

For Sale or Lease ~ Dental Clinic River's Edge Building

213 1st Street, Farmington, MN 55024



Overview

Apex Commercial Properties is proud to present a second generation dental office available for sale or for lease in Farmington, MN. The clinic features seven treatment rooms, a large reception, lab, sterilization/workroom, consultation room, employee break room and offices, as well as a large basement, available for storage either of supplies or gas tanks. The property has great visibility along Elm Street, multiple monument signs, and has an abundance of parking.



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Apex Commercial Properties, LLC
155 S. Wabasha Street, #115
St. Paul, MN 55107

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Property Details

Building Size

3,800sf

Year Built

1993

Construction Type

Brick

Parking

Abundant

Zoning

B2, in the Downtown Commercial District

Asking Price

\$799,000

Rental Rate

\$6,000 per month Triple Net

Operating Expenses

Approximately \$3,500



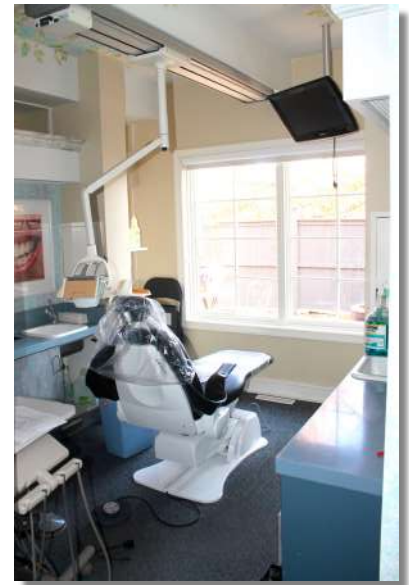
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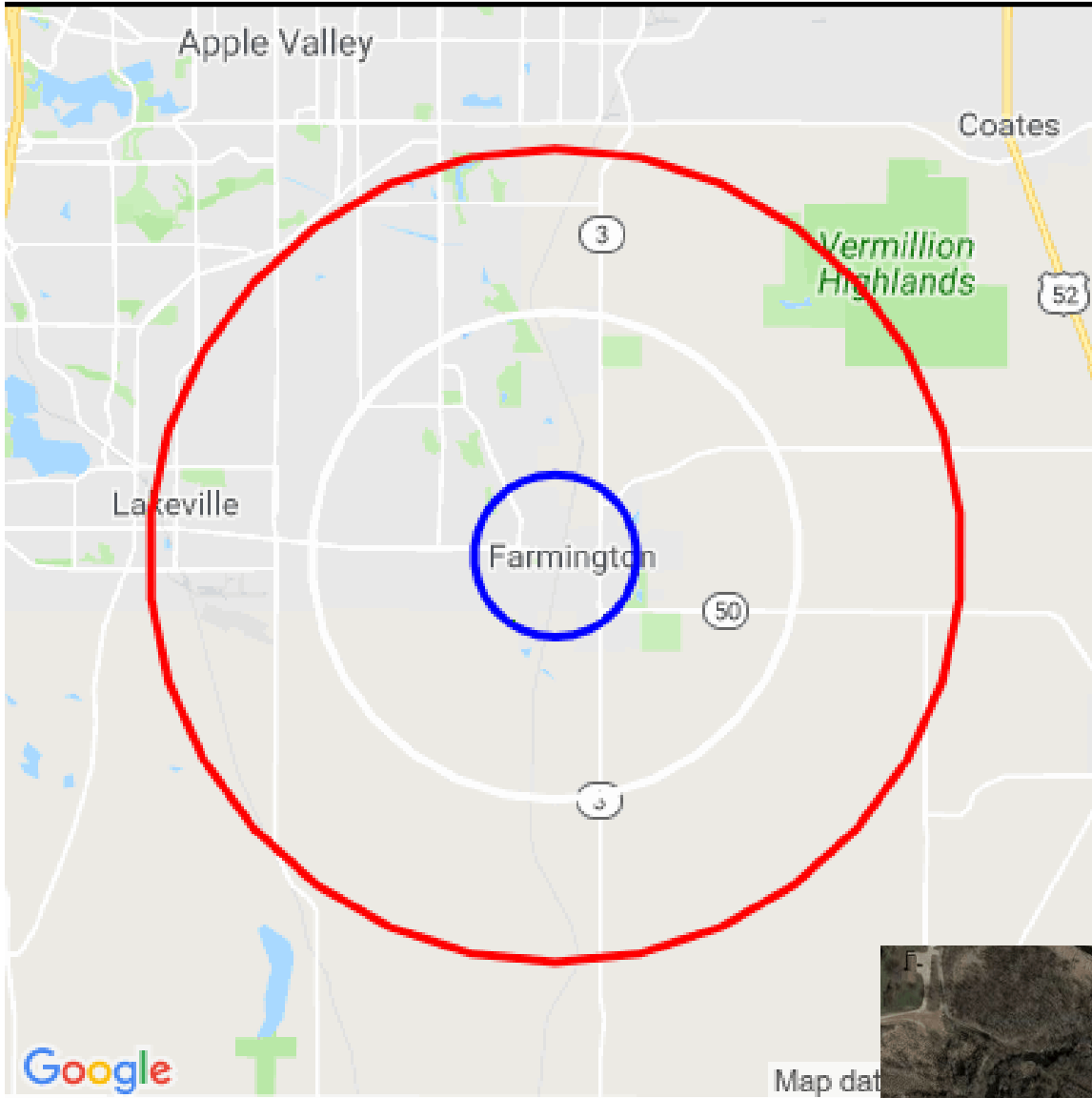
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Demographic Report



