

# 12 WEST MARKETPLACE

LITCHFIELD, MN



## SIZE

82,911 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	3,555	7,247	8,236
<b>Households</b>	1,900	3,887	4,098
<b>Median HH Income (\$)</b>	61,090	63,189	65,502

## MAJOR TENANT(S)

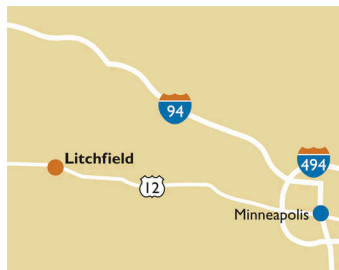
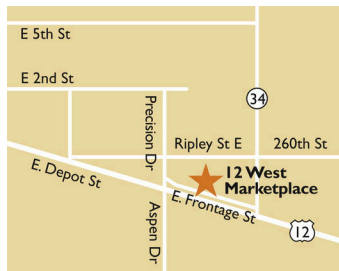
Running's Farm and Fleet  
Family Fare  
Fantastic Sams

## LEASING CONTACT

Andy Schneider  
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## MORE INFO

www.phillipsedison.com



## LOCATION

951-975 E Frontage Rd. | Litchfield, MN 55355

## PROPERTY HIGHLIGHTS

- Anchored by Family Fare and Running's Farm and Fleet
- Highly visible from U.S. 12
- 30+ mile trade area
- Restaurant pad available
- Median Household Income exceeds \$65,500 in a 5-mile radius



**PHILLIPS EDISON & COMPANY®**

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SPACE	TENANT	SQ. FT.
00951	Family Fare	32,706 SF
00957	Fantastic Sams	1,050 SF
00959	Honey Bee Dance Studio	3,692 SF
00967	Hacienda Family Mexican Restaurant	2,342 SF
00971	H&R Block	2,321 SF
00975	Running's Farm and Fleet	40,800 SF
<b>TOTAL SQ. FT.</b>		<b>82,911</b>

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# I2 WEST MARKETPLACE

951-975 E Frontage Rd. | Litchfield, MN 55355



**FAMILY  
FARE.**

**Fantastic Sams**

**Runnings**  
FARM & FLEET

Outparcel  
Available  
.58 Acres

U.S. Highway 12 (8,000 VPD)

Frontage Road Exit

Ripley Street



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 45.12289

Longitude: -94.507733

12 West Marketplace Litchfield, Mn		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,555	7,247	8,236
	2028 Projected Population	3,441	7,013	7,972
	2010 Census Population	3,491	7,294	8,250
	2000 Census Population	3,399	7,156	8,122
	1990 Census Population	3,125	6,601	7,460
	Historical Annual Growth 1990 to 2000	0.84%	0.81%	0.85%
	Historical Annual Growth 2000 to 2010	0.27%	0.19%	0.16%
	Estimated Annual Growth 2010 to 2023	0.13%	-0.05%	-0.01%
	Projected Annual Growth 2023 to 2028	-0.65%	-0.65%	-0.65%
	Median Age	43.4	42.7	43.3
Households	Q4 2023 Estimated Households	1,416	2,961	3,367
	2028 Projected Households	1,367	2,861	3,255
	2010 Census Households	1,442	2,977	3,363
	2000 Census Households	1,336	2,829	3,192
	1990 Census Households	1,202	2,600	2,907
	Historical Annual Growth 1990 to 2000	1.07%	0.85%	0.94%
	Historical Annual Growth 2000 to 2010	0.76%	0.51%	0.52%
	Estimated Annual Growth 2010 to 2023	-0.13%	-0.04%	0.01%
	Projected Annual Growth 2023 to 2028	-0.70%	-0.68%	-0.68%
	Population per Household	2.36	2.35	2.36
Population by Race	White	93.3%	89.6%	90.0%
	Black or African American	0.4%	0.4%	0.4%
	Asian & Pacific Islander	0.2%	0.1%	0.1%
	Other Races	1.9%	2.5%	2.4%
	Hispanic Population	4.2%	7.4%	7.1%
Income	Average Household Income	\$92,156	\$90,518	\$91,724
	Median Household Income	\$61,090	\$63,189	\$65,502
	Per Capita Income	\$38,405	\$38,145	\$38,534
Education (Age 25+)	Elementary	1.5%	1.3%	1.3%
	Some High School	3.2%	3.7%	3.5%
	High School Graduate	33.4%	35.9%	35.8%
	Some College	24.1%	23.5%	23.1%
	Associates Degree Only	18.7%	16.9%	17.0%
	Bachelors Degree Only	12.3%	13.2%	13.6%
	Graduate Degree	6.9%	5.5%	5.8%
Business	Number of Businesses	158	328	347
	Total Number of Employees	1,900	3,887	4,098
	Employees per Business	12.00	11.86	11.82
	Residential Population per Business	22.45	22.11	23.75

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.