FRANCE OLD SHAKOPEE ROAD

ADVISORY COMMITTEE

REPORT TO CITY COUNCIL

DECEMBER, 2001

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INTRODUCTION

In November of 2000, the France and Old Shakopee Road Advisory Committee was formed. Residents, commercial property owners and businesses from the area selected committee members. A list of committee members is attached in Appendix A-Organization. The purpose of the Committee was to develop a long-range plan for the area around France and Old Shakopee Road. A Charter Statement prepared by the City Council guided the Committee's efforts. A copy of this statement is attached in Appendix A.

This report summarizes the Committee's community outreach efforts, research and recommendations for the area around the France and Old Shakopee Road area. Areas of the Charter not addressed by this memo include financing and design standards. These will be addressed in the final Redevelopment Plan.

COMMUNICATION AND COMMUNITY OUTREACH

Meetings and Information Dissemination.

As directed by the Charter, a communication plan was developed. Under this plan, residents and businesses within the area were notified by mail of all meetings. Meetings were also broadcast on cable channel 14. Later, at the request of surrounding residents, the original notification area was expanded. The map in the accompanying pages shows the amended notification area. In addition, notices of meetings, minutes and web casts were available on the City's web page. Individual committee members were also responsible for communicating the activities of the committee to residents and businesses within their quadrant. The Committee also set aside 15 minutes at the end of each meeting for anyone wishing to address the committee. Persons addressing the committee were required to request this time in advance.

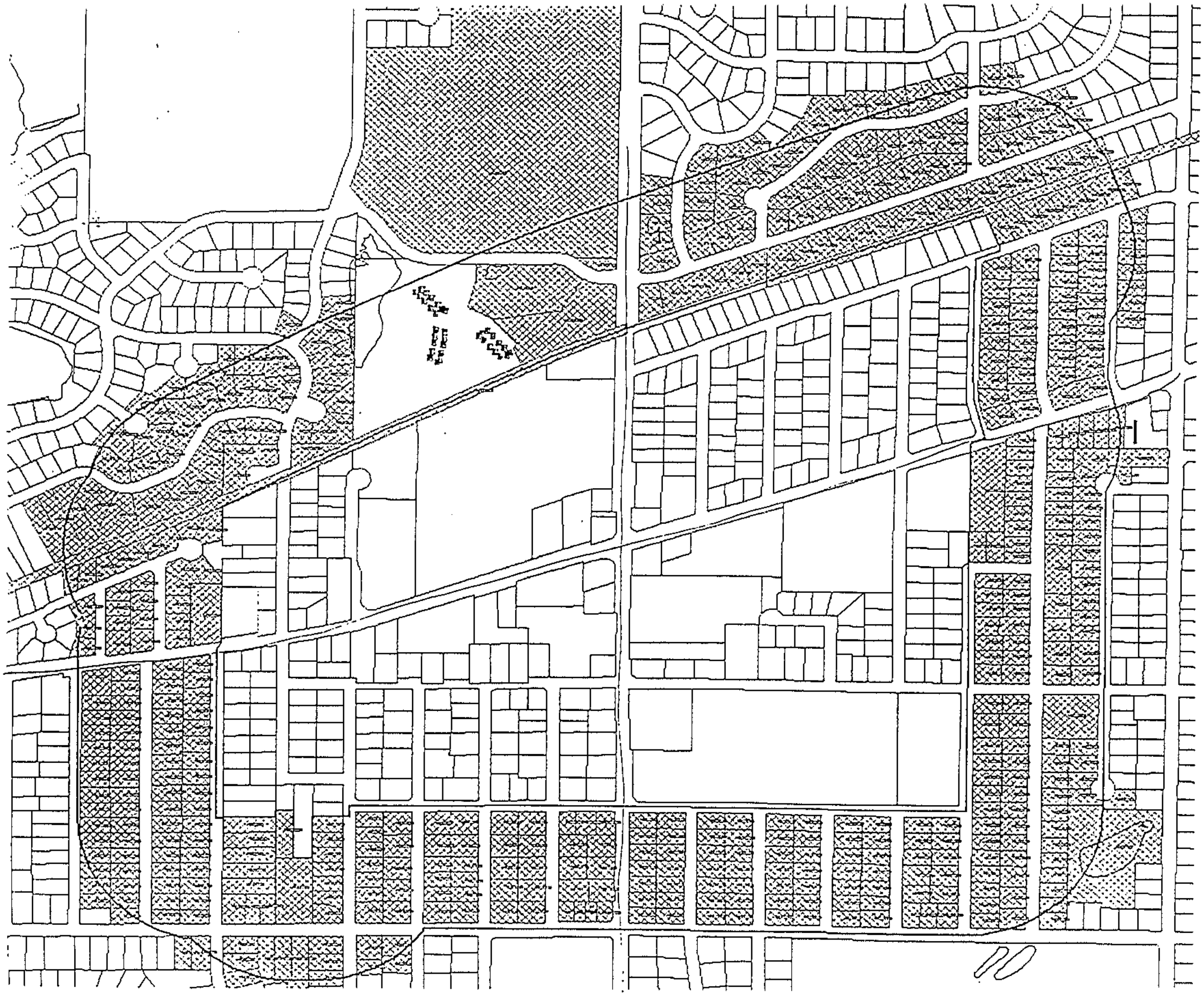
Community Outreach

In March and April of 2001, the Committee undertook several actions to solicit the opinions and improvement suggestions of residents and business owners. These activities included business and resident focus groups, individual interviews with business property owners, and an extensive phone survey of the area within a three-mile radius of the France Old Shakopee Road intersection. Several hundred individuals participated in this effort. Outreach efforts and a summary of findings were previously provided in a memo to Council in May 2001. The memo, without attachments, has been included in this report as Appendix B – Community Outreach/Comments. The common issues that emerged were traffic, general aesthetics of the area, preservation of existing housing and businesses, lack of green space/landscaping and general willingness of commercial property owners to work with the City.

Open Houses

During the summer months, the Committee formulated preliminary recommendations for transportation and land use in the area. A mailing summarizing these recommendations was sent to surrounding residents and businesses. The mailing also contained the dates and times of the open houses. Notices of the open houses were also placed in the Bloomington Sun and City's web page. The mailing is attached in Appendix B.

NOTIFICATION AREA



The meetings held on September 25th and September 29th attracted between 250 to 300 people. Comment cards were available to those attending the open house. In addition, a style preference survey was done. A copy is contained in Appendix B. The style survey was done in anticipation of development of design and landscape guidelines for the area. Committee members manned different stations at the open house and answered questions of attendees.

A review of written and verbal comments indicated a broad mix of opinions ranging from do nothing to do more. The Committee felt that the majority of comments were positive and proceeded to make final recommendations for traffic and land use. A summary of community comments and suggestions are contained in Appendix B.

COMMITTEE EDUCATION

Because of the complexity of the issues involved in redevelopment and traffic planning, the Committee held a number of meetings with city staff and outside experts to discuss various topics affecting the area. These efforts are summarized below.

Traffic represented the leading issues within the area. The Committee met a number of times with the city Public Works Department and Hennepin County representatives to discuss traffic projections and design alternatives. In addition, several Committee members attended a Traffic and Transportation Advisory Committee discussion on traffic calming. Two committee members also participated in the Highway 169 Corridor Study sponsored by the Minnesota Department of Transportation.

Land use issues were discussed with the Planning Division. Each member received a copy of the Comprehensive Plan. A review of existing land use and zoning was also provided to each member.

The Committee also commissioned a market study of the area to determine what future land uses would be desirable in the area given demographic and market area dynamics. This will be discussed later in this document.

COMMITTEE ANALYSIS AND RECOMMENDATIONS

The Committee was directed to develop recommendations based on the City Council's charter. This report focuses on four areas of the charter: traffic, future land use, neighborhood preservation and business retention. The area's image and uniform design have not yet been addressed.

TRAFFIC

In focus groups and surveys, traffic emerged as a major issue. The concerns expressed included:

- Traffic volume
- Speed and noise
- Difficulty entering and exiting residential and shopping center driveways
- Inadequate pedestrian crossings
- Traffic cutting through parking lots and residential neighborhoods

Many of these concerns are supported by data presented to the Committee by the city's Public Works Department. According to city data, the Old Shakopee Road and France Avenue intersection carries five times the traffic it did in 1965. The following table shows the daily traffic volumes in the area. An average of twenty accidents occurs at this intersection each year.

Average Daily Traffic Volumes

	France		Old Shakopee Road	
Year	North Leg	South Leg	West Leg	East Leg
1999	13,000	6,100	23,000	23,200
1998	Not Counted	Not Counted	Not Counted	Not Counted
1997	12,500	7,900	19,400	20,400
1996	Not Counted	Not Counted	Not Counted	Not Counted
1995	Not Counted	6,400	Not Counted	Not Counted
1994	12,800	6,300	19,900	20,400
1993	10,500	6,500	17,100	15,200
1992	9,200	7,000	19,000	17,400
1991	10,600	6,500	18,500	18,600
1990	10,600	6,500	18,500	18,600
1989	10,400	8,300	18,100	17,800
1988	8,300	7,400	16,700	15,900
1987	8,300	7,000	16,700	15,900
1986	9,400	7,100	18,900	18,300
1985	9,900	7,400	18,500	19,200

Manual Traffic Movement Study
(16 Hour Midweek Counts)

6 AM to 10 PM

1998 (October)	12,036	7,931	23,672	23,941
1980 (February)	7,732	5,897	11,588	12,821
1965 (May)	4,590	4,731	5,617	7,334

Volume Data from Hennepin County and City of Bloomington Traffic Flow Maps & Intersection Turning Movement Counts

According to Public Works and Hennepin County estimates, traffic at the intersection can be expected to increase from 35 to 60 percent by the year 2020. As shown in Appendix C – Level of Service Calculations, current street conditions are adequate but will reach failure level based on 2020 projections.

Because expansion of the roadway impacts businesses and residences within the area, the Committee examined the larger impact of Old Shakopee Road and considered alternative solutions. In formulating their recommendations, the Committee used the following rationale:

- Even though many residents wish to reduce traffic or severely limit its growth, this is unrealistic.
- Old Shakopee Road is unique within Bloomington as it provides the only east to west access except Interstate 494.
- The traffic levels on Old Shakopee Road will continue to increase as the south metro area continues to grow and trips per day increase.
- Attempting to constrain traffic through the area would negatively impact the community and increase the amount of traffic on residential streets.

Traffic should be addressed through road improvements and ongoing coordinated traffic management rather than deferring the problem to the future.

The physical improvements to the roadways of the France and Old Shakopee Road intersection are the key to the proposed public redevelopment. Significant discussion by the committee surrounding pedestrian safety was discussed. The Committee in conversations with Public Works reached the conclusion that the addition of signals at Valley West entrances to France and Old Shakopee Road were a necessary addition to the area particularly as new development occurred. This will require the support of the City of Bloomington in negotiating with Hennepin County for the installation of these signals.

Options Considered But Not Recommended

- Postponing road improvements until a future cycle of highway funding becomes available from Hennepin County. This was rejected due to public displeasure with the current traffic situation and the linkage of road improvements to land use redevelopment at several quadrants of the France Avenue and Old Shakopee Road intersection.
- Increase the volume of vehicles that could be carried on Old Shakopee Road through widening the road to six lanes and increasing the speed limit.
- Diverting some of the automobile traffic on Old Shakopee Road to 98th Street, which has two-thirds the traffic volume of Old Shakopee Road, or to 110th Street, which has one-fifth of the traffic volume.
- Using traffic calming measures such as speed bumps, neighborhood traffic circles, raised intersections, street narrowing and street closures.
- Deferring all traffic improvements until such time as a Traffic Corridor Study could be performed on Old Shakopee Road from Highway 169 to Cedar Avenue. The Committee feels that the City should consider such a study in the future.
- A pedestrian bridge be constructed across Old Shakopee Road to connect the Southwest and Northwest quadrants.
- Construct sound and landscaping barriers along Old Shakopee Road.

Traffic Recommendations

- Expand roadway to include turning lanes at the intersection as recommended by Bloomington Public Works and Hennepin County.
- Install stop light on Old Shakopee Road at realigned Valley West and Bloomdale driveways.
- Install stop light on France at existing Valley West entrance and align driveways with new development on the east side of France.
- Develop expanded and more visible pedestrian crossings in conjunction with installation of new stoplights at existing and proposed intersections.

- Expanded use of marked crosswalks with signage indicating that state law requires vehicles to stop when pedestrian is in crosswalk.
- Cul-de-sac Ewing Avenue South at the intersection of Old Shakopee Road when new development occurs.
- Encourage Traffic and Transportation Advisory Committee to study measures to reduce traffic speeds and cut through traffic and assures pedestrian safety within residential areas. Neighbors emphasized a need for these measures in the area around Bailiff and Canterbury.
- An ongoing year-round program by the Bloomington Police Department and Police Reserve using portable speed trailers and radar guns to remind drivers of laws.
- Transit stops should be integrated into the area.
- Installation of additional speed signs along Old Shakopee Road between Normandale Boulevard and France Avenue.
- Remove distraction of no parking signs from speed limit signs.
- Once road improvements are complete, Hennepin County should make sure that signal timing along Old Shakopee Road, particularly between Normandale and Xerxes Avenues, is coordinated.

FUTURE LAND USES

Committee land use recommendations at the France and Old Shakopee Road intersection will serve the needs of surrounding residents and larger community, provide for a coordinated image and address the redevelopment or rehabilitation of aging properties. The map on the accompanying page illustrates the suggested future land uses in the area.

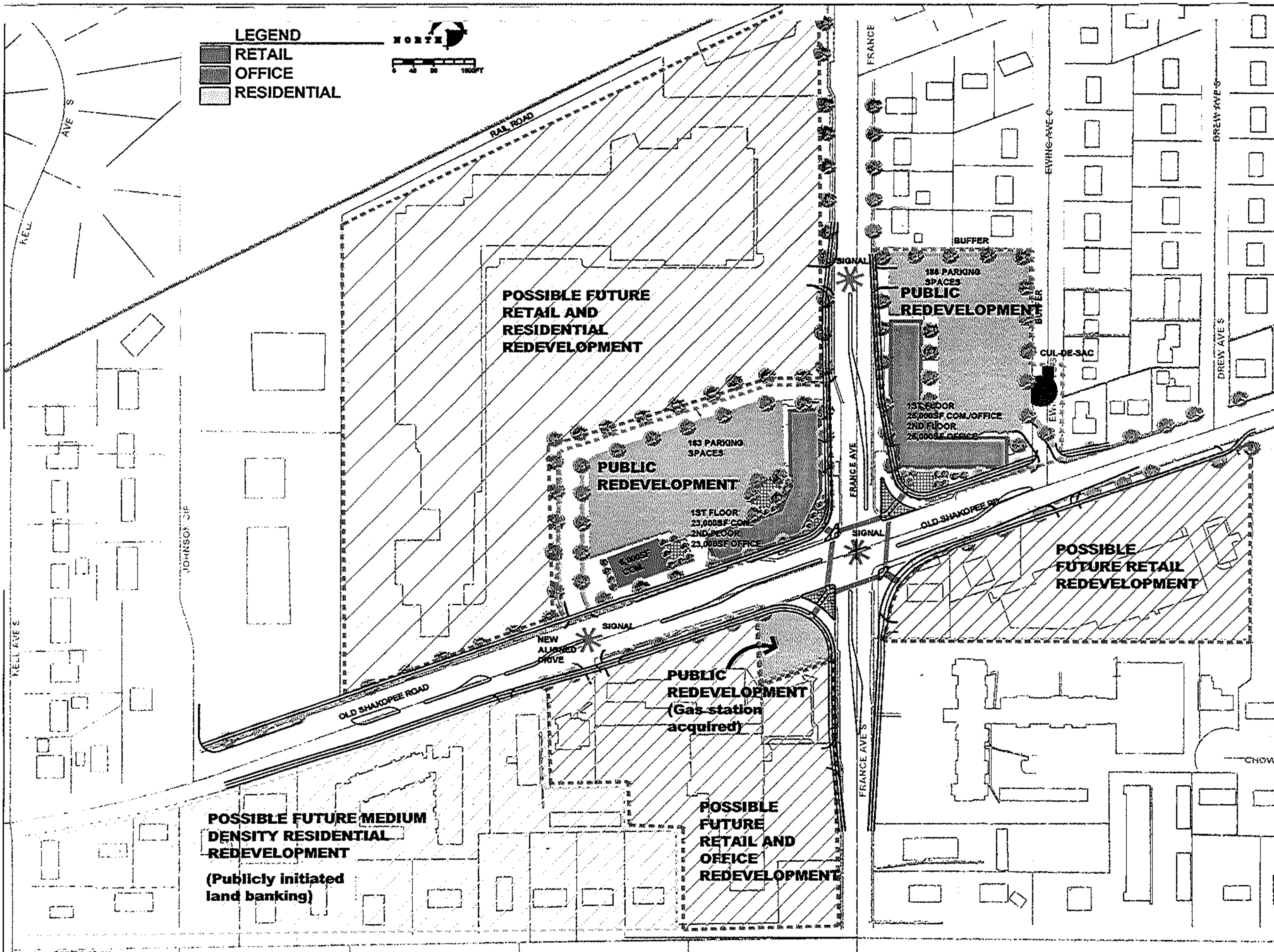
Commercial/Retail Analysis-General

The four corners of the France and Old Shakopee intersection changed from farms to commercial and multi-housing developments between the 1950s and 1970s. A map showing the age of structures around the area is shown on the accompanying page. During this same period, Bloomington was growing from primarily a residential suburb to a more balanced community with a substantial industrial and business base, which increased the demands on the existing road system. The piecemeal nature of commercial development at this intersection is illustrated by the date of construction on structures in the four quadrants.

The nature of this construction is such that it was intended for a thirty- to fifty-year usable life period and may not lend itself to cost-efficient modernization meeting all building and safety code requirements. Multi-story residential properties at this intersection most likely have a longer usable life. The retail stores, gas stations and services at this intersection came about before the period of "big box retailers", discount merchandisers, fast food stores, super-size grocery stores, large "convenience gas stations, video stores, electronic merchandising and services mixing into retail locations. Consequently, the construction methods, building locations, architectural design of structures and landscaping of developments at the intersection of France and Old Shakopee were geared to different period from today. This was recognized as early as 1970 in the Bloomington Central Area Plan, which called for improving the commercial buildings at the Northeast corner of this intersection.

The Committee hired McCombs Group, a marketing consultant, to analyze the retail future of the area. The Technical Memorandum prepared by McCombs is attached in Appendix D. The major points in the report are:

- Many tenants in the area have insufficient sales potential to continue beyond the term of their lease.
- Low rents support many of the businesses but provide insufficient revenue for property owners to update and improve their property.
- Population is not expected to grow in the France and Old Shakopee Road trade area.
- Convenience goods stores and services have good sales potential in the area while shopping goods have lower sales potential. The types of stores would include automotive, medical, food service and finance.



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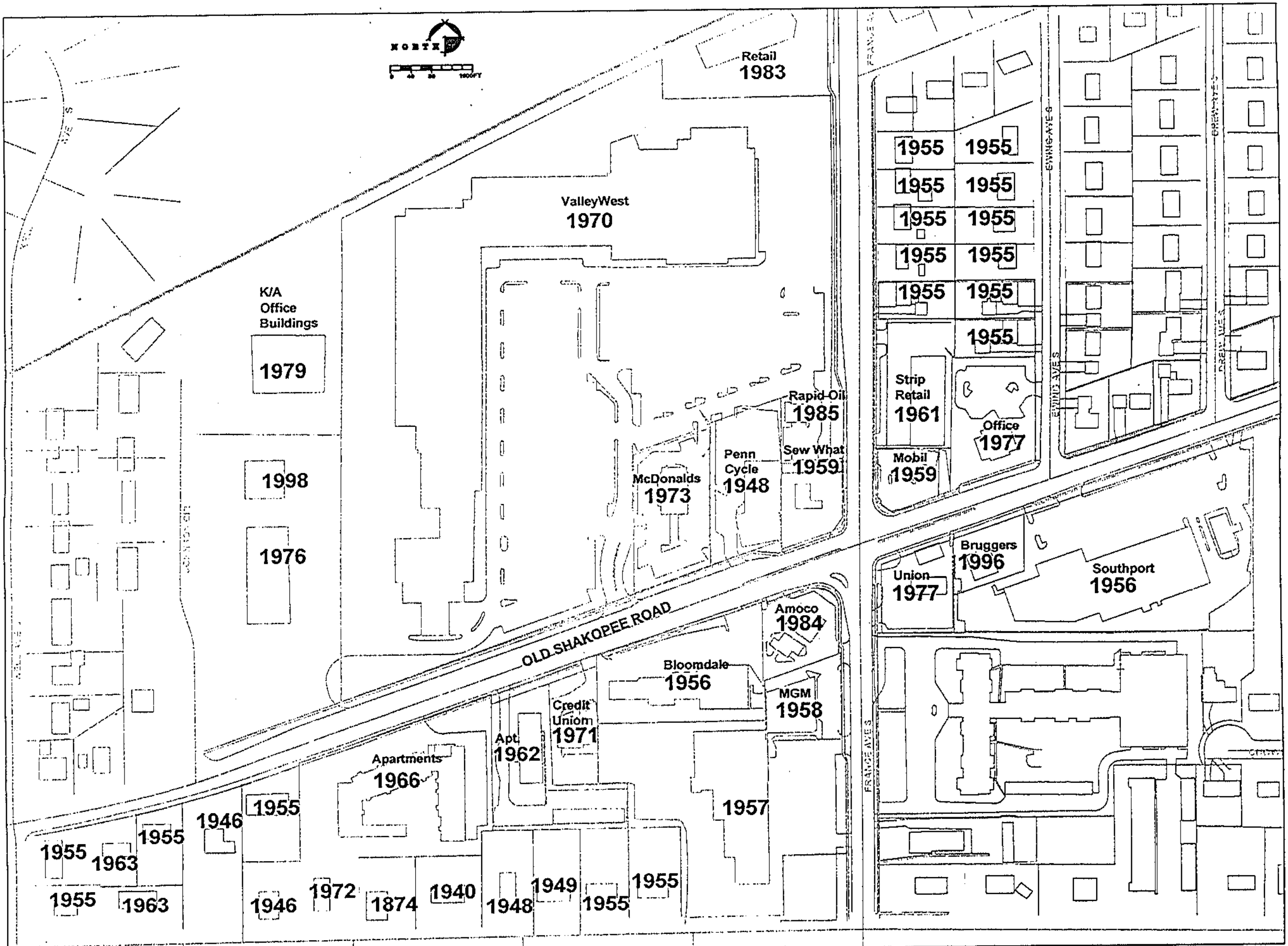
FRANCE AVENUE & OLD SHAKOPEE ROAD
ADVISORY COMMITTEE

PRELIMINARY COMMITTEE CONCEPT PLAN 9/20/01

NOTE: MAP IS FOR CONCEPTUAL PLANNING AND DISCUSSION PURPOSES ONLY AND REPRESENTS ONLY APROX. LOCATIONS OF PROPERTIES AND ROADWAYS.



