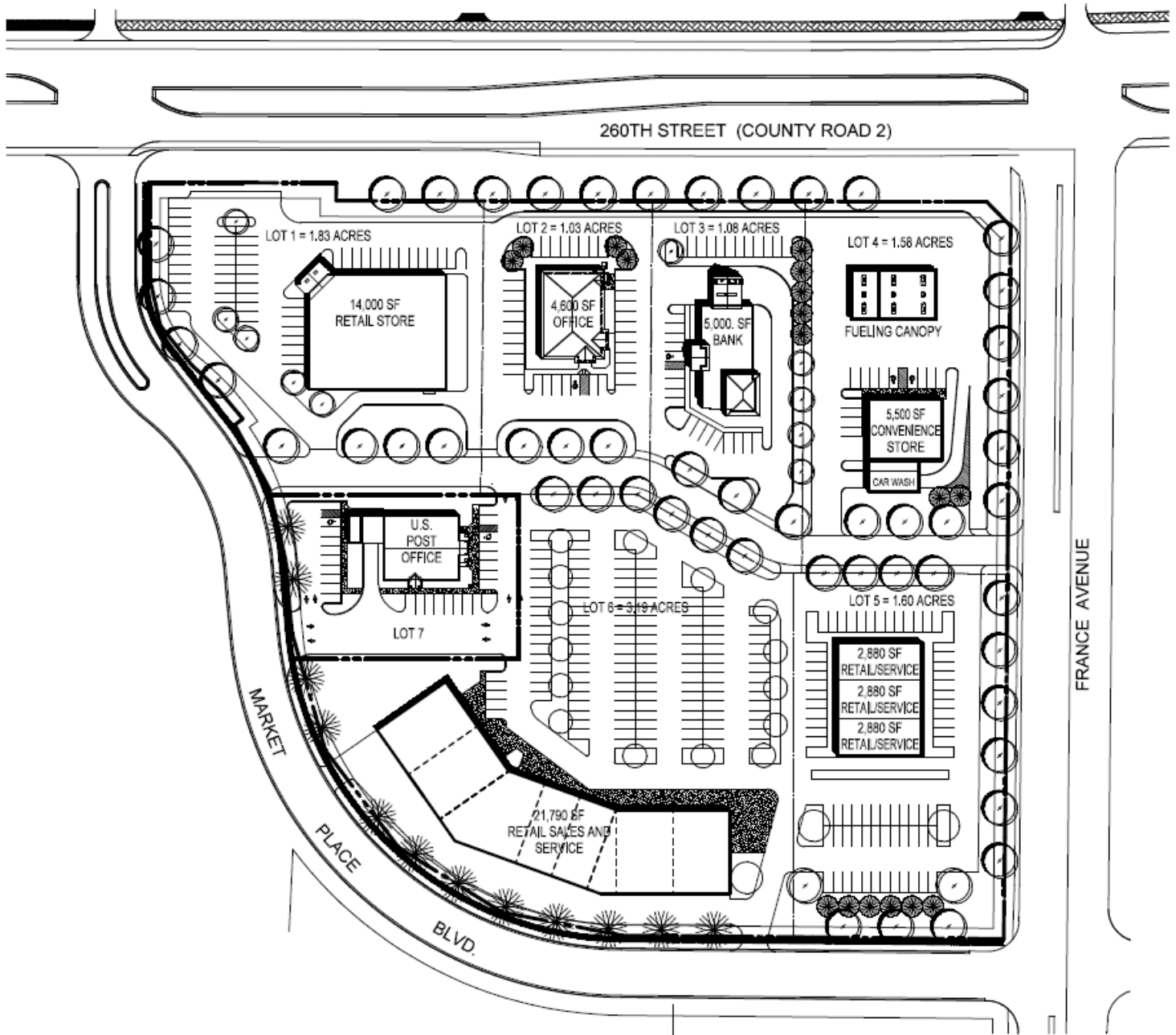
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Elko Marketplace Proposed Site Plan