213 1st St

Population

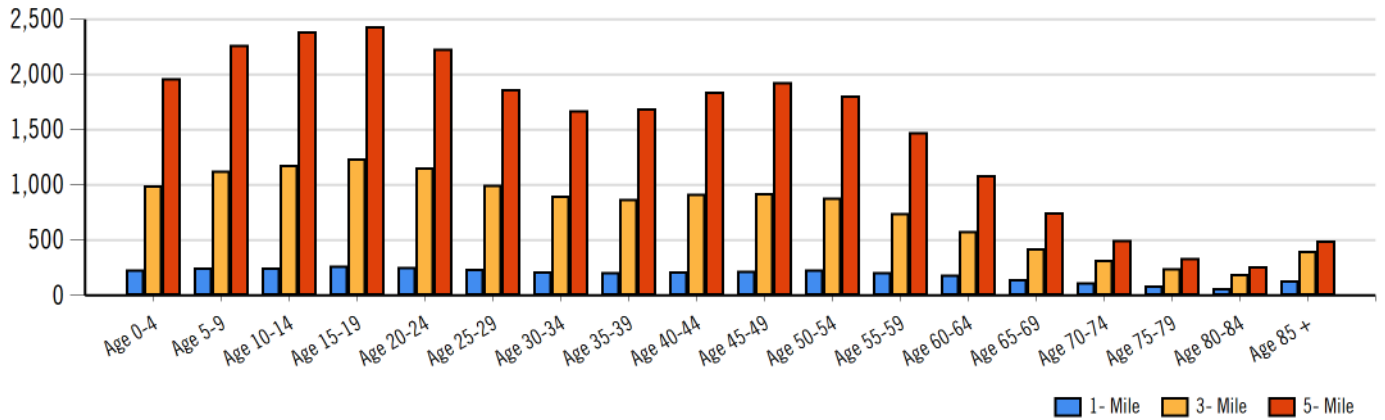
Distance	Male	Female	Total
1- Mile	1,796	1,783	3,579
3- Mile	7,207	6,928	14,135
5- Mile	13,700	13,325	27,025



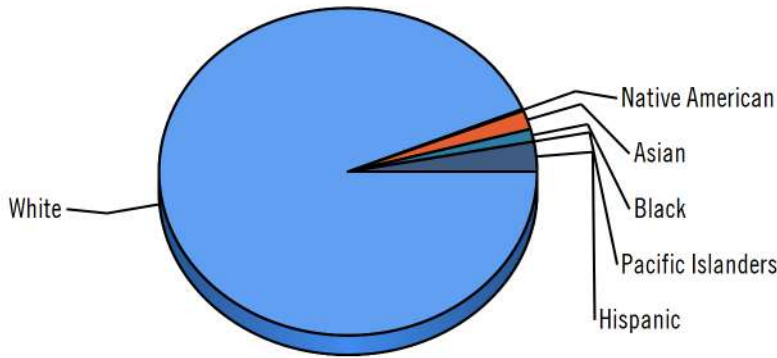
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Population by Distance and Age (2015)