DATE OF CONSTRUCTION MAP - created 11/30/01

NOTE: MAP IS FOR CONCEPTUAL PLANNING AND DISCUSSION PURPOSES ONLY AND REPRESENTS ONLY APROX. LOCATIONS OF PROPERTIES AND ROADWAYS.

FRANCE AVENUE & OLD SHAKOPEE ROAD
ADVISORY COMMITTEE

- Future demand for buildings will be freestanding or small office buildings.
- Realities of the retail marketplace and the types of tenants seeking future space indicate some buildings will have to be demolished.

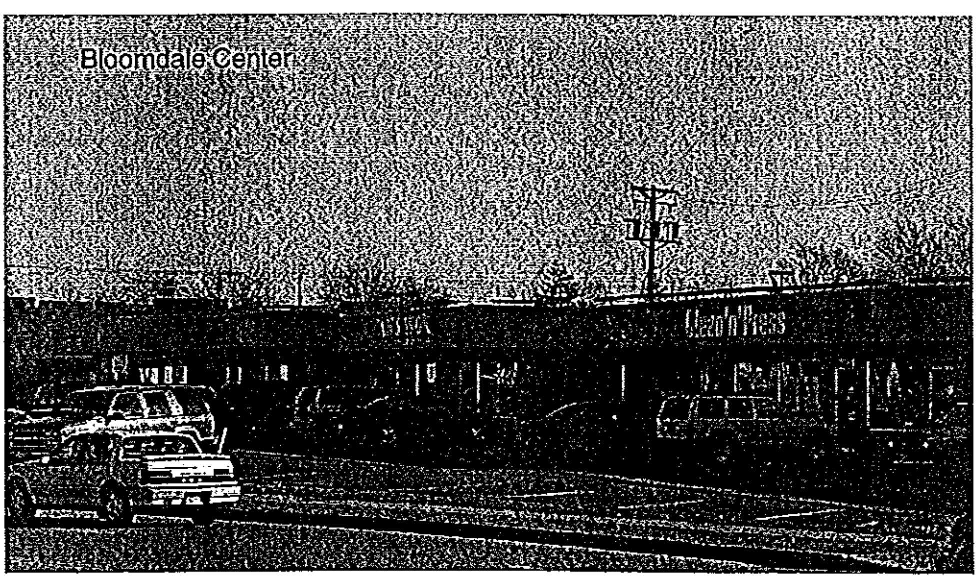
The focus of the 2000-2001 committee study of land use at this intersection has been to seek to preserve the "best" of the past, improve upon today's conditions and look ahead to the next twenty years. Recommendations and suggestions were developed for the intersection as a whole and for each quadrant.

Areawide Commercial Recommendations

- The ever changing nature of the retail and service sectors must be accommodated in flexible ways in shopping and commercial centers. Current and future building spaces in existing and new structures should be flexible enough to accommodate multiple uses such as retail, office, light industrial and residential uses consistent with zoning requirements. Design and location of new residential development should mitigate the effects of traffic noise.
- Throughout the intersection, multi-story construction of new buildings is encouraged to take advantage of economies of scale, provide a longer usable life and provide more opportunities for the flexible shifting of uses in spaces dependent upon the retail and office markets.
- The configuration of new buildings should organize consolidated parking spaces in the interior of the development. This presents the buildings as the first and primary visual image of the development to users, rather than parking lots. Public entries to the buildings may be primarily on the parking lot side or on the streetside.
- The opportunity presented by the anticipated redevelopment at the four quadrants of the intersection is for a France and Old Shakopee distinctive "style" to emerge, which is reflected in architecture, landscaping and public spaces. This "style" could be defined for new construction and result in a France and Old Shakopee through the development of a design framework that would be made available to all landowners at the intersection.

<u>Southwest Quadrant</u>

The commercial properties in the southwest quadrant include the two strip malls know as Bloomdale, MGM Liquor, Amoco and the Richfield Bloomington Credit Union. Since the beginning of the study, Bloomdale and MGM Liquor properties have been sold. The new owner of these properties has indicated that he has a purchase agreement with another party who intends to build retail on the site with a Walgreen's as an anchor. MGM Liquor is in the process of moving to Southport center in the vacant video store space.



If street improvements proceed the Amoco station will be acquired for street right of way along with a portion of the Bloomdale center along Old Shakopee Road. The Richfield Bloomington Credit Union has a cross-driveway access agreement with Bloomdale and is considering future expansion needs at this site or another location.

The Committee expended substantial time discussing locations for a new gas station since none will exist in the area once Amoco is gone. Inclusion of a gas station within the southwest corner appears to be physically possible, but since this site is designated for private redevelopment it may not be consistent with the future developer's plans. The Committee also feels that it would not be appropriate to place the gas station too close to the residential area along 108th.

Options Considered But Not Recommended

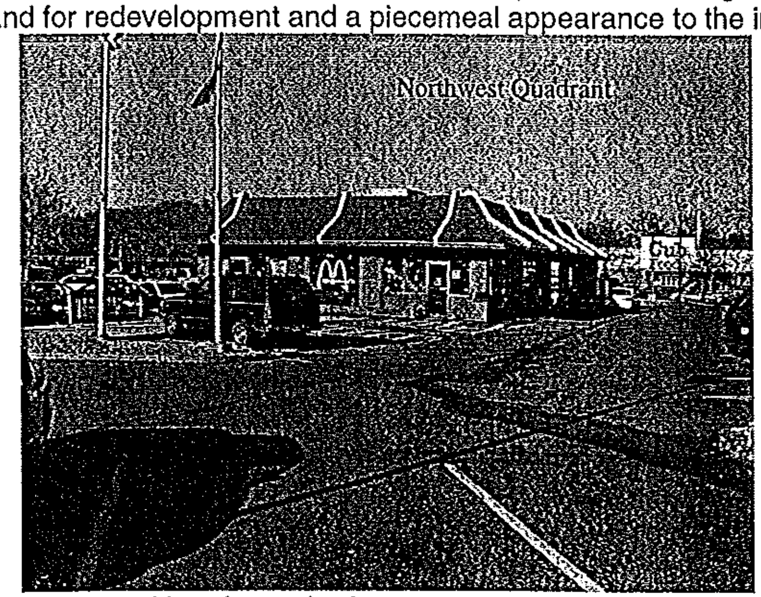
- That a comprehensive redevelopment of the quadrant from France Avenue to Kell Avenue between 108th and Old Shakopee Road take place involving senior housing, underground parking, a medical clinic, retail service and office space.
- Public Redevelopment was rejected because to be financially feasible it would require high-density mixed-use development, which has been strenuously opposed by the neighborhood.

Recommendations

- Allow retail commercial private redevelopment to occur since all properties except Amoco are under one owner and private redevelopment discussions are underway.
- Guide private redevelopment through establishment of design standards.
- Integrate remainder land on the Amoco site into future private redevelopment.
- Provide consultants to assist businesses in locating new space and moving details.
- Encourage future owners to work cooperatively with Richfield/Bloomington Credit Union to maintain access or accommodate Credit Union's desire to grow.

Northwest Quadrant

Future road improvements to the area will require the acquisition of the Sew What store. Most of the land under the now demolished FINA station will be needed to provide a free right-hand turn land. This will leave insufficient land for redevelopment and a piecemeal appearance to the intersection.



There is a lack of both exterior and interior gathering spaces within the quadrant. Pedestrian access through the parking lot is poor.

Kraus Anderson, the owner of Valley West and office space within the quadrant, has expressed a desire to upgrade their shopping center and to work with owners of the remaining properties on the corner to develop new office and/or retail space. The Committee supports Kraus Anderson's plan to renovate the center as a good mid-term solution to the area. Long-term the committee felt that the Valley West site would be ideal for a mixed-use multi-story development including housing.

The land uses on the Northwest quadrant have developed and been modified on a piece-by-piece basis over several decades. The proposed redevelopment plan provides an opportunity to develop an integrated plan for the quadrant that can improve vehicular and pedestrian access and creation of a gateway appearance to the intersection in coordination with the redesign of the Northeast and Southwest quadrants.

Options Considered But Not Recommended

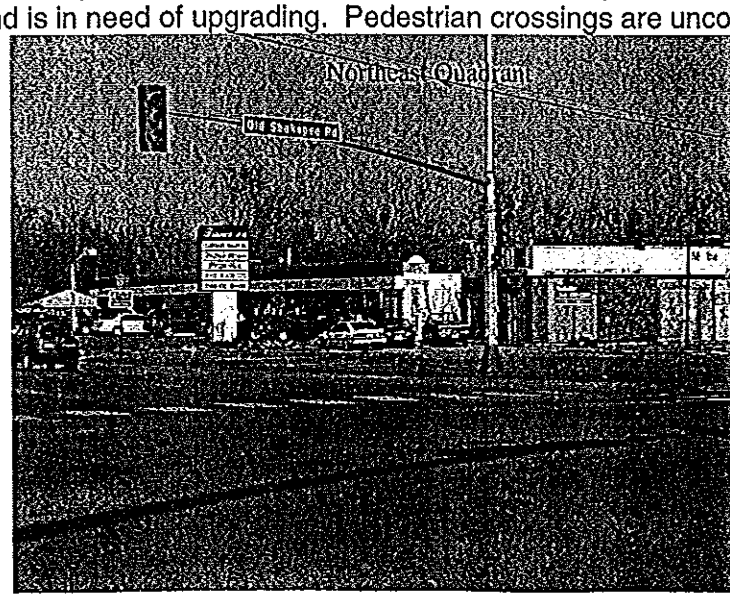
- That the existing complex of buildings at the corner be replaced by a combined gas station and food store.
- That a pedestrian bridge be constructed across Old Shakopee Road to connect the Southwest and Northwest quadrants.
- That any changes on this site be done only through private redevelopment.

Recommendations:

- That the current corner complex of buildings which includes Valvoline Oil Change, Sew What, McDonalds and Penn Cycle be replaced by one or more multi-purpose buildings available for retail and office.
- Encourage the relocation of existing businesses such as McDonalds and Penn Cycle back into the development.
- A gathering space is integrated within the development. If possible, space could be used for neighborhood events as well as shopping center promotions.
- That this redevelopment project should be a public project because of the need to assemble several properties and provide for outdoor public space.
- That future long-term redevelopment includes the Valley West. Redevelopment would be a mixed use of residential and commercial development including senior housing.

<u>Northeast Quadrant</u>

Road expansion in the area will require the acquisition of the Mobil Station and a portion of the parking of the retail center along France Avenue. The remaining piece of the Mobil station parcel cannot be redeveloped. The strip malls parking and access will reduced. The adjacent office building on the site cannot be expanded and is in need of upgrading. Pedestrian crossings are uncomfortable.



The Committee considered options for improving access to the proposed redeveloped site. Public Works expressed the desire to align driveways from Valley West and any future development on the Northeast. In order to accomplish this, additional homes must be acquired.

This quadrant has been identified for over twenty years in City Planning Division documents as needing an upgrade in appearance and configuration of building space. The proposed roadway improvement which through right-of-way acquisition would further constrain the use of this site for its current purposes, and the opportunity to coordinate this corner redevelopment with that of the Northwest corner of the intersection, together suggest that this is the time to proceed with redevelopment.

Options Considered But Not Recommended

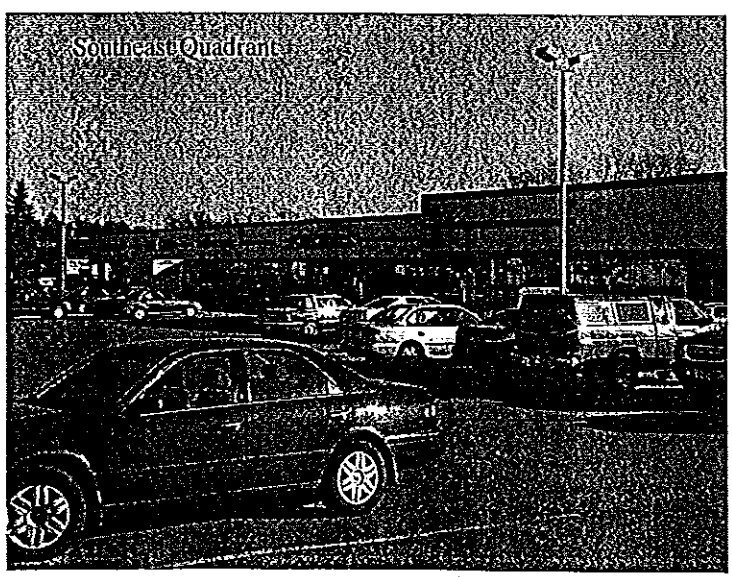
- A pedestrian bridge over Old Shakopee Road from this quadrant to the Southeast quadrant is developed to improve pedestrian safety.
- No public action beyond public acquisition of property needed for roadway improvements.
- Acquire less than five homes on Ewing and France Avenue for this project unless homeowners are willing sellers.
- Orient parking for any new office and retail development toward France Avenue.

Recommendations

- Assemble eight properties at this quadrant, three commercial and five residential, through a public redevelopment project to provide a multilevel complex of office and limited retail space.
- Design considerations for this quadrant include positioning the building westward toward the intersection with parking toward the east without creating a canyon-like appearance along France Avenue.
- Appropriate entry and exit points on both France Avenue and Old Shakopee Road must be created that are consistent with the overall road improvement plan and installation of an additional traffic light on France Avenue.
- A cul-de-sac be installed on the south end of Ewing Avenue.

Southeast Quadrant

The existing retail property does not indicate a need for immediate redevelopment. Owners of Southport have a purchase agreement for the vacant gas station where retail redevelopment will likely occur during 2002. Redevelopment of the other three quadrants of the intersection and/or a change in use of the property now utilized for Mt. Hope Lutheran Church may call for a review of this quadrant within coming years.



Options Considered But Not Recommended

- One alternative approach considered was immediate public redevelopment of the site with a new configuration of retail space including buildings close to Old Shakopee Road and a pocket park to provide outdoor gathering space.
- A pedestrian bridge over Old Shakopee Road between the Northeast and Southeast quadrants.
- A traffic signal at Drew Avenue and Old Shakopee Road.

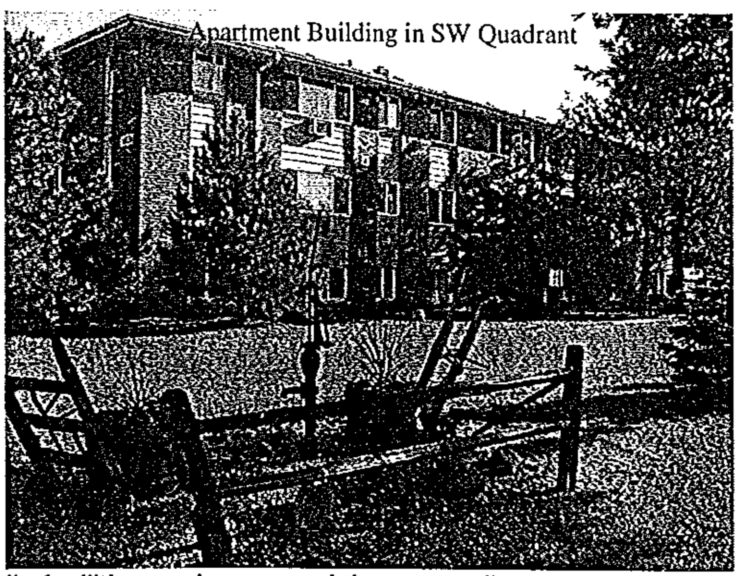
Recommendations

- This quadrant remains a retail location under current conditions and during future redevelopment or rehabilitation periods as well.
- The City should facilitate redevelopment and traffic improvements to redeveloped gas station site by providing appropriate variances and other approvals.
- Require developer to coordinate with area design standards.
- Future redevelopment of this area may call for the inclusion of residential units and underground parking in combination with retail space although it is not foreseen at this time.

RESIDENTIAL LAND USES/NEIGHBORHOOD/PRESERVATION

Single family housing surrounding the France and Old Shakopee intersection contains a mixture of housing built during the 1940 through 1970 time period. In many cases, these are situated on one-third or one-half acre lots. Since 1980, the Bloomington Comprehensive Plan has designated an area of seventeen home sites west of Bloomdale Shopping Center between 108th Street and Old Shakopee Road as appropriate for higher density multi-family housing, possibly senior housing. However, in recent years, single family homes throughout the City of Bloomington have substantially increased in value and older homes like those near France and Old Shakopee often can be considered affordable housing within the housing market. A tight apartment rental market has also increased the value of the two apartment buildings west of Bloomdale Shopping Center, which provide fifty-four units at modest rent. At the same time, the senior population of Bloomington is growing at an annual rate of at least 1.4%, which is creating a demand for all types of senior housing except market rate assisted living. (LAWCO Financial Study)

Apartment Building in SW Quadrant



Housing, roadways, public facilities and commercial centers all need to work in combination to create a continually desirable and self-renewing neighborhood. Housing rehabilitation deserves attention as well as the search for ways to create new housing units. New office and commercial construction offers an opportunity for bringing housing together with other land uses within a neighborhood that can help respond to housing needs of all age groups.

Recommendations

- That a focused effort be made to preserve and upgrade the existing housing stock in the France and Old Shakopee area. One appropriate approach would be a 2002 HRA "Community Enhancement" offered on a voluntary basis for residential owners in the neighborhood area between France Avenue and Normandale bounded by Old Shakopee Road and 110th Street. This neighborhood assessment and assistance program, which has taken place in other Bloomington neighborhoods, would help stabilize the existing housing stock. It could also be used to identify needed upgrades of local streets and other public infrastructure. The program could benefit from having a group of neighborhood residents serve as an advisory committee. Following this project, similar efforts should be considered for the Northwest, Northeast and Southeast quadrants.
- That the area between Bloomdale Shopping Center, Kell Avenue, Old Shakopee Road and 108th Street continue to be considered as a future location for variations of medium density housing through a redevelopment project involving the entire site. The economics of redevelopment would suggest that the timing of the project would be when the two apartment buildings within this area reach the end of their usable life and would be better redeveloped than rehabilitated. The City, through its HRA, should continue to offer to acquire properties in this area that come up for sale and land bank them for future development in the next 10 to 15 years.
- That future redevelopment of the western portion of the Valley West Shopping Center include housing units on the upper levels, some of which might be designated for senior housing. A later redevelopment of the northern portion of the shopping center where Cub Foods is located could also involve a housing component. In addition, it is suggested that at a later stage of redevelopment of the office buildings between the western edge of Valley West Center and Johnson Avenue include a housing component and a possible West Bloomington Senior Center in an existing or new structure.
- That within the France and Old Shakopee neighborhoods, the HRA considers supporting the development of small clusters of rental bungalows for seniors which are compatible with the character of single-family neighborhoods. Such units are extensively used in the Eastern Metro area as tax credit projects.

RETENTION OF "STAKEHOLDERS" IN NEW OR REHABILITATED FACILITIES

The recommended roadway improvements and changes in land uses would require dislocation of a number of retail tenants on the Northeast, Northwest and Southwest corners of the intersection and up to five single-family residences from the Northeast corner.

Recommendations

- The Bloomington Housing and Redevelopment Authority should provide relocation advisory services to all tenants and homeowners affected by redevelopment in the four quadrants of the intersection. Relocation compensation as required by law would be provided to those involved in the public redevelopment projects in the Northeast and Northwest quadrants.
- The City Council consider a charter amendment allowing restaurants serving liquor closer to schools and churches than the current 1000-foot limitation. The current charter prohibits the relocation of Andy's Tap or the introduction of a full service restaurant in the area. These are businesses identified as important to the neighborhood.
- To the extent feasible though project staging and relocation counseling, encourage existing businesses relocation into new facilities.

FINANCING

Public assistance will be needed to acquire right of way for the street improvement project, installation of the improvements. Additional assistance of an indeterminate amount will be needed to assemble parcels for public redevelopment. Actual costs to assemble parcels will be contingent on the developer. As mentioned in previous sections, existing property owners have expressed a desire to redevelop their corners. Specifics of financing and recommendations will be incorporated in the final redevelopment plan.