CONCEPT DEVELOPMENT PLAN

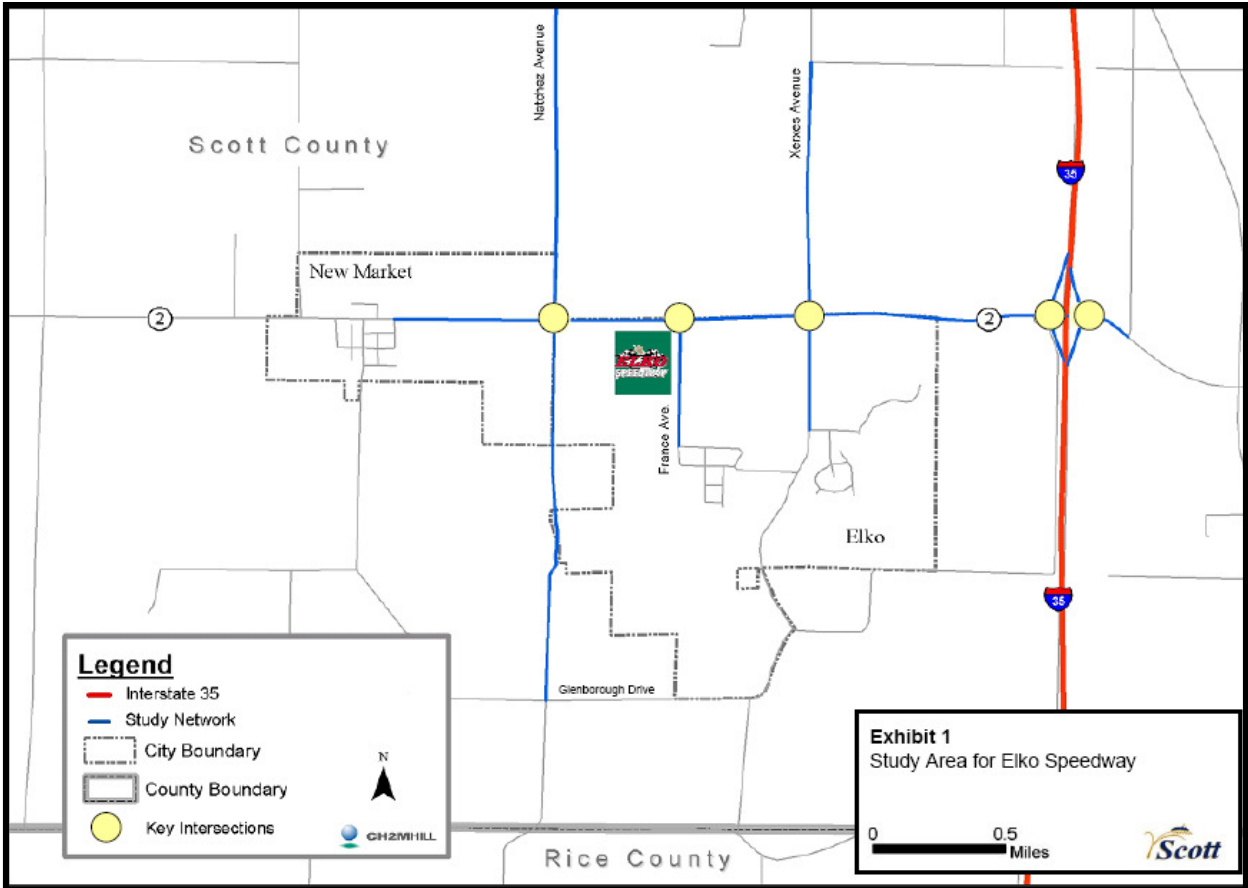
LOT 1: 1.83 ACRES
 LOT 2: 1.03 ACRES
 LOT 3: 1.09 ACRES
 LOT 4: 1.58 ACRES
 LOT 5: 1.60 ACRES
 LOT 6: 3.19 ACRES
 LOT 7: SOLD
 TOTAL: 11.09 ACRES

LOT SIZES ARE APPROXIMATE



DRAWN BY: APPRO DEVELOPMENT, INC.
 DATE: 10/12/09

Total daily trips 12,270 with 1,310 trips during peak afternoon hours to proposed development
Scott County traffic study (2004).



Demographics

	1 mile	3 mile	5 mile
Population	1,115	4,933	9,761
Median Household Income \$	\$93,985	\$91,992	\$89,862
Avg. Household Income	\$117,465	\$114,824	\$111,587

Traffic Counts

Highway 2	9,000 vehicles per day
France Ave	1,050 vehicles per day