

# PREMIER REDEVELOPMENT OPPORTUNITY FREESTANDING K MART

1 20th Ave SE, Minot, ND, 58701



## AVAILABLE

Kmart: 108,110 SF

## RATE

Call for Rates

## DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Total Population	41,372	53,170	59,304
2020 Growth	2.75%	3.06%	3.08%
Avg. HH Income	\$74,861	\$75,636	\$77,497
Daytime Population	32,172	39,315	41,227

Year: 2016 | Source: ESRI

## TRAFFIC COUNTS

20th Ave SE	9,480 VPD
S Broadway	27,815 VPD

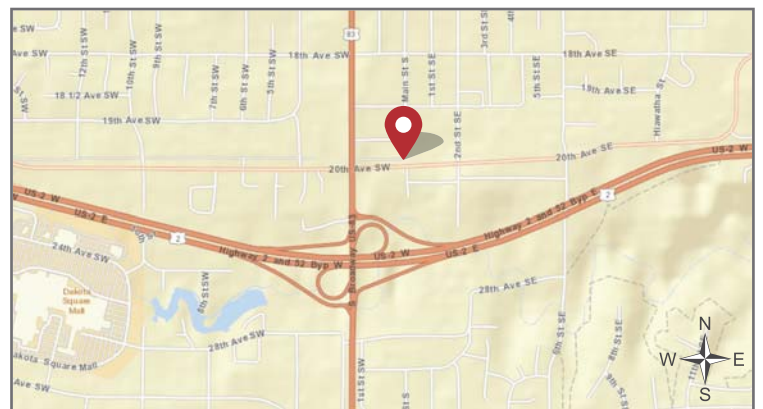
Year: 2015 | Source: NDDOT

## CONTACT

**Tony Pierangeli** | 303.390.5257  
tony.pierangeli@srsre.com

## DESCRIPTION

- 108,110 SF For Lease, ability to subdivide
- Freestanding building



**SERITAGE**  
GROWTH PROPERTIES

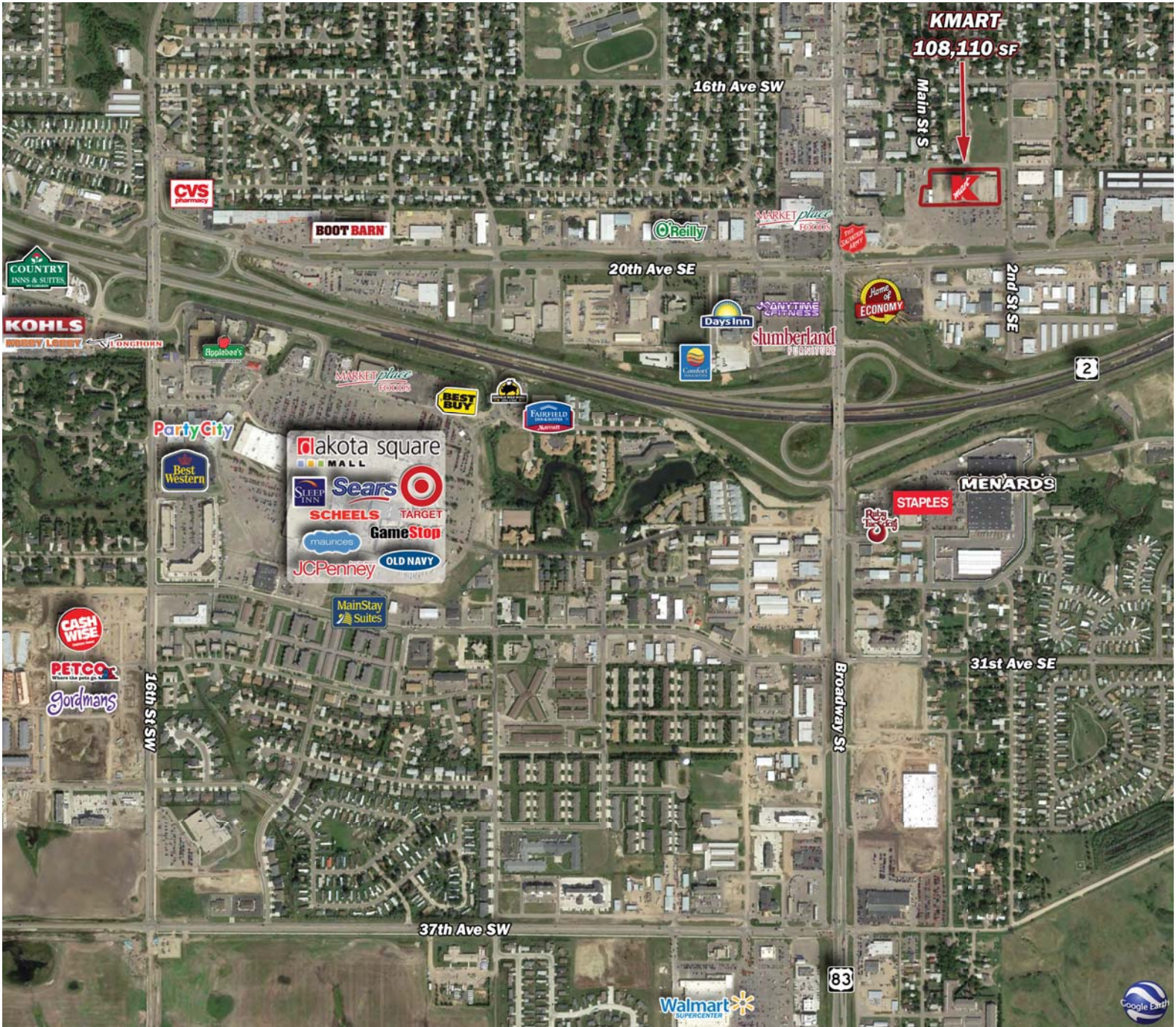
SRS Real Estate Partners | 1875 Lawrence Street., Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