CONTINUING ISSUES

As the committee worked through the process to reach the recommendations contained in this report, there were a number of areas for which there was no immediate or clear solution. The Committee weighed options and considered the numerous opinions and suggestions of residents, business tenants and property owners and ultimately reached agreement on the recommendations contained in the document.

The location of a new gas station within the four quadrants remained a source of frustration for the committee. The Committee could not find a solution that did not limit redevelopment of a given site (NW or NE quadrants) or require public redevelopment where it was not required (SW quadrant). The Committee hopes that as long-term redevelopment occurs that the nature of gasoline sales will change to enable a different arrangement than currently exists with the typical convenience store station. One model currently being developed is gasoline with a grocery store. Property owners undertaking redevelopment will be encouraged to consider a gas station as part of their mix of land uses.

Locations for senior housing were also an issue the Committee felt could not be addressed in the short term. Neighborhood opposition to high density housing on the southwest quadrant was strong. Also the apparent move to privately redevelop the quadrant seemed consistent with the type of future land uses discussed by the Committee. Long term the parcel currently occupied by Valley West would seem to offer an opportunity to produce housing that would provide residents close access to food stores and a variety of services. During Committee discussions future redevelopment of Southport was also discussed as mixed use.

A desire for an improved and coordinated appearance of the four quadrants of the intersection is recommended through development of design standards, but the nature of these standards is yet to be determined. The City needs to approve these standards prior to the first redevelopment.

Appendix A
Organization

France and Old Shakopee Road
Advisory Committee

	Name	Business
Residents	Larry Granger	
	Pamela Ashling	
	Alan Schillerberg	
	Jim Foster	
Business Property Owners	Mike Korsh	Kraus Anderson Realty Company
	Larry Klement	Richfield/Bloomington Credit Union
	Arnie Berg	Mount Hope Lutheran Church
	Mark Foreman	Foreman and Airhart Ltd.
Business Tenants	Ron Krause	Designing Hair
	Paula Schmitz Operations Mgr	Cub Foods
	Lloyd Heitzman	Heitzman Financial Group
	Doug Moore	The Gym
Planning Commission	Cheryl Lewis	
HRA Administrator	Regina Harris	City of Bloomington
Facilitator	Marlene Libby	IPM

Appendix B
Community Outreach

SUMMARY OF OUTREACH RESULTS
FOR FRANCE AND OLD SHAKOPEE ROAD

INTRODUCTION

During the months of March and April of 2001, the France and Old Shakopee Road Advisory Committee conducted extensive outreach to determine people's opinions on the France and Old Shakopee Road area.

The outreach involved several methods: phone surveys, live and counter consumer surveys, focus groups, one-on-one property owner interviews and mail-in surveys. Slightly different questions were posed to the various outreach groups. Additional details on the results of these efforts are contained in this document and the attachments.

The major themes identified through outreach were traffic, the general aesthetics of the area and the vacant gas stations, preservation of existing housing, lack of green space/landscaping and general willingness of commercial property owners to work cooperatively with City. Only a full service restaurant was frequently mentioned as a needed addition to the area.

OUTREACH

Phone Surveys

There were 1,344 household out of 11,433 household who were contacted. There were 323 residence surveys completed. All households that were called lived within a one- and two-mile radius but not the four-block area surrounding the France and Old Shakopee intersection. The phone calls were made between 12:00 and 8:00 p.m. within a two- week period between February 20th and March 5th. Of the respondents, 295 stated that they used the France and Old Shakopee businesses once a week or more. All data was recorded separately as to which quadrant they resided in and if they were within a one- or two-mile radius.

Attachment A provides totals for all phone surveys. The majority of respondents indicated that the vacant gas stations, the general aesthetics and traffic were the areas of greatest concern and where change was needed.

Live Surveys/Counter Surveys

The Advisory Committee determined there was a need to interview consumers in the area. This information was collected by live surveys conducted by Committee members during March and through counter surveys left at local businesses for a one-week period of time. Jefferson High School students were also surveyed. There were 143 counter surveys completed and 251 live surveys, 238 of which were Jefferson students. A summary of their comments is contained in Attachment B. A review of the results indicates that traffic is of primary concern in the area. Majority of respondents either indicated the appearance of the four corners as fair (180) or poor (139).

Residential Focus Groups

Single-family residents living in a four-block area around Old Shakopee Road were invited to attend focus groups. The notification area is shown in Attachment C. Three focus groups were held. Between 15 and 20 people attended. The southeast quadrant was cancelled due to lack of interest.

Persons unable to attend the focus group were also able to comment by returning a survey contained on the back of the notice. We received small number of written survey responses.

Comments of both groups are contained in Attachment C.

Business Tenant Focus Groups

There was one business tenant focus group held. Eighteen to twenty people attended. Most represented businesses in Bloomdale. Their comments are contained in Attachment D. Persons unable to attend were given the opportunity to respond to the questions in writing or to have a one-on-one interview.

One-on-One Property Owner Interviews

Commercial property owners were invited to interview with a subcommittee of the advisory board. All property owners were interviewed with the exception of the owner of the strip mall on the northeast corner of France and Old Shakopee Road. Property owner comments are contained in attachment E. As business owners, most viewed the traffic in the area as an asset but several did comment on the need to improve the roadway system. Representatives of Valley West, Bloomdale and Southport all indicated that they had future plans for their properties though the extent and timing were not defined.

ONGOING OUTREACH

As the Committee progresses, additional community outreach will occur. As use and transportation plans evolve, open houses will be held to solicit input on various alternatives. Input on traffic is scheduled for June and September for Concept Plans. Committee meetings are viewable on cable and in the future on the City's web page. Notices of meetings are mailed to residents within a four-block area. Minutes of the meeting are posted on the City's web site once approved.

France/Old Shakopee Road Redevelopment Study

Update

Open Houses Planned

The France/Old Shakopee Road Committee will hold two open houses to share ideas for the area.

Tuesday, September 25, 2001 — 5 to 8 p.m.

and

Saturday, September 29, 2001 — 10 a.m. to 1 p.m.

Both will be held in Southport Center at the southeast corner of France and Old Shakopee Road in the space previously occupied by the video store. It is not necessary to attend both. Information will be repeated.

Introduction

In November 2000, the City Council established the France and Old Shakopee Road Advisory Committee. The Committee was charged with developing a plan for future land use and traffic improvements within the area. The Committee was instructed to look as far as 20 years into the future.

The Committee members have spent the last several months soliciting public opinion, learning about development and examining alternatives. Their preliminary conclusions are described in this document.

Please be aware that information presented in this document are concepts. Future development, whether in terms of location and intensity of development, may be different from the ideas presented. Redevelopment, whether private or public, is subject to the demands of the market place, the limitation of land use and zoning and economic considerations.

Outreach

During March and April 2001, the France and Old Shakopee Road Advisory Committee conducted extensive outreach to determine people's opinions on the France and Old Shakopee Road area. The outreach involved several methods: phone surveys, in-store consumer surveys, focus groups, one-on-one property owner interviews and mail-in surveys.

The major themes identified through outreach were traffic, the general aesthetics of the area, the vacant gas stations, preservation of existing housing and businesses, lack of green space/landscaping and general willingness of commercial property owners to work cooperatively with the City. A full-service restaurant was frequently mentioned as a needed addition to the area.

Market Study

One of the most discussed issues around this project was the appropriate amount of retail for the area. A market study was prepared by McComb & Associates. The conclusion of the study was that there is an excess of shopping center space and not enough space to accommodate freestanding stores or office buildings.

The study also indicated that the surrounding market area will not grow to support additional retail.

Traffic

As previously mentioned, traffic was a commonly identified concern by individuals contacted during the outreach. The traffic concerns ranged from the perceived high volume of trucks, cut-through traffic on neighborhood streets, dangerous pedestrian crossings and long delays trying to get in and out of the shopping centers.

The committee spent several meetings discussing traffic with the City of Bloomington Public Works Department. A representative of Hennepin County also shared with the Committee their requirements for county roads. Old Shakopee Road (OSR) and France north of Old Shakopee Road are Hennepin County roads.

According to the City's Public Works Department, traffic volumes at the France/Old Shakopee Road intersection are expected to increase by nearly 40% by 2020 regardless of any new development that might take place at the intersection. The Committee discussed at length whether there was any method by which traffic volumes could be reduced in the area through traffic calming methods.

Ultimately, the Committee determined that there is no realistic way to significantly reduce traffic volumes on the major roads. Old Shakopee is one of only two east-west through routes in Bloomington. It carries

France/Old Shakopee Road Advisory Committee

Residents

- Pamela Ashling, 952/888-8289
- Jim Foster, 952/884-2655, jwestfoster@aol.com
- Larry Granger, 952/888-2468
- Alan Schillerberg, 952/884-7687, aschillerberg@mn.rr.com

Business Property Owners

- Mike Korsh, Kraus Anderson Realty Co., 952/948-9421, mkorsh@karealty.com
- Larry Klement, Richfield/Bloomington Credit Union, 612/798-7104, 612/798-7131 (fax), cadiman@qwest.net
- Arnie Berg, Mount Hope Lutheran Church, 952/888-5640, arniehope@aol.com
- Mark Foreman, Foreman and Airhart Ltd., 952/948-1844, MarkForeman@foreman-cpa.com

Business Tenants

- Ron Krause, Designing Hair, 952/888-1800, hrkrause@juno.com
- Paula Schmitz, Operations Mgr, Cub Foods, 952/884-8288, ddeppa@jerrysfoods.com
- Lloyd Heitzman, Heitzman Financial Group, 952/885-0355, mfheitzman@aol.com
- Doug Moore, The Gym, 952/884-9144,

Planning Commission

- Cheryl Lewis, 952/888-2640, cherylwho@worldnet.att.net

France/Old Shakopee Redesign Comments

Let us know your specific comments regarding the concept. Attach additional sheet if necessary. Please mail comments to HRA, 2215 W Old Shakopee Road, Bloomington, MN 55431 or e-mail comments to hra@ci.bloomington.mn.us.

DEVELOPMENT ISSUES: ______________________________

____

TRAFFIC ISSUES: ______________________________

____

OTHER POTENTIAL IMPACT: ______________________________

____

Name______________________ Address______________________ Phone______________

Optional Information

THANK YOU FOR YOUR COMMENTS

FRANCE AVENUE/OLD SHAKOPEE ROAD STYLE SURVEY RESULTS		
COMMERCIAL TYPES	**YES**	**NO**
1. Building Placement		
A. Buildings at street	38	64
B. Buildings set back	71	34
2. Automotive Services		
A. Small, building at street	54	46
B. Traditional layout	40	52
3. Office above Retail	90	16
HOUSING TYPES		
4. Townhomes		
A. Set back from street	62	37
B. Sidewalks to street	56	41
5. Multi-story Housing		
A. 3-5 Story Housing	38	66
6. Mixed Use		
a. Housing above retail	65	38
PLACES FOR PEOPLE		
7. District Signatures		
A. Unique structures	70	33
B. Signage	46	54
8. Places to Sit		
A. Café Seating	78	23
B. Public Seating	80	21
9. Streetscapes		
A. Special Lighting	75	26
B. Trees	87	15
C. Pedestrian Paths	90	10
10. Parking Lots		
A. Pedestrian sidewalk connections	96	4
B. Trees	83	16

September 2001

COMMERCIAL TYPES

1. Building placement

A. Buildings at street

☐ yes ☐ no

50th & France-Edina, Minnesota

Lincolnshire, Illinois

B. Buildings set back

☐ yes ☐ no

Oxboro-Bloomington, Minnesota

Oxboro-Bloomington, Minnesota

2. Automotive services

A. Unique design

☐ yes ☐ no

St. Paul, Minnesota

B. Traditional layout

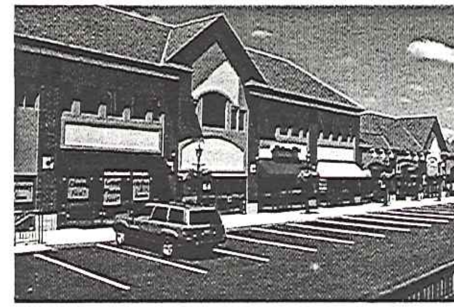
☐ yes ☐ no

Stillwater, Minnesota

3. Mixed: office/retail

A. Office above retail

☐ yes ☐ no



Golden Valley, Minnesota

Maplae Grove, Minnesota

HOUSING TYPES

4. Townhomes

A. Townhouses :
Set back from street

☐ yes ☐ no

Maple Grove, Minnesota

Rush Creek-Maple Grove, Minnesota

Centennial Lakes - Edina, Minnesota

B. Townhouses:
Sidewalks to street

☐ yes ☐ no

Lincolnshire, Illinois

5. Multi-story housing

A. 3-5 story housing

☐ yes ☐ no

Robbinsdale, Minnesota

Mpls, Minnesota

Lincolnshire, Illinois

6. Mixed use

A. Housing above retail

☐ yes ☐ no

Lincolnshire, Illinois

Franklin Ave.-Seward, Mpls, Minnesota

7. District signatures

A. Unique structures

☐ yes ☐ no

Golden Valley, Minnesota

B. Signage

☐ yes ☐ no

St. Louis Park, Minnesota

8. Places to sit

A. Cafe seating

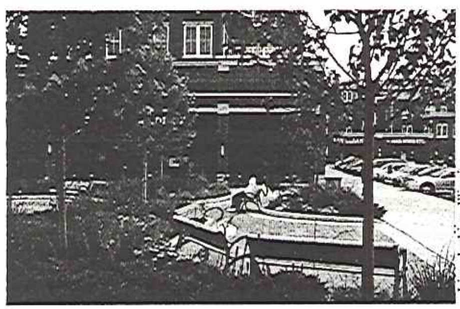
☐ yes ☐ no

Hopkins, Minnesota

Golden Valley, Minnesota

B. Public seating

☐ yes ☐ no



Lincolnshire, Illinois

9. Streetscapes

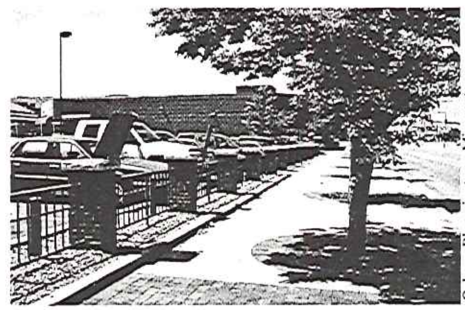
A. Streetscape: Special lighting

☐ yes ☐ no

50th & France-Edina, Minnesota

B. Streetscape: Trees

☐ yes ☐ no



Oxboro-Bloomington, Minnesota

C. Streetscape: Pedestrian paths

☐ yes ☐ no

Golden Valley, Minnesota

10. Parking lots

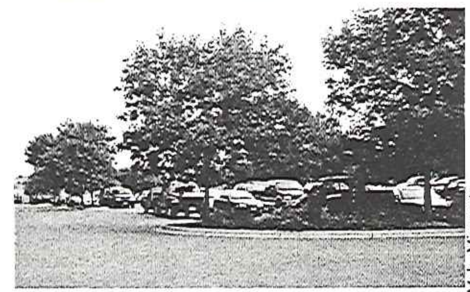
A. Parking lots: Pedestrian sidewalk connections

☐ yes ☐ no

Oxboro-Bloomington, Minnesota

B. Parking lots: Trees

☐ yes ☐ no



Mpls, Minnesota

APPENDIX B

COMMUNITY COMMENTS

1. Doubt you will get substantial new retail or commercial business
2. No more low-income housing
3. No buildings taller than 3 stories
4. It would be a mess having 8 lanes of traffic
5. Do we think of impact of near by schools
6. Don't take jobs from those of us who work in area
7. Do not overbuild area
8. Let's go slow on SW quadrant
9. By making traffic flow better, are we encouraging more traffic
10. Don't get so fancy with lights
11. Don't force senior citizens to cross Old Shakopee for groceries and pharmacy
12. Too many trees in plan
13. Will not improve walking to Valley West
14. Concerned about use of TIF
15. How will we ever get 100 year old historic buildings if we bulldoze current buildings
16. More input needed from residents south of 110th Street
17. Improvements needed – but keep it pedestrian friendly
18. Further development will increase congestion – traffic from Highway 169 will not increase
19. Does it make sense to increase housing density
20. Expanding traffic lights would be bad with increased potential for accidents
21. Don't like City moving prematurely and taking houses on 108th Street
22. Limit redevelopment to gas stations and existing retail
23. Question the need for medium density housing
24. What happened to idea of "little downtown neighborhood"
25. Office buildings built up to street do not make it "kid or bike friendly"
26. Concerned about trying to overcontrol traffic
27. Parking lots for NE redevelopment should be made smaller so residents can stay
28. Concerned about kids crossing France Avenue to go to school
29. More revamping than necessary
30. Will anything be done to control increased traffic noise from a widening of Ewing Avenue
31. It's difficult to divide up a residential block
32. Uncomfortable about the private vs public redevelopment options
33. Fix the four corners and leave the homes alone
34. Two stop lights in a block would impede traffic, not fix it
35. Will store owners be able to move back into new development
36. How do you deal with leasing space from a public redevelopment project
37. Bloomdale is highly underutilized
38. Consider better use of space behind west side of Valley West buildings
39. What else besides 3 traffic signals can be used to slow traffic
40. Do we make changes based on current projections of traffic flow
41. Would not like to see a look like 50th and France – "a bit much"
42. Do not like gathering spaces (used to loiter in at 1:00 a.m.)
43. Do not like banners, special streetlights, trees, signs
44. Why do we need concrete traffic island on Old Shakopee Road
45. City-county-state would be better off spending money to fix 494
46. Way too short on housing – need for empty-nester housing in West Bloomington
47. New development fine unless it takes away homes
48. Don't like the idea of the City buying any property
49. Anything is better than what we have now
50. Want only well-kept housing
51. Forget the frills
52. Additional office space contributes to traffic

53. Has traffic trickling to Overlook been addressed
54. Are businesses already committed to new additional space
55. Improvements are too far in future – start doing it now
56. Don't lose Andy's Tap
57. Can we retain distinctive businesses on all 4 corners
58. Is it necessary to destroy homes or eradicate thriving businesses

ADDITIONAL SUGGESTIONS

1. Place parking behind buildings
2. Need at least one gas station
3. Bloomdale Mall should be purchased for public redevelopment – too much of an eyesore
4. Allow a referendum vote on finalized plan
5. Need to deal with problems involving rental properties in neighborhood
6. Facelift needed on Bloomdale buildings
7. Why don't you just make some gardens on the corners and request cosmetic upgrade of remaining tenants
8. Add controlled crosswalk at Baillif and France for school children
9. Use the dead area on the west side of France Avenue for widening of street
10. Add controlled crosswalk at Canterbury and France Avenue
11. Need stoplight at Drew and Old Shakopee Road
12. Area needs more upgrading – why not the whole SW quadrant
13. Leave houses on France Avenue – just ask them for additional right of way
14. Add footbridges along Old Shakopee Road
15. Add more parking to redevelopment plans
16. Fix the sidewalks at Beard and Old Shakopee Road
17. Need to focus on ugly, run-down houses along Old Shakopee from France to 35W
18. Create the right turns lanes and leave it at that
19. Put a signal light at Kell and Old Shakopee
20. Open Johnson Avenue to Valley West
21. Dress up current area – no more development
22. Work with property owners – avoid condemnation
23. Would like a variety of shops, cafes, housing and office space
24. Design a "charming area" for future enjoyment
25. Construct combination warehouse-office space
26. Use ideas from Centennial Lakes…water park and green space
27. More townhouses are needed for young adults