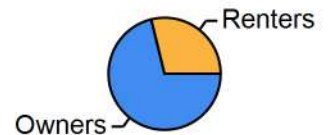


Ethnicity within 5 miles



■ White
 ■ Native American
 ■ Asian
 ■ Black
 ■ Pacific Islanders
 ■ Hispanic

Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,986	1	0.03 %
3-Mile	7,979	3	0.02 %
5-Mile	15,744	3	0.02 %



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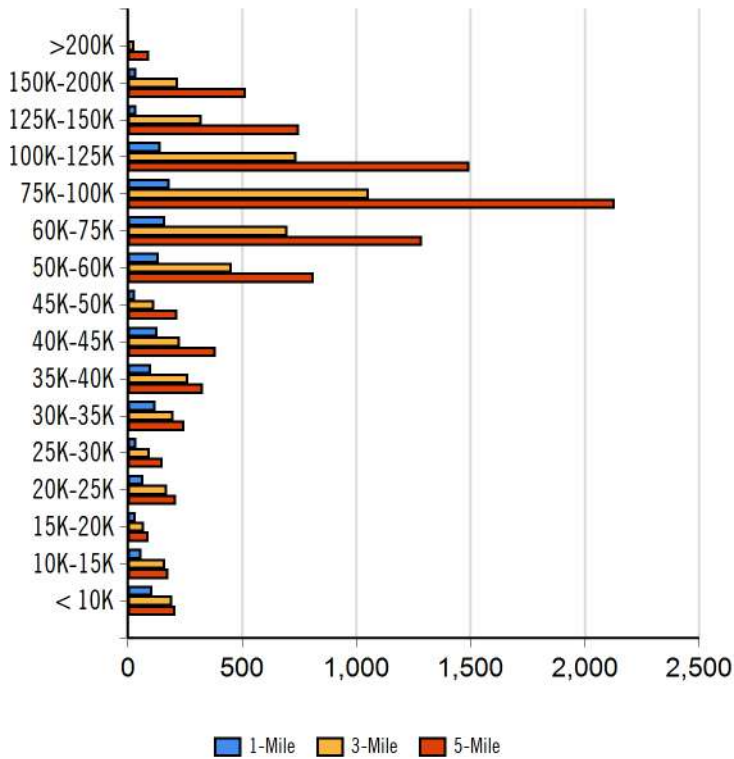
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	39	4	122	379	51	245	232	68	248	324	113	35	211
3-Mile	85	29	445	1,203	398	1,156	876	242	854	1,681	444	188	551
5-Mile	149	30	878	2,348	908	2,207	1,540	468	1,571	3,345	1,062	442	1,028

Household Income



Radius	Median Household Income
1-Mile	\$63,977.00
3-Mile	\$70,952.25
5-Mile	\$75,436.36

Radius	Average Household Income
1-Mile	\$70,645.25
3-Mile	\$76,573.00
5-Mile	\$81,347.82

Radius	Aggregate Household Income
1-Mile	\$81,390,572.80
3-Mile	\$384,872,385.23
5-Mile	\$774,528,303.77

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,336	8,532	15,932
High School Grad	649	2,879	5,109
Some College	665	2,437	4,462
Associates	203	812	1,676
Bachelors	303	1,154	2,626
Masters	94	244	499
Prof. Degree	27	42	76
Doctorate	4	6	18