[SRSRE.COM](http://SRSRE.COM)

# PREMIER REDEVELOPMENT OPPORTUNITY FREESTANDING K MART

1 20th Ave SE, Minot, ND, 58701



**SERITAGE**  
GROWTH PROPERTIES

SRS Real Estate Partners | 1875 Lawrence Street., Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

[SRSRE.COM](http://SRSRE.COM)

# PREMIER REDEVELOPMENT OPPORTUNITY FREESTANDING KMART

1 20th Ave SE, Minot, ND, 58701



	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	32,422	40,305	45,249
2010 Population	36,045	45,014	50,266
2015 Population	41,372	53,170	59,304
2020 Population	47,385	61,808	69,009
2000-2010 Annual Rate	1.06%	1.11%	1.06%
2010-2015 Annual Rate	2.66%	3.22%	3.20%
2015-2020 Annual Rate	2.75%	3.06%	3.08%
2015 Male Population	49.3%	49.5%	49.7%
2015 Female Population	50.7%	50.5%	50.3%
2015 Median Age	35.3	35.2	35.7

In the identified area, the current year population is 59,304. In 2010, the Census count in the area was 50,266. The rate of change since 2010 was 3.20% annually. The five-year projection for the population in the area is 69,009 representing a change of 3.08% annually from 2015 to 2020. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 35.3, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	87.8%	87.7%	88.5%
2015 Black Alone	4.2%	4.4%	4.0%
2015 American Indian/Alaska Native Alone	2.9%	2.7%	2.6%
2015 Asian Alone	1.3%	1.4%	1.3%
2015 Pacific Islander Alone	0.2%	0.2%	0.2%
2015 Other Race	0.8%	0.7%	0.7%
2015 Two or More Races	2.9%	3.0%	2.8%
2015 Hispanic Origin (Any Race)	3.5%	3.5%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 26.5 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	13,778	16,881	18,590
2010 Households	15,725	19,416	21,331
2015 Total Households	18,248	23,214	25,472
2020 Total Households	21,156	27,256	29,923
2000-2010 Annual Rate	1.33%	1.41%	1.38%
2010-2015 Annual Rate	2.87%	3.46%	3.44%
2015-2020 Annual Rate	3.00%	3.26%	3.27%
2015 Average Household Size	2.16	2.20	2.25

The household count in this area has changed from 21,331 in 2010 to 25,472 in the current year, a change of 3.44% annually. The five-year projection of households is 29,923, a change of 3.27% annually from the current year total. Average household size is currently 2.25, compared to 2.28 in the year 2010. The number of families in the current year is 14,920 in the specified area.