Appendix C
Traffic

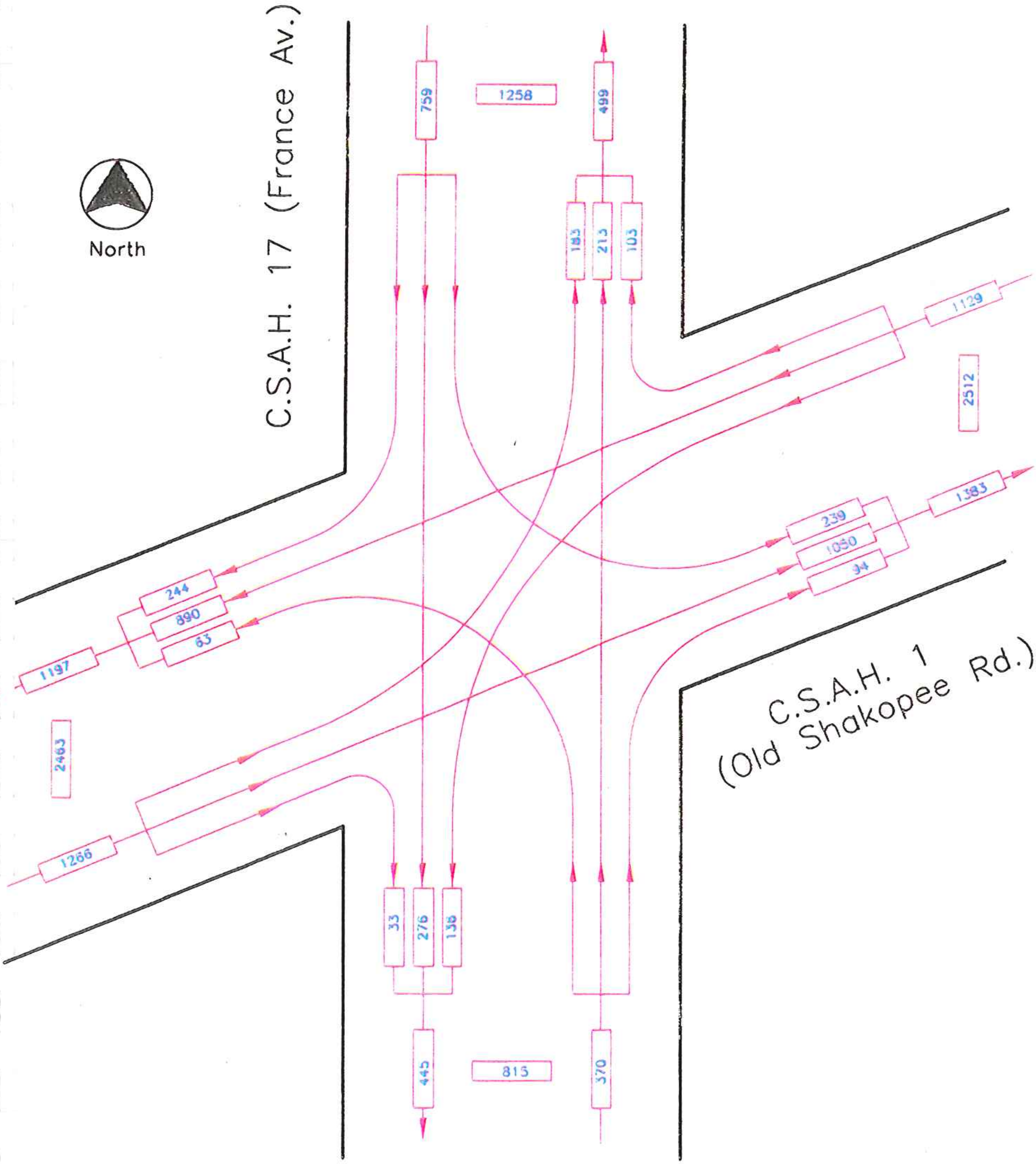
Turning Movement Diagram

City of Bloomington, Minnesota

Location: C.S.A.H. 1 (Old Skakopee Road) & C.S.A.H. 17 (France Avenue)

Time Period: 1998 P.M. Peak Hour -- 4:30 to 5:30 p.m. Date: 10/13/1998

Prepared By: City of Bloomington Traffic and Transportation Division, Public Works Department



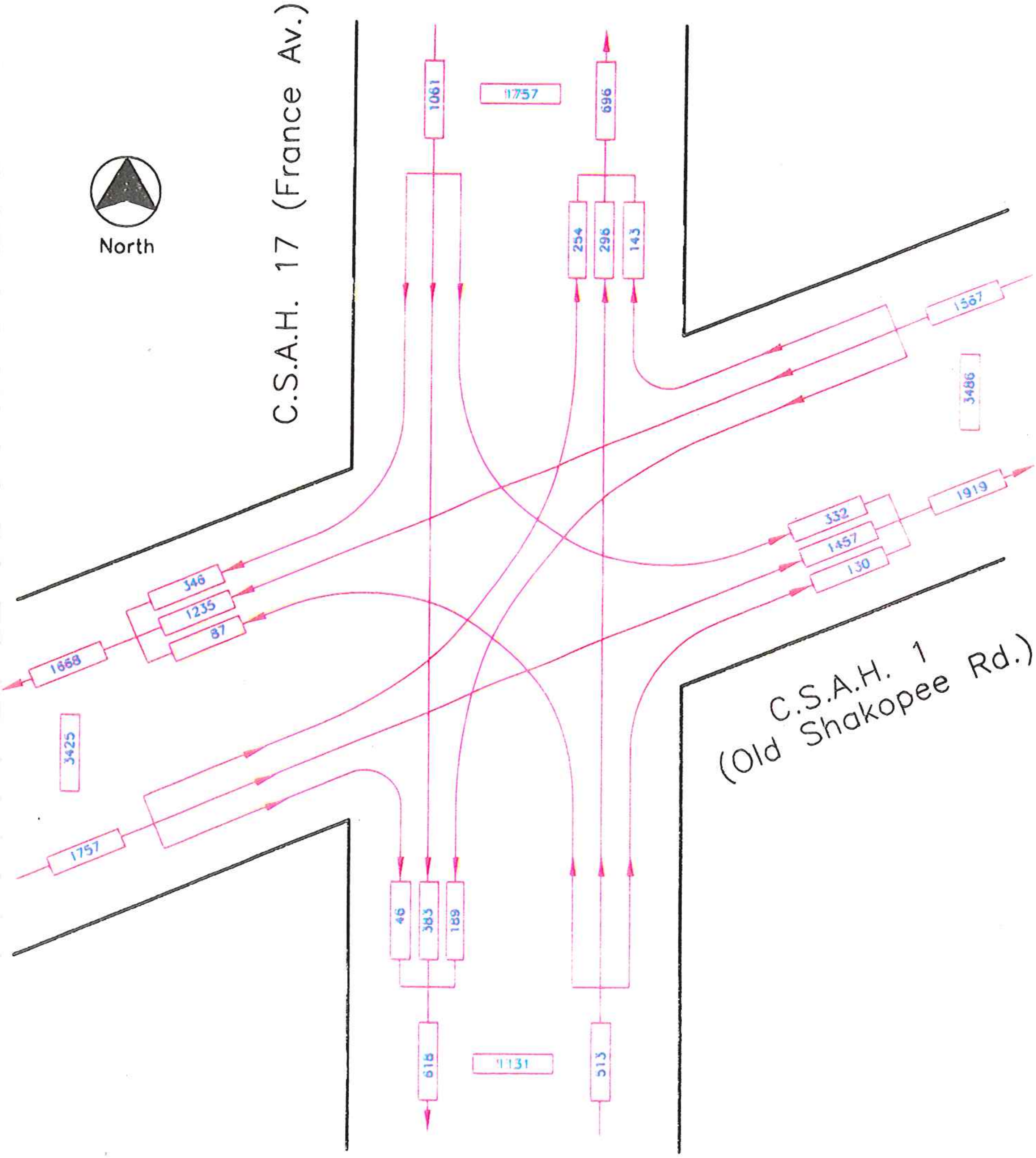
Turning Movement Diagram

City of Bloomington, Minnesota

Location: C.S.A.H. 1 (Old Skakopee Road) & C.S.A.H. 17 (France Avenue)

Time Period: 2020 P.M. Peak Hour   Date:

Prepared By: City of Bloomington Traffic and Transportation Division, Public Works Department



LEVEL OF SERVICE CALCULATIONS *
C.S.A.H. 1 (OLD SHAKOPEE ROAD) AND C.S.A.H. 17 (FRANCE AVENUE)

	C.S.A.H. 1 (OLD SHAKOPEE ROAD)						C.S.A.H. 17 (FRANCE AVENUE)						
	EBLT	EBTH	EBRT	WBLT	WBTH	WBRT	NBLT	NBTH	NBRT	SBLT	SBTH	SBRT	TOTAL
CURRENT CONDITION													
NUMBER OF LANES	1	2		1	2			2			2		10
PM PEAK VOLUME (1998)	183	1050	33	136	890	103	63	213	94	239	276	249	3529
AVERAGE DELAY (SEC.)	41.1	21.0		38.4	20.2			7.3			18.1		33.9
LEVEL OF SERVICE	C	D		C	C			B			D		C
CURRENT OVERALL INTERSECTION LEVEL OF SERVICE = C													
FUTURE CONDITION (2020)													
WITHOUT IMPROVEMENT													
NUMBER OF LANES	1	2		1	2			2			2		10
PM PEAK HOUR (2020)	254	1457	46	189	1235	143	87	296	130	332	383	346	4897
AVERAGE DELAY (SEC.)	48.2	152.7		35.1	137.4			27.4			192.5		133.9
LEVEL OF SERVICE	D	F		D	F			C			F		F
OVERALL LEVEL OF SERVICE UNDER THIS CONDITION = F													
FUTURE CONDITION (2020)													
WITH FULL IMPROVEMENT													
NUMBER OF LANES	2	2	1	2	2	1	2	2	1	2	2	1	20
PM PEAK HOUR (2020)	254	1457	46	189	1235	143	87	296	130	332	383	346	4897
AVERAGE DELAY (SEC.)	30.3	72.3	7.7	31.4	47.7	4.5	19.7	20.2	3.8	23.3	20.8	2.5	41.6
LEVEL OF SERVICE	C	E	A	C	D	A	B	C	A	C	B	A	D
OVERALL LEVEL OF SERVICE UNDER THIS CONDITION = D													

* Calculations based on analysis of signal timings, traffic volumes, roadway geometrics and level of service analysis calculated by Synchro traffic software. Also, assumes 90 second cycle length.

* Assume free access to right turn lane, and no yield to leave left turn lane

Color Code:

- = 2020 condition worsens, but does not fail
- = 2020 condition fails
- = 2020 condition improves, but not optimum
- = 2020 condition is optimum

ADDITIONAL ANALYSIS

LEVEL OF SERVICE CALCULATIONS *

C.S.A.H. 1 (OLD SHAKOPEE ROAD) AND C.S.A.H. 17 (FRANCE AVENUE)

	C.S.A.H. 1 (OLD SHAKOPEE ROAD)						C.S.A.H. 17 (FRANCE AVENUE)						
	EBLT	EBTH	EBRT	WBLT	WBTH	WBRT	NBLT	NBTH	NBRT	SBLT	SBTH	SBRT	TOTAL
FUTURE CONDITION (2020)													
IMPROVEMENT WITHOUT SEPARATED RIGHT TURN LANES													
NUMBER OF LANES	2	2		2	2		2	2		2	2		16
PM PEAK HOUR (2020)	254	1457	46	189	1235	143	87	296	130	332	383	346	4897
AVERAGE DELAY (SEC.)	31.8	98.4		32.9	90.6		21.7	16.4		25.2	14.0		64.2
LEVEL OF SERVICE	C	F		C	F		C	B		C	B		E
OVERALL LEVEL OF SERVICE UNDER THIS CONDITION = E													
FUTURE CONDITION (2020)													
IMPROVEMENT WITH SEPARATED RIGHT TURN LANES ON OLD SHAKOPEE ROAD ONLY													
NUMBER OF LANES	2	2	1	2	2	1	2	2		2	2		18
PM PEAK HOUR (2020)	254	1457	46	189	1235	143	87	296	130	332	383	346	4897
AVERAGE DELAY (SEC.)	31.8	86.8	7.9	32.9	55.9	4.6	21.7	16.4		25.2	14.0		48.6
LEVEL OF SERVICE	C	F	A	C	E	A	C	B		C	B		D
OVERALL LEVEL OF SERVICE UNDER THIS CONDITION = D													
FUTURE CONDITION (2020)													
IMPROVEMENT WITH SEPARATED RIGHT TURN LANES ON FRANCE AVENUE ONLY													
NUMBER OF LANES	2	2		2	2		2	2	1	2	2	1	18
PM PEAK HOUR (2020)	254	1457	46	189	1235	143	87	296	130	332	383	346	4897
AVERAGE DELAY (SEC.)	30.3	82.2		31.4	75.3		19.7	20.2	3.8	23.3	20.8	2.8	54.3
LEVEL OF SERVICE	C	F		C	E		B	C	A	C	B	A	D
OVERALL LEVEL OF SERVICE UNDER THIS CONDITION = D													

* Calculations based on analysis of signal timings, traffic volumes, roadway geometrics and level of service analysis calculated by Synchro traffic software. Also, assumes 90 second cycle length.

* Assume free access to right turn lane, and no yield to leave left turn lane

Color Code:

= 2020 condition worsens, but does not fail

= 2020 condition fails

= 2020 condition improves, but not optimum

= 2020 condition is optimum

France/Old Shakopee Road
Accident Records
(Bloomington Police Department Maps)

	Type of Accident (Reported to B.P.D.)		
Year	Personal Injury	Property Damage	Hit and Run
1985	8	15	4
1990	9	6	2
1996	7	10	3
1997	9	24	3
1998	8	13	0
1999	5	14	2
Avg. 1996-1999	**7.25**	**15.25**	**2.0**

From Bloomington Police Department accident record maps, there have been approximately twenty accidents per year at the Old Shakopee Road/France Avenue intersection during each of the past 15 years. Approximately 1/3 of those accidents have involved personal injury.

FRANCE AVENUE (CSAH 17) & OLD SHAKOPEE ROAD (CSAH 1)

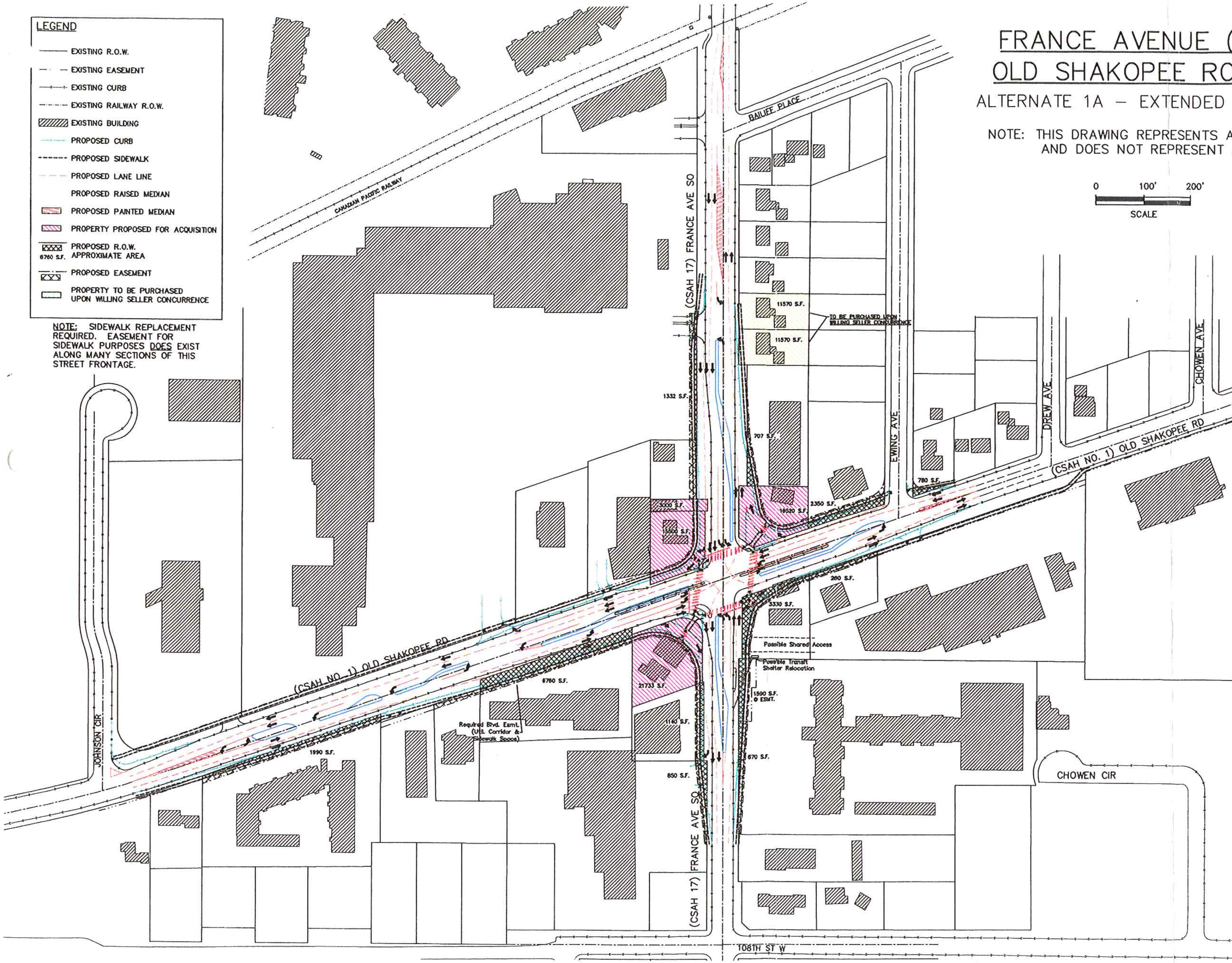
ALTERNATE 1A – EXTENDED RIGHT TURN LANES

NOTE: THIS DRAWING REPRESENTS A PRELIMINARY CONCEPT AND DOES NOT REPRESENT A FINAL DESIGN.

LEGEND

- EXISTING R.O.W.
- EXISTING EASEMENT
- EXISTING CURB
- EXISTING RAILWAY R.O.W.
- EXISTING BUILDING
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED LANE LINE
- PROPOSED RAISED MEDIAN
- PROPOSED PAINTED MEDIAN
- PROPERTY PROPOSED FOR ACQUISITION
- PROPOSED R.O.W. APPROXIMATE AREA (6760 S.F.)
- PROPOSED EASEMENT
- PROPERTY TO BE PURCHASED UPON WILLING SELLER CONCURRENCE

NOTE: SIDEWALK REPLACEMENT REQUIRED. EASEMENT FOR SIDEWALK PURPOSES DOES EXIST ALONG MANY SECTIONS OF THIS STREET FRONTAGE.



PROPOSED ALIGNMENT
OLD SHAKOPEE RD (CSAH 1) & FRANCE AVE (CSAH 17)

city of bloomington, minnesota
ENGINEERING DIVISION
TRAFFIC AND TRANSPORTATION DIVISION
PUBLIC WORKS DEPARTMENT

REVISIONS	DATE	BY

PRELIMINARY PLAN

ENGINEER

REG. # DATE

DATE: 5/15/2000
DRAWN: SWS
CHECKED: SJM
APPROVED: LLB

PROJECT NO. XXXX–XXX

SHEET: 1 OF 1

Appendix D
Market Study

Technical Memorandum

FRANCE/OLD SHAKOPEE RETAIL EVALUATION

Prepared for

City of Bloomington

Prepared by

McComb Group, Ltd.

June 2001

TECHNICAL M E M O R A N D U M

TO: Bloomington Housing & Redevelopment Authority **DATE:** June 26, 2001

FROM: James B. McComb

RE: FRANCE/OLD SHAKOPEE ROAD RETAIL EVALUATION

The purpose of this engagement was to determine the likely range of supportable gross leasable area (GLA) of retail and service space in the study area. Work tasks conducted as part of this engagement included site visit, trade area delineation, demographic analysis, estimating retail and service purchasing power, and retail and service establishment potential. This information was evaluated and compared with the existing business mix in the study area to identify additional retail and service establishments that are likely to be successful in the area.

Retail and Service Trends

Future opportunities and potential for the France/Old Shakopee study area must be considered within larger trends that are occurring within the economy and the retail industry. These include:

- The portion of disposable household income devoted to retail purchases is declining.
- The portion of disposable household income spent on food establishments and services is increasing.
- In response to sluggish retail sales, retailers are consolidating by acquiring competitors' stores and/or increasing store size to become more efficient and offer a wider variety of merchandise.
- Due to consolidations and store closings, the number of potential retail tenants is declining.
- The number and type of service establishments is expanding as consumer purchases in this area increase.

Shopping center owners and developers have a preference for retail establishments with proven track records and/or good credit ratings. Their preference is to lease space to financially sound local, regional or national businesses. These businesses generally have prototypical stores that feature a contemporary look designed to reinforce the store's image. These tenants are seeking locations in retail centers that reinforce their image. The new Bruegger's Bagel store is a case in point.

France/Old Shakopee Road serves as a large neighborhood center with a strong mix of convenience goods, services, and medical practitioners. Trends in the convenience goods category include:

- Supermarkets have experienced sluggish sales growth due to competition from competitive retail formats including drug stores, convenience stores, discount stores, warehouse clubs, home delivery, and restaurants and fast food establishments.
- Supermarkets have become larger (e.g. Cub and Rainbow) to be more efficient, provide lower prices, and increase market share. In addition, they have added specialty food sections, greeting cards, magazines, floral departments, and pharmacies to capture market share from other typical neighborhood shopping center tenants.
- Drug stores have reinvented themselves as variety stores with pharmacy departments and convenience foods sections.
- Hardware stores are facing increased competition from the expansion of Home Depot and Menards.
- Liquor stores are facing sluggish sales due to more moderate levels of alcohol consumption.
- Florists and health foods supplement stores face increasing competition from supermarkets that have expanded their selection in these categories.
- Most shopping goods retailers (the types of store typically found at regional malls) are gravitating towards larger centers anchored by discount stores, category killers, and department stores.
- Gasoline service stations have evolved into two separate businesses: convenience stores with gas pumps; and auto service stores offering tires and repairs for brakes, mufflers, and oil changes.

All of these factors need to be considered in evaluating future potential for the France/Old Shakopee area.

Study Area Evaluation

Commercial buildings in the study area are generally about 30 years old. There are some newer buildings and some show evidence of recent updating. Most of the buildings are dated, and exhibit signs of physical and economic obsolescence. Many of these buildings do not meet the location and physical criteria for the types of tenants that are seeking new locations.

According to Bloomington Assessor records, the study area contains about 398,000 square feet of retail space and 73,700 square feet of office space for a total of 471,700 square feet.

The tenant mix for the study area is attached in Table 1 and demonstrates the wide variety of establishments located in the area. There are duplications within individual categories. There were six observed vacant spaces of various sizes.

Many of the shopping goods tenants have insufficient sales potential to achieve sufficient profit to continue beyond the term of their lease. These stores are at risk and could be future vacancies. Some tenants in other categories may be in the same position. Other tenants appear to be successful because rents are low. When building owners receive low rents, they do not have the income necessary to update and improve their property.

