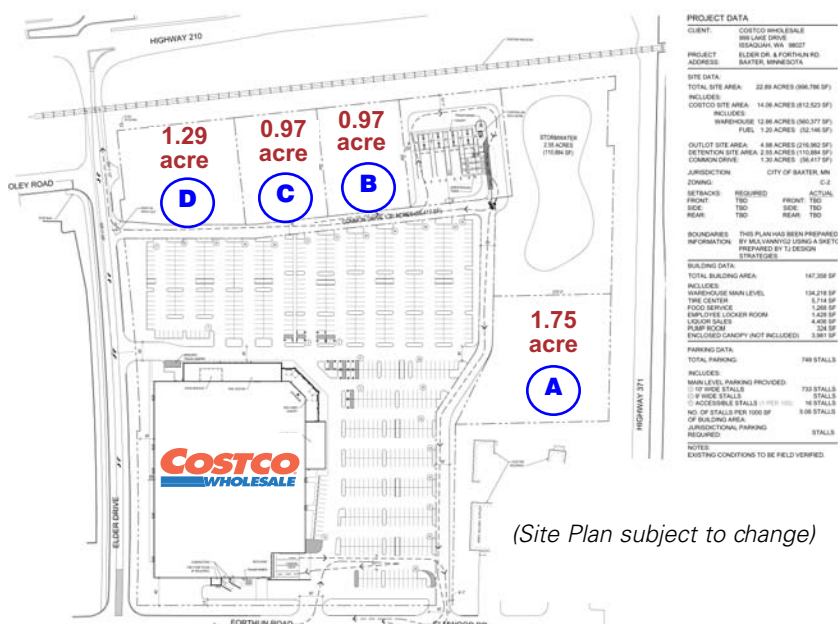


INNOVATION FROM THE GROUND UP

# For Lease

New Retail Development  
Outlot Pads Available  
Baxter, Minnesota



PROJECT DATA	
CLIENT:	CORTCO WHOLESALE
PROJECT:	ELDER DR. & FORTHUM RD.
ADDRESS:	BAXTER, MINNESOTA
SITE DATA:	
TOTAL SITE AREA:	22.89 ACRES (994,786 SF)
CORTCO SITE AREA:	14.08 ACRES (612,523 SF)
INCLUDES:	
WAREHOUSE:	12.86 ACRES (560,377 SF)
FUEL:	1.22 ACRES (52,146 SF)
OUTLOT SITE AREA:	
DETENTION SITE AREA:	4.88 ACRES (214,862 SF)
COMBINATION SITE AREA:	2.83 ACRES (123,884 SF)
COMBINATION DRIVE:	1.30 ACRES (56,417 SF)
JURISDICTION:	CITY OF BAXTER, MN
ZONING:	C-2
METRICS:	
REQUIRED:	ACTUAL:
FRONT:	TWO
REAR:	TWO
BOUNDARIES:	
INFORMATION: THIS PLAN HAS BEEN PREPARED BY WELSHCO USING A SKETCH PREPARED BY T.J. DESIGN STRATEGIES	
BUILDING DATA:	
TOTAL BUILDING AREA:	147,288 SF
INCLUDES:	
WAREHOUSE MAIN LEVEL:	124,218 SF
TRUCK CENTER:	8,714 SF
TRUCK SERVICE:	1,280 SF
EMPLOYEE LOCKER ROOM:	1,428 SF
LOBBY SALES:	1,428 SF
PLANT ROOM:	128 SF
ENCLOSED CANOPY (NOT INCLUDED):	5,000 SF
PARKING DATA:	
TOTAL PARKING:	780 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	750 STALLS
9' WIDE STALLS:	10 STALLS
ACCESSIBLE STALLS (1:100):	10 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA:	5.00 STALLS
JURISDICTIONAL PARKING REQUIRED:	STALLS
NOTES:	
EXISTING CONDITIONS TO BE FIELD VERIFIED	

For more information contact:

John J. Johannson  
Tel 952.897.7750  
Fax 952.842.7750  
jjohannson@welshco.com



# For Lease

## Site Information

**Location** . . . . . Southwest corner of Highway 371 and Highway 210  
**Description** . . . . . New retail development anchored by Costco  
**Construction Timing** . . . . . Delivery of pads in Fall 2011 (Costco slated to open in 2012)  
**Zoning** . . . . . Retail/Commercial

## Available

**Outlot A** . . . . . 1.75 acres  
**Outlot B** . . . . . 0.97 acres  
**Outlot C** . . . . . 0.97 acres  
**Outlot D** . . . . . 1.29 acres

## Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
<b>Population</b>	1,640	16,949	25,302	37,373
<b>Average Household Income</b>	\$66,491	\$54,847	\$55,520	\$57,459
<b>Median Household Income</b>	\$61,396	\$47,672	\$48,249	\$50,485

*\*Source: STDBonLine 2010 Estimates*

## Traffic Counts

**Highway 371** . . . . . 20,700 cars per day  
**Highway 210** . . . . . 13,800 cars per day

*\*Source: Minnesota Department of Transportation 2009 Study Averages are per day total cars*

## Expenses

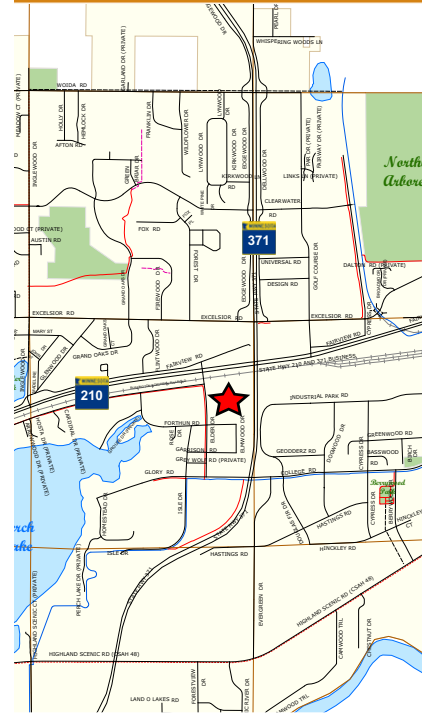
Real Estate Taxes . . . . . \$TBD  
 CAM . . . . . \$TBD  
 Total 2011 Estimate: . . . . . \$TBD p.s.f.

## Area Tenants

Nearby tenants include The Home Depot, JC Penney, Super Wal-Mart, Kohl's, SuperOne Foods, Herberger's, Cub Foods, Gander Mountain, Target, Office Max, Best Buy, Slumberland, Menards, Sears, and more - including several national QSR concepts.

## Comments

This site is prominently situated at the most widely recognized intersection not only in the Brainerd/Baxter trade area, but in all of central Minnesota. Fantastic regional drawing power with Costco as an anchor, and prominent exposure in front of the neighboring retailers such as Super Wal-Mart, JC Penney, Home Depot, and more. Convenient access and storm water needs already addressed as part of the overall development.



*Information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information, and the property is offered "as is". This submission may be modified or withdrawn at any time by the property owner.*

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