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	41 %	37 %	41 %
Teen's	52 %	70 %	101 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	6 %	8 %	71 %
New Homes	43 %	165 %	255 %
New Households	43 %	51 %	75 %
Military Households	3 %	10 %	14 %
Households with 4+ Cars	66 %	125 %	134 %
Public Transportation Users	0 %	6 %	13 %
Young Wealthy Households	5 %	95 %	214 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	59,902,420		247,714,930		476,168,093	
Average annual household	48,928		50,897		53,145	
Food	6,457	13.20 %	6,674	13.11 %	6,929	13.04 %
Food at home	4,059		4,166		4,288	
Cereals and bakery products	568		584		601	
Cereals and cereal products	198		203		208	
Bakery products	370		380		392	
Meats poultry fish and eggs	826		841		863	
Beef	203		206		212	
Pork	153		155		158	
Poultry	152		155		159	
Fish and seafood	131		134		138	
Eggs	62		63		64	
Dairy products	420		434		448	
Fruits and vegetables	801		823		847	
Fresh fruits	124		127		131	
Processed vegetables	149		152		155	
Sugar and other sweets	149		153		158	
Fats and oils	124		127		130	
Miscellaneous foods	764		787		811	
Nonalcoholic beverages	353		361		371	
Food away from home	2,398		2,507		2,640	
Alcoholic beverages	389		409		436	
Housing	17,440	35.64 %	18,027	35.42 %	18,692	35.17 %
Shelter	10,583		10,962		11,382	
Owned dwellings	6,677		7,037		7,389	
Mortgage interest and charges	3,534		3,759		3,976	
Property taxes	2,071		2,181		2,289	
Maintenance repairs	1,070		1,096		1,123	
Rented dwellings	3,138		3,099		3,101	
Other lodging	769		826		892	
Utilities fuels	4,040		4,129		4,231	
Natural gas	422		433		446	
Electricity	1,574		1,597		1,630	
Fuel oil	160		166		169	
Telephone services	1,276		1,308		1,342	
Water and other public services	606		623		642	
Household operations	1,156	2.36 %	1,212	2.38 %	1,283	2.41 %
Personal services	367		390		423	
Other household expenses	785		819		857	
Housekeeping supplies	602		623		648	
Laundry and cleaning supplies	159		163		168	
Other household products	343		355		372	
Postage and stationery	100		104		107	
Household furnishings	1,057		1,100		1,146	
Household textiles	74		81		86	
Furniture	150		151		151	
Floor coverings	9		9		9	
Major appliances	148		152		154	
Small appliances	92		93		97	
Miscellaneous	583		613		648	
Apparel and services	1,418	2.90 %	1,466	2.88 %	1,553	2.92 %
Men and boys	305		323		344	
Men 16 and over	252		269		286	
Boys 2 to 15	53		54		57	
Women and girls	544		561		586	



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Women 16 and over	453	468	490
Girls 2 to 15	91	93	96
Children under 2	90	91	94

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	59,902,420		247,714,930		476,168,093	
Average annual household	48,928		50,897		53,145	
Transportation	6,565	13.42 %	6,755	13.27 %	7,025	13.22 %
Vehicle purchases	1,220		1,233		1,291	
Cars and trucks new	190		175		191	
Cars and trucks used	979		1,007		1,051	
Gasoline and motor oil	2,250		2,311		2,380	
Other vehicle expenses	2,617		2,705		2,815	
Vehicle finance charges	221		232		243	
Maintenance and repairs	862		892		927	
Vehicle insurance	1,129		1,163		1,212	
Vehicle rental leases	371		390		411	
Public transportation	478		505		538	
Health care	3,855	7.88 %	3,965	7.79 %	4,073	7.66 %
Health insurance	2,299		2,358		2,413	
Medical services	814		856		887	
Drugs	424		435		446	
Medical supplies	123		128		132	
Entertainment	2,890	5.91 %	3,019	5.93 %	3,152	5.93 %
Fees and admissions	588		630		677	
Television radios	1,044		1,072		1,106	
Pets toys	957		994		1,041	
Personal care products	632		659		690	
Reading	71		73		76	
Education	1,106		1,178		1,280	
Tobacco products	385		386		386	
Miscellaneous	806	1.65 %	841	1.65 %	880	1.66 %
Cash contributions	1,481		1,550		1,606	
Personal insurance	5,621		6,078		6,556	
Life and other personal insurance	222		233		246	
Pensions and Social Security	5,399		5,845		6,309	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2015	4,991	4,404	10.48 %	1,076	3,601	4,045	946	60
3-Mile	2015	8,147	7,358	7.93 %	1,462	6,204	6,866	1,281	168
5-Mile	2015	10,345	9,291	9.45 %	1,736	8,032	8,933	1,412	244
1-Mile	2020	5,095	4,404	12.57 %	1,096	3,678	4,223	872	366
3-Mile	2020	8,397	7,358	10.67 %	1,496	6,405	7,237	1,160	651
5-Mile	2020	10,713	9,291	12.85 %	1,786	8,330	9,443	1,270	801



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