Trade Area

The trade area for France/Old Shakopee was delineated by McComb Group based on location of competitive shopping areas, traffic patterns, and past experience. The trade area, shown on Map 1, lies generally west of I-35W and north of the Minnesota River, and east of TH 169. Trade area characteristics are demonstrated by the attached aerial photograph indicating that there are large areas occupied by parks, wetlands, business parks, and public buildings. While the trade area covers a large geographic area, there are significant portions that do not contain households or rooftops.

Population and Households

The France/Old Shakopee trade area has an estimated 2000 population of 55,428 living in 22,608 households. This is not enough population to support almost 400,000 square feet of retail space. In the future, the area is likely to support 275,000 to 315,000 square feet of retail space.

Population and households in the France/Old Shakopee trade area are expected to grow modestly in the future as shown in Table 1. Future growth will not create additional demand.

Average household income of trade area residents is about 25 percent above that of the Minneapolis-St. Paul MSA as shown in Table 2. This is a positive factor.

Average household size in the trade area is slightly below that of the MSA and the average age is slightly higher.

Summary demographic characteristics of the trade area and the Minneapolis-St. Paul MSA are contained in the Demographic and Income Snapshots contained in Tables 3 and 4, respectively.

Purchasing Power

Retail and service sales potential for France/Old Shakopee trade area is based on estimated purchasing power and market share that can be achieved from the primary trade area. Retail sales from residents living outside the primary trade area are inflow sales. Purchasing power estimates of trade area residents are derived from retail sales by store type as reported by the Census of Retail Trade and Census of Services in 1991 and 1997. Retail sales for 1998 and 1999 were estimated using information available from the U.S. Department of Commerce. Future purchasing power estimates are expressed in constant 2000 dollars and reflect projected household growth. Household growth is based on estimates for 1999, 2004 and 2009 obtained from Applied Geographic Systems, Inc.

Purchasing power is based on the number of primary trade area households adjusted to reflect income characteristics. Purchasing power, for the purpose of this analysis, includes retail and service categories that are characteristic of tenants that could be located at France/Old Shakopee retail area.

Store Potential

The potential for retail stores and services at France/Old Shakopee retail area is based on market share that can be achieved taking into consideration trade area households and future growth. Market share estimates are based on analysis conducted as part of this engagement and McComb Group's knowledge of the Twin Cities retail market. Sales potential was estimated for 2005 to identify retail and services space demand.

Estimating retail and service space demand is a two-step process. Sales potential for each retail or service category is estimated first to determine if retail sales are sufficient to support a store. Next, store size is determined based on sales productivity and typical store size for each category.

Retail GLA supported by estimated sales potential for each retail store category is based on estimated sales per square foot (in 2000 dollars) by store type. Sales per square foot estimates are derived from median store sales per square foot of each tenant type contained in *Dollars & Cents of Shopping Centers*, published by the Urban Land Institute, and have been increased to reflect sales per square foot in 2001. Supportable gross leasable area is calculated by dividing sales potential by sales per square foot. This analysis was used to provide an estimate of the supportable square footage in each retail store category.

Supportable retail gross leasable area of retail and service establishments was compared with the existing tenant mix in the study area. This analysis indicated that the following convenience goods stores and services have significant sales potential within the study area.

Convenience Goods
Auto Related
Food Service
Services
Medical
Financial

Other tenants, primarily in the shopping goods category appear to have lower sales potential and could be categorized as being at risk for future occupancy within the retail area.

There are several categories of business establishments that are suitable for location in the France/Old Shakopee retail area. These business types are shown in Table 6. These tenant types total 127,500 square feet. These tenants have been ranked according to the type of space they typically occupy. Tenants that are shopping center inclined total 19,000 square feet, or less than the tenants that are at risk. Businesses that typically occupy freestanding buildings total 23,500 square feet and tenants that are typically office building inclined total 85,000 square feet.

This indicates that the future demand for buildings in the study area is likely to be for businesses that typically occupy either freestanding buildings or small office buildings.

Most of the existing buildings in the study area are not suitable locations for businesses that are inclined to locate in freestanding buildings or office buildings. This indicates that there is a mismatch between the types of buildings in the study area and the types of buildings that will be desired by potential future tenants.

Properties and buildings in the France/Old Shakopee retail area must adapt to future market realities. The area has too much shopping center type space and not enough space to accommodate freestanding stores or office buildings to house future tenants. Adapting the France/Old Shakopee retail area to the realities of the marketplace and the types of tenants that will be seeking space in the future indicates that some buildings will have to be demolished to make room for the types of space that tenants will be seeking. Those buildings that should be considered for demolition are those that are showing the greatest evidence of physical and economic obsolescence and have the highest proportion of tenants that cannot afford rents consistent with replacement cost real estate value.

Table 1

FRANCE AVENUE AND OLD SHAKOPEE ROAD
TENANT MIX

CONVENIENCE GOODS
Cub Foods
Snyder Pharmacy
Cellars Wines & Spirits
The Liquor Barrel
MGM Liquor Warehouse
Valley West Hardware/Do It Best
Warner True Value Hardware
Florist
Red Rose Floral
GNC
Smoke Shop

FOOD SERVICE
Asia Buffet
Frankie's Restaurant
Minnesota Garden Café
Andy's Tap
Tan's Wok Chinese & Vietnamese Cuisine

LIMITED SERVICE
Subway
Papa Murphy's Pizza
McDonalds
Pizza Hut
Bruegger's Bagels
Dairy Queen
Quizno's Subs

CONVENIENCE STORE/GAS
Amoco Convenience Store

SHOPPING GOODS
Marshall's
Famous Footwear
Scandia Furniture
Ashland TV Sales & Service
Bernina Sewing Center
Hallmark Gold Crown
Merle Norman Cosmetics
Skogland Jewelers
Company's Coming/Memories & More
Wholesale Art & Framing
Penn Cycle
Hobby Shack
For Pets Sake/Pet Store
Valley West Sewing Center
Aerial Beauty Supplies

Used Merchandise
Office Liquidators

AUTO
Goodyear Tire
Valvoline Rapid Oil Change
Checkers Auto Parts

PERSONAL SERVICES
Southport Cleaners
One Hour Martinizing
Clean-N-Press
Barber/Beauty
Action Hair by Headlines
Designing Hair
The Barber Nook
Hair Unlimited
Great Clips
Salon Royal
Fashion Nails
Sun Place Tanning
VIP Tanning
Sew What! Alterations, Dry Cleaning
Tailor
Kenny's Shoe Repair
One Hour Photo Labs
Video City
Video Update

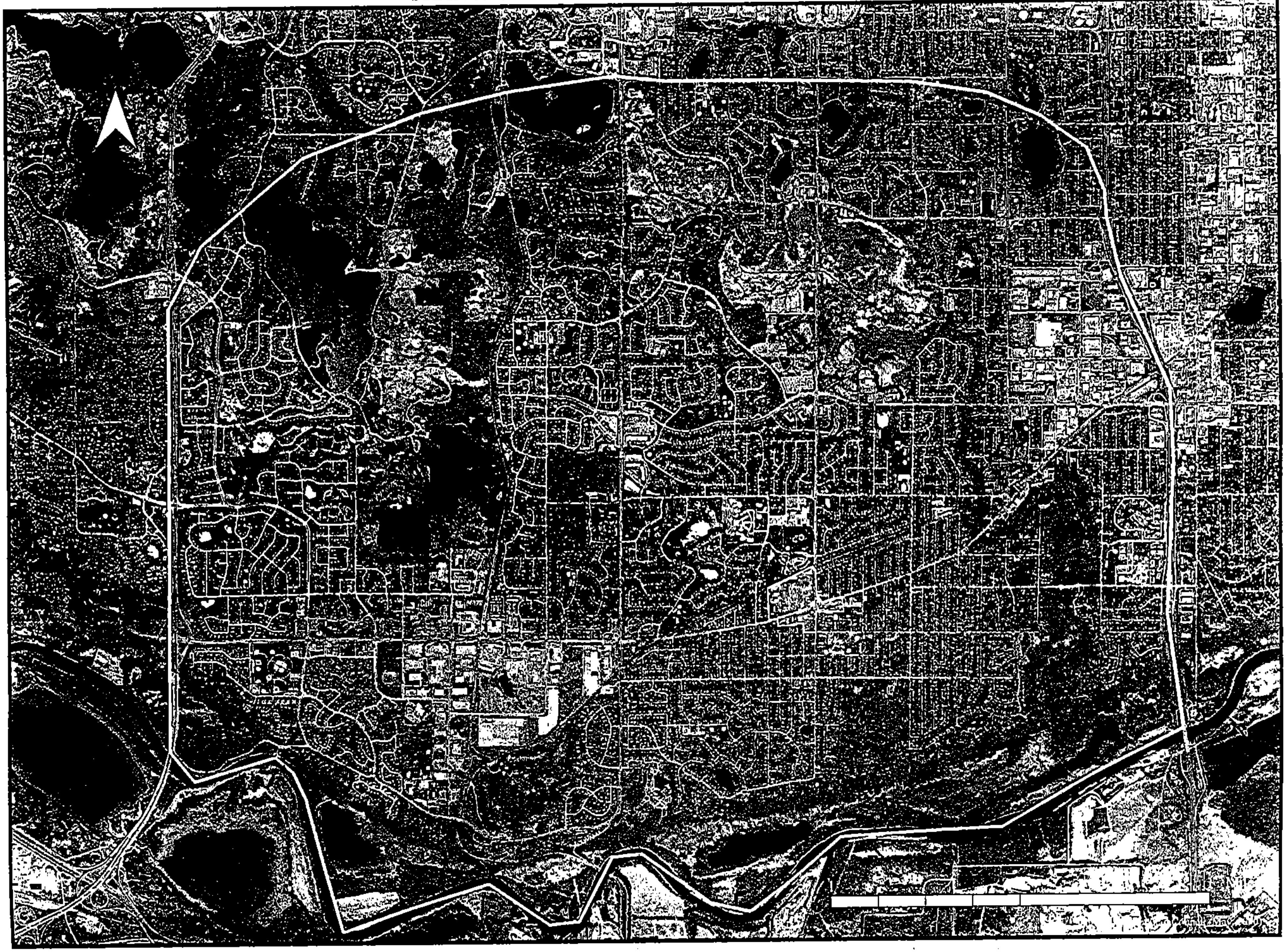
OTHER SERVICES
US Army, Marines, Navy Recruiting Office
ESSE Driving School
H&R Block
Taxwise
PM Printing
Insty Prints
Mail Boxes Etc.
North Star Martial Arts
Tae Kwon Do Karate
The Gym
Pet Crossing Veterinary Hospital
Pet Beauty Salon/Grooming
KGC/All God's Children

MEDICAL
Metro Dental Care
Family Eye Clinic
Normandale Chiropractic
Chiropractor
Dr. Carl Casperson, Orthodontist -
Dr. John Dalquist, Dentist
Dr. Dana Isaakson, Dentist
Chris J. Kalenda, Dentist
Dr. Williamson, Othodontics
Dr. Edmond Theis, Dentist

OTHER
Richfield-Bloomington Credit Union
Executive Office Suites
American Family Insurance
Executive Financial Services
Management Recruiters of Bloomington
Southland Realty
State Farm Insurance Agency
Sunde Engineering Inc.

Government
Minnesota Department of Economic Security
Shape
Hennepin County Economic Assistance
Hennepin Technical College

FRANCE / OLD SHAKOPEE TRADE AREA



Map 1

FRANCE / OLD SHAKOPEE TRADE AREA

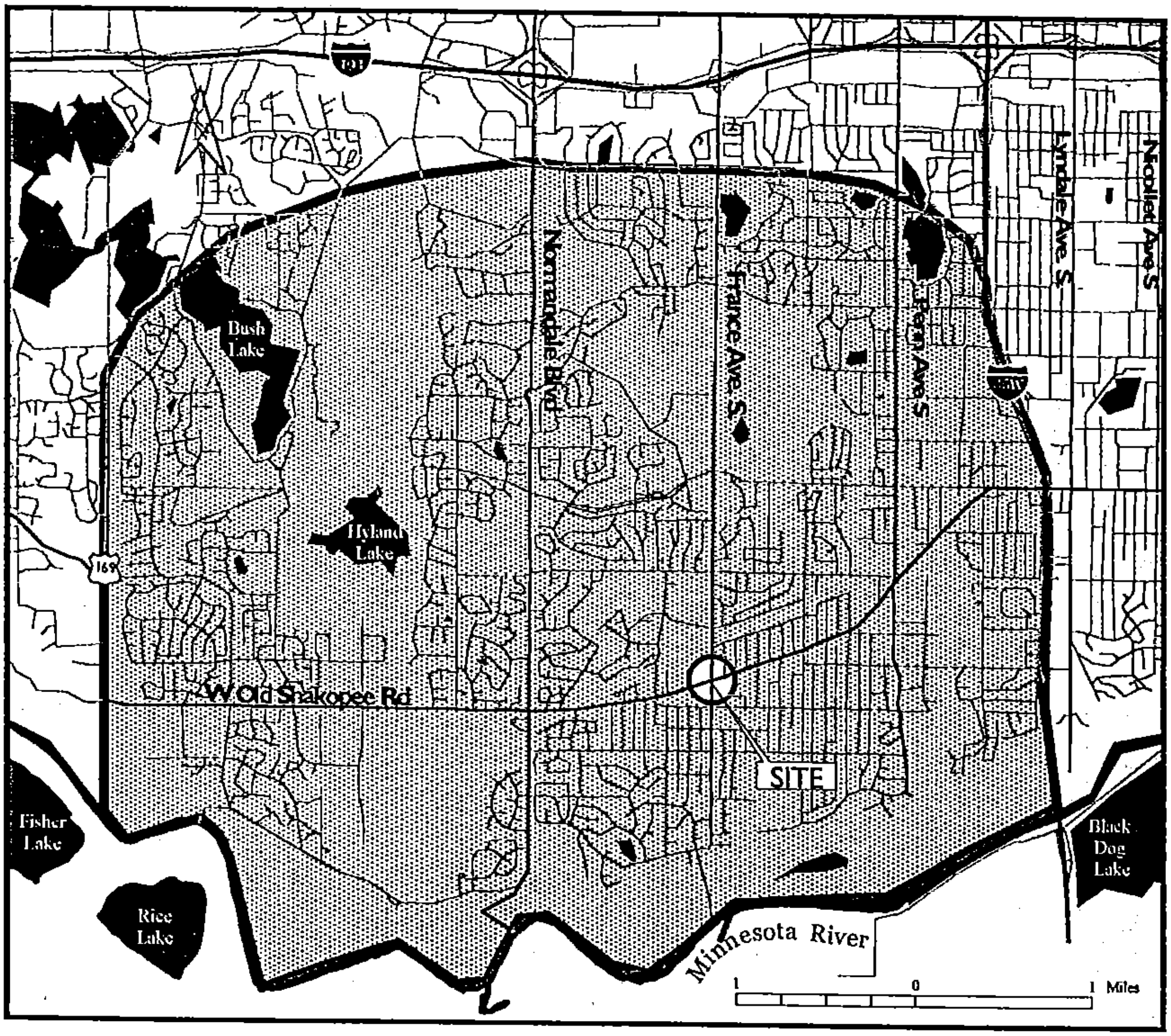


Table 2

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
POPULATION AND HOUSEHOLDS: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

	Population		Households	
Trade Area / Year	Number	Rate of Change	Number	Rate of Change
TRADE AREA				
1990	50,191	NA	19,499	NA
2000 E	55,428	1.00 %	22,608	1.49 %
2005 E	56,507	0.39	23,264	0.57
2010 E	58,571	0.72	24,673	1.18
MINNEAPOLIS-ST. PAUL MSA				
1990	2,538,834	NA	960,170	NA
2000 E	2,912,587	1.38 %	1,112,157	1.48 %
2005 E	3,075,890	1.10	1,186,059	1.30
2010 E	3,255,589	1.14	1,268,165	1.35
USA				
1990	244,737,296	NA	90,307,297	NA
2000 E	270,831,051	1.02 %	101,283,691	1.15 %
2005 E	283,017,366	0.88	106,563,394	1.02
2010 E	294,859,432	0.82	112,189,403	1.03

NA: Not Available.

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table 3

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
AVERAGE AND MEDIAN HOUSEHOLD AND FAMILY INCOMES
1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Income Type / Year	Trade Area	Minneapolis-St. Paul MSA	USA
Average Household Income			
1990	65,034	51,782	44,551
2000 E	78,019	62,817	55,173
2005 E	90,795	72,955	64,377
2010 E	102,269	82,990	73,399
Median Household Income			
1990	$ 49,824	$ 37,652	$ 32,364
2000 E	65,496	53,029	45,808
2005 E	73,730	59,880	51,877
2010 E	80,760	66,629	58,185

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table 4

McComb Group, Ltd.

DEMOGRAPHIC AND INCOME SNAPSHOT

Geographic Area: France/Old Shakopee | 6/25/2001

SNAPSHOT	1990 Census	2000 Estimated	2005 Projected	2010 Projected
Population	50,191	55,428	56,507	58,571
Households	19,499	22,608	23,264	24,673
Families	13,892	15,430	15,740	16,406
Per Capita Income	$ 21,947	$ 31,917	$ 37,495	$ 43,214
Median Household Income	$ 49,824	$ 65,496	$ 73,730	$ 80,760
Average Household Income	$ 65,034	$ 78,019	$ 90,795	$ 102,269
Average Household Size	2.57	2.45	2.43	2.37
Median Age	35	37	37	38

	Annual Percent Change		
TRENDS	1990 - 2000	2000 - 2005	2005 - 2010
Population	1.00 %	0.39 %	0.72 %
Households	1.49	0.57	1.18
Families	1.06	0.40	0.83
Median Household Income	2.77	2.40	1.84
Average Household Income	1.84	3.08	2.41

	1990 Census		2000 Estimated		2005 Projected		2010 Projected	
HOUSEHOLDS BY INCOME	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than $15,000	1,502	7.7 %	1,088	4.8 %	911	3.9 %	857	3.5 %
$15,000 - $24,999	1,980	10.2	1,566	6.9	1,299	5.6	1,108	4.5
$25,000 - $34,999	2,590	13.3	1,843	8.2	1,312	5.6	1,040	4.2
$35,000 - $49,999	4,331	22.2	3,494	15.5	3,269	14.1	2,823	11.4
$50,000 - $74,999	5,070	26.0	5,913	26.2	5,413	23.3	5,298	21.5
$75,000 - $99,999	2,005	10.3	4,141	18.3	4,895	21.0	5,553	22.5
$100,000 - $149,999	1,417	7.3	2,979	13.2	4,071	17.5	5,123	20.8
$150,000 +	606	3.1	1,584	7.0	2,094	9.0	2,871	11.6
POPULATION BY AGE	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,986	5.9 %	2,798	5.0 %	3,110	5.5 %	3,264	5.6 %
5 - 13	5,706	11.4	6,215	11.2	6,323	11.2	6,356	10.9
14 - 20	4,404	8.8	5,295	9.6	4,923	8.7	5,063	8.6
21 - 24	3,078	6.1	3,101	5.6	3,285	5.8	3,437	5.9
25 - 34	8,914	17.8	7,265	13.1	7,824	13.8	8,221	14.0
35 - 44	8,576	17.1	10,325	18.6	9,426	16.7	8,707	14.9
45 - 54	7,148	14.2	10,025	18.1	10,118	17.9	10,361	17.7
55 - 64	5,287	10.5	5,698	10.3	6,371	11.3	7,343	12.5
65 - 74	2,804	5.6	2,764	5.0	2,808	5.0	3,205	5.5
75 - 84	955	1.9	1,371	2.5	1,556	2.8	1,641	2.8
85+	333	0.7	571	1.0	763	1.4	973	1.7
RACE AND ETHNICITY	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	47,930	95.5 %	49,991	90.2 %	50,016	88.5 %	50,016	88.5 %
Black	599	1.2	2,212	4.0	2,761	4.9	2,761	4.9
Native American	111	0.2	418	0.8	494	0.9	494	0.9
Asian/Pacific Islander	1,432	2.9	2,663	4.8	3,090	5.5	3,090	5.5
Other Races	119	0.2	144	0.3	146	0.3	146	0.3
Hispanic (Any Race)	442	0.9	814	1.5	898	1.6	898	1.6

1999 Day Time Population =	27,038	1999 Establishments =	1,794
1999 Payroll =	$943,431,000	1999 Retail Sales =	$259,938,000

Source: U.S. Census, AGS and McComb Group, Ltd.

Table 5

McComb Group, Ltd.