**SERITAGE**  
GROWTH PROPERTIES

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

# PREMIER REDEVELOPMENT OPPORTUNITY FREESTANDING KMART

1 20th Ave SE, Minot, ND, 58701



	3 miles	5 miles	10 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$53,280	\$55,422	\$57,359
2020 Median Household Income	\$60,086	\$62,495	\$64,778
2015-2020 Annual Rate	2.43%	2.43%	2.46%
<b>Average Household Income</b>			
2015 Average Household Income	\$74,861	\$75,636	\$77,497
2020 Average Household Income	\$83,568	\$84,629	\$86,847
2015-2020 Annual Rate	2.22%	2.27%	2.30%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$33,153	\$33,177	\$33,471
2020 Per Capita Income	\$37,427	\$37,451	\$37,827
2015-2020 Annual Rate	2.45%	2.45%	2.48%

## Households by Income

Current median household income is \$57,359 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$64,778 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$77,497 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$86,847 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$33,471 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$37,827 in five years, compared to \$32,501 for all U.S. households

## Housing

	3 miles	5 miles	10 miles
2000 Total Housing Units	14,644	17,904	19,700
2000 Owner Occupied Housing Units	8,733	10,887	12,440
2000 Renter Occupied Housing Units	5,045	5,994	6,150
2000 Vacant Housing Units	866	1,023	1,110
2010 Total Housing Units	16,528	20,357	22,357
2010 Owner Occupied Housing Units	9,598	12,172	13,928
2010 Renter Occupied Housing Units	6,127	7,244	7,403
2010 Vacant Housing Units	803	941	1,026
2015 Total Housing Units	19,483	24,751	27,127
2015 Owner Occupied Housing Units	10,784	14,167	16,222
2015 Renter Occupied Housing Units	7,464	9,047	9,250
2015 Vacant Housing Units	1,235	1,537	1,655
2020 Total Housing Units	22,770	29,290	32,118
2020 Owner Occupied Housing Units	12,451	16,625	19,052
2020 Renter Occupied Housing Units	8,705	10,631	10,872
2020 Vacant Housing Units	1,614	2,034	2,195

Currently, 59.8% of the 27,127 housing units in the area are owner occupied; 34.1%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 22,357 housing units in the area - 62.3% owner occupied, 33.1% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2010 is 8.98%. Median home value in the area is \$260,304, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.62% annually to \$282,048.



**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

# SERITAGE

## GROWTH PROPERTIES

**Seritage Growth Properties** is a publicly traded, self-administered, self-managed REIT primarily engaged in the real property business through its investment in its operating partnership, Seritage Growth Properties, L.P. Our portfolio contains 235 wholly-owned properties and 31 joint venture properties, consisting of approximately 42 million square feet of building space, which is broadly diversified by location across 49 states and Puerto Rico. Pursuant to a master lease, 224 of our wholly-owned properties are leased to Sears Holdings and are operated under either the Sears or K-Mart brand. Third parties under direct leases also occupy a portion of the overall leasable space alongside Sears and Kmart. Additionally, 11 of our wholly-owned properties are leased entirely to third parties. The master lease provides Seritage with rights to recapture certain space from Sears Holdings at each property. In addition, Seritage has 50% interests in 31 additional properties through our joint venture investments with General Growth Properties (12 properties), Simon Property Group (10 properties), and Macerich (nine properties) that are also master leased to Sears Holdings.