DEMOGRAPHIC AND INCOME SNAPSHOT

Geographic Area: Minneapolis-St. Paul MSA 6/27/2001

SNAPSHOT	1990 Census	2000 Estimated	2005 Projected	2010 Projected
Population	2,538,834	2,912,587	3,075,890	3,255,589
Households	960,170	1,112,157	1,186,059	1,268,165
Families	648,958	757,660	810,222	864,924
Per Capita Income	$ 16,536	$ 24,175	$ 28,365	$ 32,601
Median Household Income	$ 37,652	$ 53,029	$ 59,880	$ 66,629
Average Household Income	$ 51,782	$ 62,817	$ 72,955	$ 82,990
Average Household Size	2.64	2.62	2.59	2.57
Median Age	31	34	34	34

	Annual Percent Change		
TRENDS	1990 - 2000	2000 - 2005	2005 - 2010
Population	1.38 %	1.10 %	1.14 %
Households	1.48	1.30	1.35
Families	1.56	1.35	1.32
Median Household Income	3.48	2.46	2.16
Average Household Income	1.95	3.04	2.61

	1990 Census		2000 Estimated		2005 Projected		2010 Projected	
HOUSEHOLDS BY INCOME	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than $15,000	159,120	16.6 %	99,894	9.0 %	90,940	7.7 %	87,304	6.9 %
$15,000 - $24,999	145,355	15.1	112,367	10.1	102,276	8.6	89,062	7.0
$25,000 - $34,999	151,474	15.8	122,326	11.0	94,354	8.0	77,516	6.1
$35,000 - $49,999	206,730	21.5	191,313	17.2	200,600	16.9	183,809	14.5
$50,000 - $74,999	188,803	19.7	293,800	26.4	288,712	24.3	297,327	23.4
$75,000 - $99,999	60,134	6.3	160,019	14.4	214,864	18.1	263,142	20.7
$100,000 - $149,999	31,023	3.2	88,878	8.0	133,717	11.3	183,022	14.4
$150,000 +	17,564	1.8	43,564	3.9	60,602	5.1	86,992	6.9
POPULATION BY AGE	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	206,030	8.1 %	200,202	6.9 %	227,719	7.4 %	244,203	7.5 %
5 - 13	337,728	13.3	384,658	13.2	403,440	13.1	412,250	12.7
14 - 20	229,568	9.0	302,921	10.4	291,206	9.5	303,218	9.3
21 - 24	156,243	6.2	159,376	5.5	172,401	5.6	181,782	5.6
25 - 34	510,939	20.1	418,606	14.4	460,779	15.0	502,815	15.4
35 - 44	415,180	16.4	521,930	17.9	490,209	15.9	458,136	14.1
45 - 54	252,828	10.0	410,431	14.1	437,367	14.2	464,072	14.3
55 - 64	180,327	7.1	223,502	7.7	266,400	8.7	321,069	9.9
65 - 74	138,814	5.5	147,674	5.1	160,044	5.2	191,182	5.9
75 - 84	80,477	3.2	101,116	3.5	113,837	3.7	115,090	3.5
85+	30,700	1.2	42,171	1.4	52,488	1.7	61,772	1.9
RACE AND ETHNICITY	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	2,343,908	92.3 %	2,624,070	90.1 %	2,746,901	89.3 %	2,746,901	89.3 %
Black	90,055	3.5	129,305	4.4	146,829	4.8	146,829	4.8
Native American	24,251	1.0	28,984	1.0	31,350	1.0	31,350	1.0
Asian/Pacific Islander	65,580	2.6	116,685	4.0	137,880	4.5	137,880	4.5
Other Races	15,040	0.6	13,543	0.5	12,930	0.4	12,930	0.4
Hispanic (Any Race)	37,903	1.5	62,468	2.1	71,254	2.3	71,254	2.3

1999 Day Time Population =	1,429,767	1999 Establishments =	114,318
1999 Payroll =	$46,330,006,000	1999 Retail Sales =	$23,615,895,000

Source: U.S. Census, AGS and McComb Group, Ltd.

Table 6

VOIDS ANALYSIS
POTENTIAL TENANT CATEGORIES

	Median Size Sq. Ft.
Shopping Center Inclined	
Dollar Store	6,000
Radio, TV & Electronic	3,000
Floor Coverings	2,800
Paint, Wallpaper & Glass	3,700
Optical Store	1,500
Travel Agent	2,000
Subtotal	19,000
Freestanding Inclined	
Restaurants w/o Liquor	4,000
Convenience Store/Gasoline	8,000
Auto Repair & Maintenance	1,500
Daycare	6,000
Bank	4,000
Subtotal	23,500
Office Inclined	
Brokerage	5,000
Finance Office	2,000
Real Estate	5,000
Insurance	3,000
Legal	5,000
Medical Offices/Clinic	40,000
Out-Patient Care Center	25,000
Subtotal	85,000

Source: McComb Group, Ltd.

APPENDIX A

DEMOGRAPHIC CHARACTERISTICS

Table A1	France/Old Shakopee: Primary Trade Area, Minneapolis-St. Paul MSA, and the United States; Population and Households: 1990 Census, 1999; 2004 and 2009 Estimated
Table A2	France/Old Shakopee: Primary Trade Area, Minneapolis-St. Paul MSA, and the United States Average and Median Household and Family Incomes: 1990 Census, 1999; 2004 and 2009 Estimated
Table A3	France/Old Shakopee: Primary Trade Area, Minneapolis-St. Paul MSA, and the United States; Household Income: 1990 Census, 1999; 2004 and 2009 Estimated
Table A4	France/Old Shakopee: Primary Trade Area, Minneapolis-St. Paul MSA, and the United States; Educational Attainment: 1990 Census, 1999; 2004 and 2009 Estimated
Table A5	France/Old Shakopee: Primary Trade Area, Minneapolis-St. Paul MSA, and the United States; Occupational Status: 1990 Census, 1999; 2004 and 2009 Estimated
Table A6	France/Old Shakopee: Primary Trade Area, Minneapolis-St. Paul MSA, and the United States; Age Distribution: 1990 Census, 1999; 2004 and 2009 Estimated
Table A7	France/Old Shakopee: Primary Trade Area, Minneapolis-St. Paul MSA, and the United States; Ethnicity: 1990 Census, 1999; 2004 and 2009 Estimated
Table A8	France/Old Shakopee: Primary Trade Area, Minneapolis-St. Paul MSA, and the United States; Households, Family & Household Size: 1990 Census, 1999; 2004 and 2009 Estimated
Table A9	France/Old Shakopee: Primary Trade Area, Minneapolis-St. Paul MSA, and the United States; Gender & Marital Status: 1990 Census, 1999; 2004 and 2009 Estimated

Table A-1

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
POPULATION AND HOUSEHOLDS: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

	Population		Households	
Trade Area / Year	Number	Rate of Change	Number	Rate of Change
TRADE AREA				
1990	50,191	NA	19,499	NA
2000 E	55,428	1.00 %	22,608	1.49 %
2005 E	56,507	0.39	23,264	0.57
2010 E	58,571	0.72	24,673	1.18
MINNEAPOLIS-ST. PAUL MSA				
1990	2,538,834	NA	960,170	NA
2000 E	2,912,587	1.38 %	1,112,157	1.48 %
2005 E	3,075,890	1.10	1,186,059	1.30
2010 E	3,255,589	1.14	1,268,165	1.35
USA				
1990	244,737,296	NA	90,307,297	NA
2000 E	270,831,051	1.02 %	101,283,691	1.15 %
2005 E	283,017,366	0.88	106,563,394	1.02
2010 E	294,859,432	0.82	112,189,403	1.03

NA: Not Available.

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-2

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
AVERAGE AND MEDIAN HOUSEHOLD AND FAMILY INCOMES
1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Income Type / Year	Trade Area	Minneapolis-St. Paul MSA	USA
Average Household Income			
1990	65,034	51,782	44,551
2000 E	78,019	62,817	55,173
2005 E	90,795	72,955	64,377
2010 E	102,269	82,990	73,399
Median Household Income			
1990	$ 49,824	$ 37,652	$ 32,364
2000 E	65,496	53,029	45,808
2005 E	73,730	59,880	51,877
2010 E	80,760	66,629	58,185

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-3

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
HOUSEHOLD INCOME: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

	1990		2000 E		2005 E		2010 E	
Trade Area / Year	Number	Percent	Number	Percent	Number	Percent	Number	Percent
TRADE AREA								
Households	19,499	NA	22,608	NA	23,264	NA	24,673	NA
Average Size	2.57	NA	2.45	NA	2.43	NA	2.37	NA
Household Income								
Median	$ 49,824	NA	$ 65,496	NA	$ 73,730	NA	$ 80,760	NA
Average	$ 65,034	NA	$ 78,019	NA		NA	$ 102,269	NA
Households Above $75,000	4,028	20.7 %	8,704	38.5 %	6,165	47.5 %	13,547	54.9 %
Households Above $100,000	2,023	10.4	4,563	20.2	6,165	26.5	7,994	32.4
Income Distribution								
Less than $15,000	1,502	7.7 %	1,088	4.8 %	911	3.9 %	857	3.5 %
$15,000 - $24,999	1,980	10.2	1,566	6.9	1,299	5.6	1,108	4.5
$25,000 - $34,999	2,590	13.3	1,843	8.2	1,312	5.6	1,040	4.2
$35,000 - $49,999	4,331	22.2	3,494	15.5	3,269	14.1	2,823	11.4
$50,000 - $74,999	5,070	26.0	5,913	26.2	5,413	23.3	5,298	21.5
$75,000 - $99,999	2,005	10.3	4,141	18.3	4,895	21.0	5,553	22.5
$100,000 - $149,999	1,417	7.3	2,979	13.2	4,071	17.5	5,123	20.8
$150,000 +	606	3.1	1,584	7.0	2,094	9.0	2,871	11.6
MINNEAPOLIS-ST. PAUL MSA								
Households	960,170	NA	1,112,157	NA	1,186,059	NA	1,268,165	NA
Average Size	2.64	NA	2.62	NA	2.59	NA	2.57	NA
Household Income								
Median	$ 37,652	NA	$ 53,029	NA	$ 59,880	NA	$ 66,629	NA
Average	$ 51,782	NA	$ 62,817	NA	$ 72,955	NA	$ 82,990	NA
Households Above $75,000	108,721	11.3 %	292,461	26.3 %	194,319	34.5 %	533,156	42.0 %
Households Above $100,000	48,587	5.1	132,442	11.9	194,319	16.4	270,014	21.3
Income Distribution								
Less than $15,000	159,120	16.6 %	99,894	9.0 %	90,940	7.7 %	87,304	6.9 %
$15,000 - $24,999	145,355	15.1	112,367	10.1	102,276	8.6	89,062	7.0
$25,000 - $34,999	151,474	15.8	122,326	11.0	94,354	8.0	77,516	6.1
$35,000 - $49,999	206,730	21.5	191,313	17.2	200,600	16.9	183,809	14.5
$50,000 - $74,999	188,803	19.7	293,800	26.4	288,712	24.3	297,327	23.4
$75,000 - $99,999	60,134	6.3	160,019	14.4	214,864	18.1	263,142	20.7
$100,000 - $149,999	31,023	3.2	88,878	8.0	133,717	11.3	183,022	14.4
$150,000 +	17,564	1.8	43,564	3.9	60,602	5.1	86,992	6.9
USA								
Households	90,307,297	NA	101,283,691	NA	106,563,394	NA	112,189,403	NA
Average Size	2.71	NA	2.67	NA	2.66	NA	2.63	NA
Household Income								
Median	$ 32,364	NA	$ 45,808	NA	$ 51,877	NA	$ 58,185	NA
Average	$ 44,551	NA	$ 55,173	NA	$ 64,377	NA	$ 73,399	NA
Households Above $75,000	8,521,385	9.4 %	22,420,054	22.1 %	30,282,230	28.4 %	39,050,112	34.8 %
Households Above $100,000	3,912,265	4.3	11,443,240	11.3	15,743,565	14.8	21,433,475	19.1
Income Distribution								
Less than $15,000	21,898,323	24.3 %	15,645,010	15.4 %	15,336,044	14.4 %	15,134,956	13.5 %
$15,000 - $24,999	15,834,212	17.5	13,876,833	13.7	12,956,198	12.2	11,320,034	10.1
$25,000 - $34,999	14,331,354	15.9	11,972,915	11.8	9,766,327	9.2	8,521,974	7.6
$35,000 - $49,999	16,168,237	17.9	16,369,383	16.2	17,072,863	16.0	16,094,005	14.3
$50,000 - $74,999	13,543,912	15.0	21,000,376	20.7	21,151,118	19.8	22,072,988	19.7
$75,000 - $99,999	4,609,120	5.1	10,976,814	10.8	14,538,665	13.6	17,616,637	15.7
$100,000 - $149,999	2,525,922	2.8	7,576,914	7.5	10,150,970	9.5	13,205,001	11.8
$150,000 +	1,386,343	1.5	3,866,326	3.8	5,592,595	5.2	8,228,474	7.3

NA: Not Available or Not Applicable
E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-4

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
EDUCATIONAL ATTAINMENT: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

	1990		2000 E		2005 E		2010 E	
Attainment	Number	Percent	Number	Percent	Number	Percent	Number	Percent
TRADE AREA								
Less than 9th Grade	503	1.5 %	486	1.3 %	451	1.2 %	377	0.9 %
Some High School	1,356	4.0	1,085	2.9	1,051	2.7	1,048	2.6
High School Graduate	7,216	21.2	8,477	22.3	8,347	21.5	8,390	20.7
Some College/2 yr. Degree	11,506	33.8	11,498	30.2	11,873	30.5	12,447	30.8
College Graduate	9,892	29.1	12,391	32.6	13,148	33.8	14,131	34.9
Graduate School	3,544	10.4	4,082	10.7	3,996	10.3	4,058	10.0
MINNEAPOLIS-ST. PAUL MSA								
Less than 9th Grade	80,548	5.0 %	66,996	3.6 %	63,968	3.2 %	53,332	2.5 %
Some High School	127,784	7.9	94,495	5.1	94,769	4.8	95,555	4.5
High School Graduate	493,529	30.7	622,855	33.4	648,585	32.7	683,455	32.3
Some College/2 yr. Degree	474,717	29.5	518,292	27.8	564,151	28.5	616,337	29.2
College Graduate	309,302	19.2	416,050	22.3	460,813	23.3	511,186	24.2
Graduate School	123,337	7.7	146,742	7.9	148,838	7.5	154,271	7.3
USA								
Less than 9th Grade	16,199,680	10.4 %	13,489,057	7.7 %	12,820,953	7.0 %	10,575,005	5.5 %
Some High School	22,416,087	14.4	17,244,368	9.8	17,344,967	9.4	17,532,744	9.0
High School Graduate	46,751,670	30.1	59,353,241	33.9	61,512,584	33.4	64,451,727	33.2
Some College/2 yr. Degree	38,719,467	24.9	42,871,750	24.5	46,827,648	25.4	51,339,528	26.5
College Graduate	20,309,974	13.1	28,328,335	16.2	31,510,289	17.1	35,205,799	18.1
Graduate School	11,171,156	7.2	13,966,017	8.0	14,237,960	7.7	14,908,815	7.7

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-4a

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
EDUCATIONAL ATTAINMENT: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Year / Attainment	Trade Area	Minneapolis-St. Paul MSA	USA
1990			
Less than 9th Grade	1.5 %	5.0 %	10.4 %
Some High School	4.0	7.9	14.4
High School Graduate	21.2	30.7	30.1
Some College/2 yr. Degree	33.8	29.5	24.9
College Graduate	29.1	19.2	13.1
Graduate School	10.4	7.7	7.2
2000			
Less than 9th Grade	1.3 %	3.6 %	7.7 %
Some High School	2.9	5.1	9.8
High School Graduate	22.3	33.4	33.9
Some College/2 yr. Degree	30.2	27.8	24.5
College Graduate	32.6	22.3	16.2
Graduate School	10.7	7.9	8.0
2005			
Less than 9th Grade	1.2 %	3.2 %	7.0 %
Some High School	2.7	4.8	9.4
High School Graduate	21.5	32.7	33.4
Some College/2 yr. Degree	30.5	28.5	25.4
College Graduate	33.8	23.3	17.1
Graduate School	10.3	7.5	7.7
2010			
Less than 9th Grade	0.9 %	2.5 %	5.5 %
Some High School	2.6	4.5	9.0
High School Graduate	20.7	32.3	33.2
Some College/2 yr. Degree	30.8	29.2	26.5
College Graduate	34.9	24.2	18.1
Graduate School	10.0	7.3	7.7

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-5

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
OCCUPATIONAL STATUS: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Occupation	1990 Number	1990 Percent	2000 E Number	2000 E Percent	2005 E Number	2005 E Percent	2010 E Number	2010 E Percent
TRADE AREA								
Executive/Administration/Manager	6,079	19.8 %	5,835	16.7 %	5,924	16.6 %	6,152	16.6 %
Professional and Specialty Occupations	5,355	17.4	6,414	18.3	6,856	19.3	7,455	20.1
Technicians and Administrative Support	6,927	22.6	8,218	23.5	8,173	23.0	8,312	22.4
Sales Occupations	5,054	16.5	5,242	15.0	5,291	14.9	5,465	14.8
Service Occupations	3,174	10.3	4,623	13.2	4,764	13.4	5,029	13.6
Farming/Forestry/Fishing	106	0.3	200	0.6	194	0.5	202	0.5
Machine Operator/Processors/Laborers	4,008	13.1	4,474	12.8	4,405	12.4	4,435	12.0
MINNEAPOLIS-ST. PAUL MSA								
Executive/Administration/Manager	192,162	14.1 %	198,733	12.1 %	210,118	12.0 %	224,172	12.8 %
Professional and Specialty Occupations	207,547	15.2	257,135	15.6	284,589	16.2	315,577	18.0
Technicians and Administrative Support	310,295	22.7	271,678	16.5	406,765	23.2	310,626	17.7
Sales Occupations	173,178	12.7	194,097	11.8	204,127	11.6	216,890	12.4
Service Occupations	168,322	12.3	251,192	15.3	267,846	15.3	288,763	16.5
Farming/Forestry/Fishing	15,904	1.2	28,591	1.7	29,283	1.7	31,249	1.8
Machine Operator/Processors/Laborers	299,400	21.9	442,494	26.9	349,822	20.0	365,860	20.9
USA								
Executive/Administration/Manager	13,965,139	12.3 %	14,224,188	10.5 %	15,127,638	10.6 %	16,049,877	10.9 %
Professional and Specialty Occupations	16,022,973	14.1	19,475,579	14.4	21,643,929	15.2	20,757,673	14.1
Technicians and Administrative Support	22,763,993	20.0	28,141,625	20.8	29,243,904	20.5	30,398,506	20.7
Sales Occupations	13,392,213	11.8	14,743,934	10.9	15,576,043	10.9	16,429,282	11.2
Service Occupations	15,037,258	13.2	21,760,916	16.1	23,213,746	16.3	24,691,934	16.8
Farming/Forestry/Fishing	2,801,581	2.5	4,160,384	3.1	4,134,381	2.9	4,122,796	2.8
Machine Operator/Processors/Laborers	29,955,087	26.3	32,657,242	24.2	33,552,548	23.5	34,519,049	23.5

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-5a

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
OCCUPATIONAL STATUS: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Year / Occupation	Trade Area	Minneapolis-St. Paul MSA	USA
1990			
Executive/Administration/Manager	19.8 %	14.1 %	12.3 %
Professional and Specialty Occupations	17.4	15.2	14.1
Technicians and Administrative Support	22.6	22.7	20.0
Sales Occupations	16.5	12.7	11.8
Service Occupations	10.3	12.3	13.2
Farming/Forestry/Fishing	0.3	1.2	2.5
Machine Operator/Processors/Laborers	13.1	21.9	26.3
2000 E			
Executive/Administration/Manager	16.7 %	12.1 %	10.5
Professional and Specialty Occupations	18.3	15.6	14.4
Technicians and Administrative Support	23.5	16.5	20.8
Sales Occupations	15.0	11.8	10.9
Service Occupations	13.2	15.3	16.1
Farming/Forestry/Fishing	0.6	1.7	3.1
Machine Operator/Processors/Laborers	12.8	26.9	24.2
2005 E			
Executive/Administration/Manager	16.6 %	12.0 %	10.6
Professional and Specialty Occupations	19.3	16.2	15.2
Technicians and Administrative Support	23.0	23.2	20.5
Sales Occupations	14.9	11.6	10.9
Service Occupations	13.4	15.3	16.3
Farming/Forestry/Fishing	0.5	1.7	2.9
Machine Operator/Processors/Laborers	12.4	20.0	23.5
2010 E			
Executive/Administration/Manager	16.6 %	12.8 %	10.9
Professional and Specialty Occupations	20.1	18.0	14.1
Technicians and Administrative Support	22.4	17.7	20.7
Sales Occupations	14.8	12.4	11.2
Service Occupations	13.6	16.5	16.8
Farming/Forestry/Fishing	0.5	1.8	2.8
Machine Operator/Processors/Laborers	12.0	20.9	23.5

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-6

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
AGE DISTRIBUTION: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Age Distribution	1990 Number	1990 Percent	2000 E Number	2000 E Percent	2005 E Number	2005 E Percent	2010 E Number	2010 E Percent
TRADE AREA								
0 - 4	2,986	5.9 %	2,798	5.0 %	3,110	5.5 %	3,264	5.6 %
5 - 13	5,706	11.4	6,215	11.2	6,323	11.2	6,356	10.9
14 - 20	4,404	8.8	5,295	9.6	4,923	8.7	5,063	8.6
21 - 24	3,078	6.1	3,101	5.6	3,285	5.8	3,437	5.9
25 - 34	8,914	17.8	7,265	13.1	7,824	13.8	8,221	14.0
35 - 44	8,576	17.1	10,325	18.6	9,426	16.7	8,707	14.9
45 - 54	7,148	14.2	10,025	18.1	10,118	17.9	10,361	17.7
55 - 64	5,287	10.5	5,698	10.3	6,371	11.3	7,343	12.5
65 - 74	2,804	5.6	2,764	5.0	2,808	5.0	3,205	5.5
75 - 84	955	1.9	1,371	2.5	1,556	2.8	1,641	2.8
85 and Over	333	0.7	571	1.0	763	1.4	973	1.7
21-64	33,003	65.8 %	36,414	65.7 %	37,024	65.5 %	38,069	65.0 %
65 and Over	4,092	8.2	4,706	8.5	5,127	9.1	5,819	9.9
MINNEAPOLIS-ST. PAUL MSA								
0 - 4	206,030	8.1 %	200,202	6.9 %	227,719	7.4 %	244,203	7.5 %
5 - 13	337,728	13.3	384,658	13.2	403,440	13.1	412,250	12.7
14 - 20	229,568	9.0	302,921	10.4	291,206	9.5	303,218	9.3
21 - 24	156,243	6.2	159,376	5.5	172,401	5.6	181,782	5.6
25 - 34	510,939	20.1	418,606	14.4	460,779	15.0	502,815	15.4
35 - 44	415,180	16.4	521,930	17.9	490,209	15.9	458,136	14.1
45 - 54	252,828	10.0	410,431	14.1	437,367	14.2	464,072	14.3
55 - 64	180,327	7.1	223,502	7.7	266,400	8.7	321,069	9.9
65 - 74	138,814	5.5	147,674	5.1	160,044	5.2	191,182	5.9
75 - 84	80,477	3.2	101,116	3.5	113,837	3.7	115,090	3.5
85 and Over	30,700	1.2	42,171	1.4	52,488	1.7	61,772	1.9
21-64	1,515,517	59.7 %	1,733,845	59.5 %	1,827,156	59.4 %	1,927,874	59.2 %
65 and Over	249,991	9.8	290,961	10.0	326,369	10.6	368,044	11.3
USA								
0 - 4	18,124,788	7.4 %	18,477,017	6.8 %	18,955,080	6.7 %	19,819,952	6.7 %
5 - 13	31,591,034	12.9	35,074,748	13.0	35,009,269	12.4	34,848,477	11.8
14 - 20	24,676,673	10.1	27,464,131	10.1	29,118,354	10.3	29,869,463	10.1
21 - 24	14,769,405	6.0	14,562,387	5.4	15,680,262	5.5	16,307,922	5.5
25 - 34	42,515,397	17.4	36,215,104	13.4	36,369,782	12.9	38,249,842	13.0
35 - 44	36,993,297	15.1	43,582,422	16.1	42,043,579	14.9	38,809,313	13.2
45 - 54	24,806,199	10.1	37,649,465	13.9	41,186,746	14.6	43,407,632	14.7
55 - 64	20,742,812	8.5	23,866,660	8.8	29,124,814	10.3	34,742,231	11.8
65 - 74	17,698,859	7.2	17,597,776	6.5	18,049,433	6.4	20,675,300	7.0
75 - 84	9,811,803	4.0	12,060,568	4.5	12,636,436	4.5	12,480,769	4.2
85 and Over	3,007,027	1.2	4,280,773	1.6	4,843,611	1.7	5,648,531	1.9
21-64	139,827,110	57.1 %	155,876,038	57.6 %	164,405,183	58.1 %	171,516,940	58.2 %
65 and Over	30,517,689	12.5	33,939,117	12.5	35,529,480	12.6	38,804,600	13.2

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-6a

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
AGE DISTRIBUTION: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Age Distribution	Trade Area	Minneapolis-St. Paul MSA	USA
1990			
0 - 4	5.9 %	8.1 %	7.4 %
5 - 13	11.4	13.3	12.9
14 - 20	8.8	9.0	10.1
21 - 24	6.1	6.2	6.0
25 - 34	17.8	20.1	17.4
35 - 44	17.1	16.4	15.1
45 - 54	14.2	10.0	10.1
55 - 64	10.5	7.1	8.5
65 - 74	5.6	5.5	7.2
75 - 84	1.9	3.2	4.0
85 and Over	0.7	1.2	1.2
21-65	65.8 %	59.7 %	57.1 %
65 and Over	8.2	9.8	12.5
2000 E			
0 - 4	5.0 %	6.9 %	6.8 %
5 - 13	11.2	13.2	13.0
14 - 20	9.6	10.4	10.1
21 - 24	5.6	5.5	5.4
25 - 34	13.1	14.4	13.4
35 - 44	18.6	17.9	16.1
45 - 54	18.1	14.1	13.9
55 - 64	10.3	7.7	8.8
65 - 74	5.0	5.1	6.5
75 - 84	2.5	3.5	4.5
85 and Over	1.0	1.4	1.6
21-65	65.7 %	59.5 %	57.6 %
65 and Over	8.5	10.0	12.5
2005 E			
0 - 4	5.5 %	7.4 %	6.7 %
5 - 13	11.2	13.1	12.4
14 - 20	8.7	9.5	10.3
21 - 24	5.8	5.6	5.5
25 - 34	13.8	15.0	12.9
35 - 44	16.7	15.9	14.9
45 - 54	17.9	14.2	14.6
55 - 64	11.3	8.7	10.3
65 - 74	5.0	5.2	6.4
75 - 84	2.8	3.7	4.3
85 and Over	1.4	1.7	1.7
21-65	65.5 %	59.4 %	58.1 %
65 and Over	9.1	10.6	12.6
2010 E			
0 - 4	5.6 %	7.5 %	6.7 %
5 - 13	10.9	12.7	11.8
14 - 20	8.6	9.3	10.1
21 - 24	5.9	5.6	5.5
25 - 34	14.0	15.4	13.0
35 - 44	14.9	14.1	13.2
45 - 54	17.7	14.3	14.7
55 - 64	12.5	9.9	11.8
65 - 74	5.5	5.9	7.0
75 - 84	2.8	3.5	4.2
85 and Over	1.7	1.9	1.9
21-65	65.0	59.2	58.2
65 and Over	9.9	11.3	13.2

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-7

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
ETHNICITY: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Ethnicity	1990 Number	1990 Percent	2000 E Number	2000 E Percent	2005 E Number	2005 E Percent	2010 E Number	2010 E Percent
TRADE AREA								
Caucasian	47,930	95.5 %	49,991	90.2 %	50,016	88.5 %	50,016	88.5 %
African-American	599	1.2	2,212	4.0	2,761	4.9	2,761	4.9
Native American	111	0.2	418 #	0.8	494	0.9	494	0.9
Asian/Pacific Islander	1,432	2.9	2,663	4.8	3,090	5.5	3,090	5.5
Other	119	0.2	144	0.3	146	0.3	146	0.3
Hispanic (any race)	442	0.9	814	1.5	898	1.6	898	1.6
MINNEAPOLIS-ST. PAUL MSA								
Caucasian	2,343,908	92.3 %	2,624,070	90.1 %	2,746,901	89.3 %	2,746,901	89.3 %
African-American	90,055	3.5	129,305	4.4	146,829	4.8	146,829	4.8
Native American	24,251	1.0	28,984	1.0	31,350	1.0	31,350	1.0
Asian/Pacific Islander	65,580	2.6	116,685	4.0	137,880	4.5	137,880	4.5
Other	15,040	0.6	13,543	0.5	12,930	0.4	12,930	0.4
Hispanic (any race)	37,903	1.5	62,468	2.1	71,254	2.3	71,254	2.3
USA								
Caucasian	196,360,392	80.2 %	212,315,473	78.4 %	219,977,093	77.7 %	219,977,093	77.7 %
African-American	29,678,499	12.1	34,473,112	12.7	36,558,871	12.9	36,558,871	12.9
Native American	1,921,039	0.8	2,291,066	0.8	2,461,485	0.9	2,461,485	0.9
Asian/Pacific Islander	7,090,754	2.9	11,148,505	4.1	12,824,590	4.5	12,824,590	4.5
Other	9,686,612	4.0	10,602,895	3.9	11,195,327	4.0	11,195,327	4.0
Hispanic (any race)	21,978,035	9.0	32,746,739	12.1	37,525,542	13.3	37,525,542	13.3

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-7a

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
ETHNICITY: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Year / Ethnicity	Trade Area	Minneapolis-St. Paul MSA	USA
1990			
Caucasian	95.5 %	92.3 %	80.2 %
African-American	1.2	3.5	12.1
Native American	0.2	1.0	0.8
Asian/Pacific Islander	2.9	2.6	2.9
Other	0.2	0.6	4.0
Hispanic (any race)	0.9	1.5	9.0
2000 E			
Caucasian	90.2 %	90.1 %	78.4 %
African-American	4.0	4.4	12.7
Native American	0.8	1.0	0.8
Asian/Pacific Islander	4.8	4.0	4.1
Other	0.3	0.5	3.9
Hispanic (any race)	1.5	2.1	12.1
2005 E			
Caucasian	88.5 %	89.3 %	77.7 %
African-American	4.9	4.8	12.9
Native American	0.9	1.0	0.9
Asian/Pacific Islander	5.5	4.5	4.5
Other	0.3	0.4	4.0
Hispanic (any race)	1.6	2.3	13.3
2010 E			
Caucasian	88.5 %	89.3 %	77.7 %
African-American	4.9	4.8	12.9
Native American	0.9	1.0	0.9
Asian/Pacific Islander	5.5	4.5	4.5
Other	0.3	0.4	4.0
Hispanic (any race)	1.6	2.3	13.3

E: Estimated.

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-8

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
HOUSEHOLDS, FAMILY & HOUSEHOLD SIZE: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Category	1990		2000 E		2005 E		2010 E	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
TRADE AREA								
Households	19,499		22,608		23,264		24,673	
Families	13,892		15,430		15,740		16,406	
As Percent of Households		71.2 %		68.3 %		67.7 %		66.5 %
Household Size								
1 Person	4,044	20.7 %	5,405	23.9 %	5,730	24.6 %	6,293	25.5 %
2 Persons	7,353	37.7	8,503	37.6	8,751	37.6	9,299	37.7
3 Persons	3,489	17.9	3,735	16.5	3,785	16.3	3,924	15.9
4 Persons	3,126	16.0	3,396	15.0	3,418	14.7	3,522	14.3
5 Persons	1,110	5.7	1,237	5.5	1,247	5.4	1,287	5.2
6 + Persons	377	1.9	332	1.5	333	1.4	348	1.4
Average Household Size	2.57		2.45		2.43		2.37	
MINNEAPOLIS-ST. PAUL MSA								
Households	960,170		1,112,157		1,186,059		1,268,165	
Families	648,958		757,660		810,222		864,924	
As Percent of Households		67.6 %		68.1 %		68.3 %		68.2 %
Household Size								
1 Person	238,122	24.8 %	286,831	25.8 %	306,985	25.9 %	328,399	25.9 %
2 Persons	308,641	32.1	356,943	32.1	380,537	32.1	407,535	32.1
3 Persons	164,193	17.1	184,157	16.6	195,905	16.5	208,238	16.4
4 Persons	153,945	16.0	178,285	16.0	189,896	16.0	202,454	16.0
5 Persons	65,861	6.9	79,139	7.1	85,058	7.2	91,698	7.2
6 + Persons	29,408	3.1	26,802	2.4	27,678	2.3	29,841	2.4
USA								
Households	90,307,297		101,283,691		106,563,394		112,189,403	
Families	63,499,506		71,324,557		75,067,012		78,720,236	
As Percent of Households		70.3 %		70.4 %		70.4 %		70.2 %
Household Size								
1 Person	22,066,547	24.4 %	26,035,401	25.7 %	27,587,131	25.9 %	29,159,692	26.0 %
2 Persons	28,860,398	32.0	32,511,001	32.1	34,241,222	32.1	36,161,671	32.2
3 Persons	15,736,159	17.4	17,114,180	16.9	17,957,274	16.9	18,791,835	16.8
4 Persons	13,682,534	15.2	15,233,310	15.0	15,955,208	15.0	16,683,204	14.9
5 Persons	6,113,515	6.8	7,018,267	6.9	7,392,461	6.9	7,782,078	6.9
6 + Persons	3,848,359	4.3	3,371,532	3.3	3,430,098	3.2	3,610,923	3.2
Average Household Size	2.71		2.67		2.66		2.63	

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-8a

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
HOUSEHOLDS, FAMILY & HOUSEHOLD SIZE: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Category	Trade Area	Minneapolis-St. Paul MSA	USA
1990			
Families			
As Percent of Households	71.2 %	67.6 %	70.3 %
Household Size			
1 Person	20.7 %	24.8 %	24.4 %
2 Persons	37.7	32.1	32.0
3 Persons	17.9	17.1	17.4
4 Persons	16.0	16.0	15.2
5 Persons	5.7	6.9	6.8
6 + Persons	1.9	3.1	4.3
2000 E			
Families			
As Percent of Households	68.3 %	68.1 %	70.4 %
Household Size			
1 Person	23.9 %	25.8 %	25.7 %
2 Persons	37.6	32.1	32.1
3 Persons	16.5	16.6	16.9
4 Persons	15.0	16.0	15.0
5 Persons	5.5	7.1	6.9
6 + Persons	1.5	2.4	3.3
2005 E			
Families			
As Percent of Households	67.7 %	68.3 %	70.4 %
Household Size			
1 Person	24.6 %	25.9 %	25.9 %
2 Persons	37.6	32.1	32.1
3 Persons	16.3	16.5	16.9
4 Persons	14.7	16.0	15.0
5 Persons	5.4	7.2	6.9
6 + Persons	1.4	2.3	3.2
2010 E			
Families			
As Percent of Households	66.5 %	68.2 %	70.2 %
Household Size			
1 Person	25.5 %	25.9 %	26.0 %
2 Persons	37.7	32.1	32.2
3 Persons	15.9	16.4	16.8
4 Persons	14.3	16.0	14.9
5 Persons	5.2	7.2	6.9
6 + Persons	1.4	2.4	3.2

E: Estimated

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-9

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
GENDER & MARITAL STATUS: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

	1990		2000		2005 E		2010 E	
Category	Number	Percent	Number	Percent	Number	Percent	Number	Percent
TRADE AREA								
Gender								
Male	24,226	48.3 %	26,760	48.3 %	27,221	48.2 %	28,219	48.2 %
Female	25,965	51.7	28,668	51.7	29,286	51.8	30,352	51.8
Marital Status								
Single	11,233	27.5 %	13,361	29.8 %	13,676	30.0 %	14,281	30.1 %
Married	24,575	60.1	24,998	55.7	25,190	55.2	25,937	54.6
Separated	428	1.0	779	1.7	797	1.7	844	1.8
Widow/Widower	1,594	3.9	1,902	4.2	2,017	4.4	2,266	4.8
Divorce	3,075	7.5	3,800	8.5	3,935	8.6	4,193	8.8
MINNEAPOLIS-ST. PAUL MSA								
Gender								
Male	1,242,014	48.9 %	1,431,256	49.1 %	1,507,775	49.0 %	1,595,999	49.0 %
Female	1,296,820	51.1	1,481,331	50.9	1,568,115	51.0	1,659,590	51.0
Marital Status								
Single	576,523	29.4 %	669,233	29.9 %	699,789	29.7 %	733,435	29.2 %
Married	1,084,372	55.2	1,207,669	53.9	1,275,294	54.1	1,365,418	54.3
Separated	27,447	1.4	46,748	2.1	48,226	2.0	50,696	2.0
Widow/Widower	110,284	5.6	121,081	5.4	131,133	5.6	146,332	5.8
Divorce	165,093	8.4	194,432	8.7	204,967	8.7	217,871	8.7
USA								
Gender								
Male	119,270,982	48.7 %	132,357,836	48.9 %	138,389,018	48.9 %	144,230,352	48.9 %
Female	125,466,314	51.3	138,473,215	51.1	144,628,348	51.1	150,629,080	51.1
Marital Status								
Single	51,660,061	26.9 %	57,654,821	27.5 %	60,348,663	27.3 %	62,506,331	26.9 %
Married	105,180,296	54.8	111,144,547	53.0	116,985,024	53.0	123,159,526	53.1
Separated	4,493,522	2.3	7,333,325	3.5	7,651,867	3.5	7,966,378	3.4
Widow/Widower	14,202,124	7.4	14,722,717	7.0	15,892,213	7.2	17,391,137	7.5
Divorce	16,280,931	8.5	18,686,119	8.9	19,819,370	9.0	20,939,267	9.0

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Table A-9a

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA, MINNEAPOLIS-ST. PAUL MSA AND USA
GENDER & MARITAL STATUS: 1990 CENSUS; 2000, 2005 AND 2010 ESTIMATED

Category	Trade Area	Minneapolis-St. Paul MSA	USA
1990			
Gender			
Male	48.3 %	51.1 %	51.3 %
Female	51.7 %	48.9	48.7
Marital Status			
Single	27.5	29.4	26.9
Married	60.1	55.2	54.8
Separated	1.0	1.4	2.3
Widow/Widower	3.9	5.6	7.4
Divorce	7.5	8.4	8.5
2000 E			
Gender			
Male	48.3 %	49.1 %	48.9 %
Female	51.7	50.9	51.1
Marital Status			
Single	29.8 %	29.9 %	27.5 %
Married	55.7	53.9	53.0
Separated	1.7	2.1	3.5
Widow/Widower	4.2	5.4	7.0
Divorce	8.5	8.7	8.9
2005 E			
Gender			
Male	48.2 %	49.0 %	48.9 %
Female	51.8	51.0	51.1
Marital Status			
Single	30.0 %	29.7 %	27.3 %
Married	55.2	54.1	53.0
Separated	1.7	2.0	3.5
Widow/Widower	4.4	5.6	7.2
Divorce	8.6	8.7	9.0
2010 E			
Gender			
Male	48.2 %	49.0 %	48.9 %
Female	51.8	51.0	51.1
Marital Status			
Single	30.1 %	29.2 %	26.9 %
Married	54.6	54.3	53.1
Separated	1.8	2.0	3.4
Widow/Widower	4.8	5.8	7.5
Divorce	8.8	8.7	9.0

Source: U.S. Census, Applied Geographic Systems, Inc., and McComb Group, Ltd.

Appendix B

RETAIL AND SERVICES PURCHASING POWER

France/Old Shakopee Retail	**B-1**
France/Old Shakopee Services	**B-2**

Table B-1 (cont.)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 1997 TO 2003
(In Thousands of Dollars)

Merchandise Category	1997	1998	1999	2000	2001	2002	2003
Shopping Goods							
General Merchandise							
Department stores (Incl. leased depts.)	**$ 67,018**	**$ 70,755**	**$ 74,705**	**$ 78,874**	**$ 82,524**	**$ 86,341**	**$ 90,334**
Discount stores	44,202	46,667	49,272	52,022	54,429	56,947	59,581
Conventional	15,339	16,194	17,098	18,052	18,888	19,761	20,675
National chain	7,477	7,894	8,335	8,800	9,207	9,633	10,078
Other general merchandise stores	**9,292**	**9,810**	**10,357**	**10,935**	**11,441**	**11,971**	**12,523**
Variety stores	770	813	858	906	948	992	1,037
Miscellaneous general mdse.	8,522	8,997	9,499	10,029	10,493	10,979	11,486
Subtotal	$ 76,310	$ 80,565	$ 85,062	$ 89,809	$ 93,965	$ 98,312	$ 102,857
Apparel and accessories	$ 23,256	$ 24,551	$ 25,924	$ 27,370	$ 28,635	$ 29,961	$ 31,347
Furniture & home furnishings	17,373	18,342	19,365	20,447	21,392	22,382	23,417
Electronics & appliance	20,836	21,998	23,227	24,523	25,657	26,844	28,086
Other shopping goods	33,924	35,812	37,812	39,923	41,770	43,702	45,725
Total Shopping Goods	**$ 171,699**	**$ 181,268**	**$ 191,390**	**$ 202,072**	**$ 211,419**	**$ 221,201**	**$ 231,432**
Food Service & Drinking Places							
Food Service	$ 54,043	$ 57,056	$ 60,242	$ 63,604	$ 66,547	$ 69,624	$ 72,845
Drinking Places	3,299	3,483	3,677	3,882	4,062	4,250	4,446
Convenience Goods							
Food stores	$ 82,797	$ 87,415	$ 92,293	$ 97,444	$ 101,952	$ 106,669	$ 111,602
Drug & proprietary stores	17,593	18,574	19,610	20,706	21,664	22,665	23,714
Liquor stores	10,006	10,564	11,154	11,776	12,321	12,891	13,487
Hardware	4,123	4,353	4,596	4,853	5,077	5,312	5,558
Florists	2,199	2,322	2,451	2,588	2,708	2,833	2,964
Health supplement stores	550	580	613	647	677	708	741
Subtotal	$ 117,268	$ 123,808	$ 130,717	$ 138,014	$ 144,399	$ 151,078	$ 158,066
TOTAL	**$ 346,309**	**$ 365,615**	**$ 386,026**	**$ 407,572**	**$ 426,427**	**$ 446,153**	**$ 466,789**

Table B-1 (cont.)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 2004 TO 2010
(In Thousands of Dollars)

Merchandise Category	2004	2005	2006	2007	2008	2009	2010
Shopping Goods							
General Merchandise							
Department stores (incl. leased depts.)	**$ 94,515**	**$ 98,891**	**$ 104,091**	**$ 109,565**	**$ 115,330**	**$ 121,397**	**$ 127,786**
Discount stores	62,338	65,224	68,654	72,264	76,067	80,068	84,282
Conventional	21,632	22,634	23,824	25,077	26,396	27,785	29,247
National chain	10,545	11,033	11,613	12,224	12,867	13,544	14,257
Other general merchandise stores	**13,103**	**13,710**	**14,430**	**15,189**	**15,990**	**16,830**	**17,716**
Variety stores	1,085	1,136	1,195	1,258	1,325	1,394	1,468
Miscellaneous general mdse.	12,018	12,574	13,235	13,931	14,665	15,436	16,248
Subtotal	$ 107,618	$ 112,601	$ 118,521	$ 124,754	$ 131,320	$ 138,227	$ 145,502
Apparel and accessories	$ 32,799	$ 34,316	$ 36,121	$ 38,018	$ 40,020	$ 42,125	$ 44,343
Furniture & home furnishings	24,501	25,635	26,983	28,403	29,897	31,469	33,126
Electronics & appliance	29,385	30,746	32,363	34,065	35,857	37,743	39,729
Other shopping goods	47,841	50,052	52,686	55,456	58,374	61,447	64,679
Total Shopping Goods	**$ 242,144**	**$ 253,350**	**$ 266,674**	**$ 280,696**	**$ 295,468**	**$ 311,011**	**$ 327,379**
Food Service & Drinking Places							
Food Service	$ 76,216	$ 79,745	$ 83,939	$ 88,353	$ 93,001	$ 97,893	$ 103,046
Drinking Places	4,652	4,867	5,123	5,393	5,677	5,975	6,290
Convenience Goods							
Food stores	$ 116,768	$ 122,173	$ 128,597	$ 135,360	$ 142,484	$ 149,978	$ 157,871
Drug & proprietary stores	24,812	25,960	27,324	28,762	30,276	31,868	33,545
Liquor stores	14,111	14,765	15,541	16,358	17,219	18,125	19,079
Hardware	5,815	6,084	6,404	6,741	7,096	7,469	7,862
Florists	3,101	3,245	3,416	3,595	3,784	3,983	4,193
Health supplement stores	775	7,788	8,197	8,629	9,083	9,560	10,064
Subtotal	$ 165,382	$ 172,227	$ 181,282	$ 190,816	$ 200,859	$ 211,423	$ 222,550
TOTAL	**$ 488,394**	**$ 510,189**	**$ 537,018**	**$ 565,258**	**$ 595,005**	**$ 626,302**	**$ 659,265**

Table B-1 (continued)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 1997 TO 2003
(In Thousands of Dollars)

Merchandise Category	1997	1998	1999	2000	2001	2002	2003
General Merchandise	$ 76,310	$ 80,565	$ 85,062	$ 89,809	$ 93,965	$ 98,312	$ 102,857
Department stores (incl. leased depts.)	67,018	70,755	74,705	78,874	82,524	86,341	90,334
Discount stores	44,202	46,667	49,272	52,022	54,429	56,947	59,581
Conventional	15,339	16,194	17,098	18,052	18,888	19,761	20,675
National chain	7,477	7,894	8,335	8,800	9,207	9,633	10,078
Other general merchandise stores	9,292	9,810	10,357	10,935	11,441	11,971	12,523
Variety stores	770	813	858	906	948	992	1,037
Miscellaneous general mdse.	8,522	8,997	9,499	10,029	10,493	10,979	11,486
Apparel and accessories	$ 23,256	$ 24,551	$ 25,924	$ 27,370	$ 28,635	$ 29,961	$ 31,347
Furniture & home furnishings	17,373	18,342	19,365	20,447	21,392	22,382	23,417
Electronics & appliance	20,836	21,998	23,227	24,523	25,657	26,844	28,086
Other shopping goods	33,924	35,812	37,812	39,923	41,770	43,702	45,725
Total Shopping Goods	$ 171,699	$ 181,268	$ 191,390	$ 202,072	$ 211,419	$ 221,201	$ 231,432
Food Service & Drinking	$ 57,342	$ 60,539	$ 63,919	$ 67,486	$ 70,609	$ 73,874	$ 77,291
Convenience Goods	$ 117,268	$ 123,808	$ 130,717	$ 138,014	$ 144,399	$ 151,078	$ 158,066
Food stores	82,797	87,415	92,293	97,444	101,952	106,669	111,602
Drug & proprietary stores	17,593	18,574	19,610	20,706	21,664	22,665	23,714
Hardware stores	4,123	4,353	4,596	4,853	5,077	5,312	5,558
Beer, wine & liquor stores	10,006	10,564	11,154	11,776	12,321	12,891	13,487
Florists	2,199	2,322	2,451	2,588	2,708	2,833	2,964
Health supplement stores	550	580	613	647	677	708	741
Gasoline Service Stations & Conv.	$ 50,910	$ 53,749	$ 56,748	$ 59,916	$ 62,688	$ 65,587	$ 68,621
Other Stores	$ 219,966	$ 232,233	$ 245,196	$ 258,882	$ 270,860	$ 283,387	$ 296,493
Building materials & supply stores	51,349	54,213	57,239	60,434	63,230	66,155	69,214
Lawn & garden equipment	6,378	6,733	7,109	7,505	7,853	8,216	8,596
Used merchandise stores	1,319	1,393	1,471	1,553	1,625	1,700	1,779
Motor vehicles & parts dealers	160,920	169,894	179,377	189,390	198,152	207,316	216,904
Total	$ 617,185	$ 651,597	$ 687,970	$ 726,370	$ 759,975	$ 795,127	$ 831,903

Source: McComb Group, Ltd.

Table B-1 (continued)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 2004 TO 2010
(In Thousands of Dollars)

Merchandise Category	2004	2005	2006	2007	2008	2009	2010
General Merchandise	$ 107,618	$ 112,601	$ 118,521	$ 124,754	$ 131,320	$ 138,227	$ 145,502
Department stores (Incl. leased depts.)	94,515	98,891	104,091	109,565	115,330	121,397	127,786
Discount stores	62,338	65,224	68,654	72,264	76,067	80,068	84,282
Conventional	21,632	22,634	23,824	25,077	26,396	27,785	29,247
National chain	10,545	11,033	11,613	12,224	12,867	13,544	14,257
Other general merchandise stores	13,103	13,710	14,430	15,189	15,990	16,830	17,716
Variety stores	1,085	1,136	1,195	1,258	1,325	1,394	1,468
Miscellaneous general mdse.	12,018	12,574	13,235	13,931	14,665	15,436	16,248
Apparel and accessories	$ 32,799	$ 34,316	$ 36,121	$ 38,018	$ 40,020	$ 42,125	$ 44,343
Furniture & home furnishings	24,501	25,635	26,983	28,403	29,897	31,469	33,126
Electronics & appliance	29,385	30,746	32,363	34,065	35,857	37,743	39,729
Other shopping goods	47,841	50,052	52,686	55,456	58,374	61,447	64,679
Total Shopping Goods	$ 242,144	$ 253,350	$ 266,674	$ 280,696	$ 295,468	$ 311,011	$ 327,379
Food Service & Drinking	$ 80,868	$ 84,612	$ 89,062	$ 93,746	$ 98,678	$ 103,868	$ 109,336
Convenience Goods	$ 165,382	$ 173,038	$ 182,136	$ 191,715	$ 201,805	$ 212,419	$ 223,598
Food stores	116,768	122,173	128,597	135,360	142,484	149,978	157,871
Drug & proprietary stores	24,812	25,960	27,324	28,762	30,276	31,868	33,545
Hardware stores	5,815	6,084	6,404	6,741	7,096	7,469	7,862
Beer, wine & liquor stores	14,111	14,765	15,541	16,358	17,219	18,125	19,079
Florists	3,101	3,245	3,416	3,595	3,784	3,983	4,193
Health supplement stores	775	811	854	899	946	996	1,048
Gasoline Service Stations & Conv.	$ 71,798	$ 75,120	$ 79,071	$ 83,229	$ 87,610	$ 92,217	$ 97,071
Other Stores	$ 310,218	$ 324,578	$ 341,645	$ 359,613	$ 378,536	$ 398,445	$ 723,730
Building materials & supply stores	72,418	75,770	79,754	83,949	88,366	93,015	97,910
Lawn & garden equipment	8,994	9,411	9,906	10,426	10,974	11,552	12,160
Used merchandise stores	1,861	1,947	2,049	2,157	2,271	2,390	306,830
Motor vehicles & parts dealers	226,945	237,450	249,936	263,081	276,925	291,488	306,830
Total	$ 870,410	$ 910,698	$ 958,588	$ 1,008,999	$ 1,062,097	$ 1,117,960	$ 1,481,114

Source: McComb Group, Ltd.

Table B-1 (continued)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 1997 TO 2003
(In Thousands of Dollars)

Merchandise Category	1997	1998	1999	2000	2001	2002	2003
CONVENIENCE GOODS							
Food Stores	**$ 82,797**	**$ 87,415**	**$ 92,293**	**$ 97,444**	**$ 101,952**	**$ 106,669**	**$ 111,602**
Grocery stores	74,825	78,998	83,407	88,062	92,136	96,398	100,857
Supermarkets	72,681	76,734	81,017	85,539	89,496	93,636	97,967
Convenience food	2,144	2,264	2,390	2,523	2,640	2,762	2,890
Specialty food stores	2,034	2,148	2,267	2,394	2,505	2,621	2,742
Other specialty food stores	5,938	6,269	6,619	6,988	7,311	7,650	8,003
Other Convenience Goods	**$ 34,471**	**$ 36,393**	**$ 38,424**	**$ 40,570**	**$ 42,447**	**$ 44,409**	**$ 46,464**
Drug	17,593	18,574	19,610	20,706	21,664	22,665	23,714
Hardware	4,123	4,353	4,596	4,853	5,077	5,312	5,558
Liquor	10,006	10,564	11,154	11,776	12,321	12,891	13,487
Florist	2,199	2,322	2,451	2,588	2,708	2,833	2,964
Food/health supplement stores	550	580	613	647	677	708	741
Total Convenience Goods	**$ 117,268**	**$ 123,808**	**$ 130,717**	**$ 138,014**	**$ 144,399**	**$ 151,078**	**$ 158,066**
Food Service & Drinking Places	**$ 57,342**	**$ 60,539**	**$ 63,919**	**$ 67,486**	**$ 70,609**	**$ 73,874**	**$ 77,291**
Food Service	**54,043**	**57,056**	**60,242**	**63,604**	**66,547**	**69,624**	**72,845**
Full-service restaurants	26,609	28,093	29,661	31,317	32,766	34,281	35,867
Limited service restaurants	18,912	19,967	21,082	22,258	23,288	24,365	25,492
Cafeterias	220	232	245	259	271	283	296
Snack & beverage places	2,914	3,076	3,248	3,429	3,588	3,754	3,928
Specialized food places	5,388	5,688	6,006	6,341	6,634	6,941	7,262
Drinking Places	**$ 3,299**	**3,483**	**3,677**	**3,882**	**4,062**	**4,250**	**4,446**
Gasoline Svs Stations/Conv.	**$ 50,910**	**$ 53,749**	**$ 56,748**	**$ 59,916**	**$ 62,688**	**$ 65,587**	**$ 68,621**
Gas/Convenience food stores	43,653	46,087	48,659	51,375	53,752	56,238	58,839
Other Gas Stations & Truck Stops	7,257	7,662	8,089	8,541	8,936	9,349	9,782

Table B-1 (continued)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 2004 TO 2010
(In Thousands of Dollars)

Merchandise Category	2004	2005	2006	2007	2008	2009	2010
CONVENIENCE GOODS							
Food Stores	**$ 116,768**	**$ 122,173**	**$ 128,597**	**$ 135,360**	**$ 142,484**	**$ 149,978**	**$ 157,871**
Grocery stores	105,525	110,410	116,216	122,327	128,765	135,538	142,671
Supermarkets	102,501	107,246	112,886	118,822	125,075	131,654	138,583
Convenience food	3,024	3,164	3,330	3,505	3,690	3,884	4,088
Specialty food stores	2,869	3,002	3,159	3,326	3,501	3,685	3,879
Other specialty food stores	8,374	8,761	9,222	9,707	10,218	10,755	11,321
Other Convenience Goods	**$ 48,614**	**$ 50,865**	**$ 53,539**	**$ 56,355**	**$ 59,321**	**$ 62,441**	**$ 65,727**
Drug	24,812	25,960	27,324	28,762	30,276	31,868	33,545
Hardware	5,815	6,084	6,404	6,741	7,096	7,469	7,862
Liquor	14,111	14,765	15,541	16,358	17,219	18,125	19,079
Florist	3,101	3,245	3,416	3,595	3,784	3,983	4,193
Food/health supplement stores	775	811	854	899	946	996	1,048
Total Convenience Goods	**$ 165,382**	**$ 173,038**	**$ 182,136**	**$ 191,715**	**$ 201,805**	**$ 212,419**	**$ 223,598**
Food Service & Drinking Places	**$ 80,868**	**$ 84,612**	**$ 89,062**	**$ 93,746**	**$ 98,678**	**$ 103,868**	**$ 109,336**
Food Service	**76,216**	**79,745**	**83,939**	**88,353**	**93,001**	**97,893**	**103,046**
Full-service restaurants	37,527	39,264	41,329	43,502	45,791	48,200	50,737
Limited service restaurants	26,672	27,907	29,374	30,919	32,546	34,258	36,061
Cafeterias	310	324	342	360	378	398	419
Snack & beverage places	4,109	4,300	4,526	4,764	5,014	5,278	5,556
Specialized food places	7,598	7,950	8,368	8,808	9,272	9,759	10,273
Drinking Places	**$ 4,652**	**4,867**	**5,123**	**5,393**	**5,677**	**5,975**	**6,290**
Gasoline Svs Stations/Conv.	**$ 71,798**	**$ 75,120**	**$ 79,071**	**$ 83,229**	**$ 87,610**	**$ 92,217**	**97,071**
Gas/Convenience food stores	61,563	64,412	67,800	71,365	75,121	79,072	83,234
Other Gas Stations & Truck Stops	10,235	10,708	11,271	11,864	12,489	13,145	13,837

Table B-1 (continued)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 1997 TO 2003
(In Thousands of Dollars)

Merchandise Category	1997	1998	1999	2000	2001	2002	2003
SHOPPING GOODS							
General Merchandise	$ 76,310	$ 80,565	$ 85,062	$ 89,809	$ 93,965	$ 98,312	$ 102,857
Department stores (incl. leased depts.)	67,018	70,755	74,705	78,874	82,524	86,341	90,334
Discount stores	44,202	46,667	49,272	52,022	54,429	56,947	59,581
Conventional	15,339	16,194	17,098	18,052	18,888	19,761	20,675
National chain	7,477	7,894	8,335	8,800	9,207	9,633	10,078
Other general merchandise stores	9,292	9,810	10,357	10,935	11,441	11,971	12,523
Variety stores	770	813	858	906	948	992	1,037
Miscellaneous general mdse.	8,522	8,997	9,499	10,029	10,493	10,979	11,486
Apparel & Accessories	$ 23,256	$ 24,551	$ 25,924	$ 27,370	$ 28,635	$ 29,961	$ 31,347
Clothing Stores	19,627	20,721	21,878	23,100	24,167	25,286	26,456
Mens and boys	1,374	1,451	1,532	1,618	1,692	1,771	1,853
Womens clothing	4,893	5,166	5,454	5,759	6,025	6,304	6,595
Children's & Infant	880	929	981	1,035	1,083	1,133	1,186
Family clothing	10,501	11,086	11,705	12,358	12,930	13,528	14,154
Clothing accessories stores	275	290	306	324	338	354	371
Other clothing stores	1,704	1,799	1,900	2,006	2,099	2,196	2,297
Shoe Stores	3,629	3,830	4,046	4,270	4,468	4,675	4,891
Men's	330	348	368	388	406	425	445
Women's	495	522	552	582	609	637	667
Children's & Infant	110	116	123	129	135	142	148
Family shoe stores	1,704	1,799	1,900	2,006	2,099	2,196	2,297
Athletic footwear	990	1,045	1,103	1,165	1,219	1,275	1,334
Furniture & Home Furnishings	$ 17,373	$ 18,342	$ 19,365	$ 20,447	$ 21,392	$ 22,382	$ 23,417
Furniture	8,906	9,403	9,928	10,482	10,967	11,474	12,005
Home furnishings stores	8,467	8,939	9,437	9,965	10,425	10,908	11,412
Floor coverings	5,278	5,572	5,883	6,212	6,499	6,800	7,114
Window treatment stores	165	174	184	194	203	212	222
All other home furnishings stores	2,969	3,134	3,309	3,494	3,656	3,825	4,002
Electronics & Appliances Stores	$ 20,836	$ 21,998	$ 23,227	$ 24,523	$ 25,657	$ 26,844	$ 28,086
Appliance, tv and other electronics	11,985	12,653	13,360	14,106	14,758	15,441	16,155
Household appliance stores	1,869	1,973	2,084	2,200	2,302	2,408	2,520
Radio, tv & electronics stores	10,116	10,680	11,276	11,906	12,456	13,033	13,635
Music, computers & other electronics	8,851	9,345	9,867	10,417	10,899	11,403	11,931
Other Shopping Goods	$ 33,374	$ 35,232	$ 37,199	$ 39,276	$ 41,093	$ 42,994	$ 44,984
Sporting goods	7,367	7,778	8,212	8,671	9,071	9,491	9,930
Book stores & newsdealers	2,749	2,901	3,065	3,235	3,385	3,541	3,706
Office supplies & stationery stores	2,969	3,134	3,309	3,494	3,656	3,825	4,002
Jewelry stores	3,574	3,773	3,983	4,206	4,400	4,604	4,817
Hobby, toy & game	3,464	3,657	3,861	4,076	4,265	4,462	4,669
Camera & photographic supply	990	1,045	1,103	1,165	1,219	1,275	1,334
Gift, novelty & souvenirs	3,958	4,179	4,412	4,659	4,874	5,100	5,336
Luggage & leather goods	385	406	429	453	474	496	519
Sewing, needlework & piece goods	990	1,045	1,103	1,165	1,219	1,275	1,334
Pet stores	2,089	2,206	2,329	2,459	2,573	2,692	2,816
Art dealers	550	580	613	647	677	708	741
Optical goods stores	1,979	2,090	2,206	2,329	2,437	2,550	2,668
Cosmetics, beauty supplies & perfume	1,100	1,161	1,226	1,294	1,354	1,417	1,482
All other health & personal care	1,210	1,277	1,348	1,423	1,489	1,558	1,630
Total Shopping Goods	$ 171,149	$ 180,688	$ 190,777	$ 201,425	$ 210,742	$ 220,493	$ 230,691

Table B-1 (continued)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 2004 TO 2010
(In Thousands of Dollars)

Merchandise Category	2004	2005	2006	2007	2008	2009	2010
SHOPPING GOODS							
General Merchandise	$ 107,618	$ 112,601	$ 118,521	$ 124,754	$ 131,320	$ 138,227	$ 145,502
Department stores (incl. leased depts.)	94,515	98,891	104,091	109,565	115,330	121,397	127,786
Discount stores	62,338	65,224	68,654	72,264	76,067	80,068	84,282
Conventional	21,632	22,634	23,824	25,077	26,396	27,785	29,247
National chain	10,545	11,033	11,613	12,224	12,867	13,544	14,257
Other general merchandise stores	13,103	13,710	14,430	15,189	15,990	16,830	17,716
Variety stores	1,085	1,136	1,195	1,258	1,325	1,394	1,468
Miscellaneous general mdse.	12,018	12,574	13,235	13,931	14,665	15,436	16,248
Apparel & Accessories	$ 32,799	$ 34,316	$ 36,121	$ 38,018	$ 40,020	$ 42,125	$ 44,343
Clothing Stores	27,681	28,962	30,485	32,086	33,776	35,552	37,424
Mens and boys	1,938	2,028	2,135	2,247	2,365	2,490	2,621
Womens clothing	6,901	7,220	7,600	7,999	8,420	8,863	9,330
Children's & Infant	1,241	1,298	1,366	1,438	1,514	1,593	1,677
Family clothing	14,809	15,495	16,310	17,167	18,071	19,021	20,022
Clothing accessories stores	388	406	427	449	473	498	524
Other clothing stores	2,404	2,515	2,647	2,786	2,933	3,087	3,250
Shoe Stores	5,118	5,354	5,636	5,932	6,244	6,573	6,919
Men's	465	487	512	539	568	598	629
Women's	698	730	769	809	851	896	943
Children's & Infant	155	162	171	180	189	199	210
Family shoe stores	2,404	2,515	2,647	2,786	2,933	3,087	3,250
Athletic footwear	1,396	1,460	1,537	1,618	1,703	1,793	1,887
Furniture & Home Furnishings	$ 24,501	$ 25,635	$ 26,983	$ 28,403	$ 29,897	$ 31,469	$ 33,126
Furniture	12,561	13,142	13,833	14,561	15,327	16,133	16,982
Home furnishings stores	11,940	12,493	13,150	13,842	14,570	15,336	16,144
Floor coverings	7,443	7,788	8,197	8,629	9,083	9,560	10,064
Window treatment stores	233	243	256	270	284	299	314
All other home furnishings stores	4,187	4,381	4,611	4,854	5,109	5,378	5,661
Electronics & Appliances Stores	$ 29,385	$ 30,746	$ 32,363	$ 34,065	$ 35,857	$ 37,743	$ 39,729
Appliance, tv and other electronics	16,902	17,685	18,615	19,594	20,625	21,710	22,852
Household appliance stores	2,636	2,758	2,903	3,056	3,217	3,386	3,564
Radio, tv & electronics stores	14,266	14,927	15,712	16,538	17,408	18,324	19,288
Music, computers & other electronics	12,483	13,061	13,748	14,471	15,232	16,033	16,877
Other Shopping Goods	$ 47,066	$ 49,241	$ 51,832	$ 54,557	$ 58,374	$ 61,447	$ 64,679
Sporting goods	10,390	10,870	11,442	12,044	12,678	13,345	14,047
Book stores & newsdealers	3,877	4,056	4,269	4,494	4,731	4,980	5,241
Office supplies & stationery stores	4,187	4,381	4,611	4,854	5,109	5,378	5,661
Jewelry stores	5,040	5,273	5,550	5,842	6,150	6,473	6,814
Hobby, toy & game	4,885	5,111	5,380	5,662	5,960	6,274	6,604
Camera & photographic supply	1,396	1,460	1,537	1,618	1,703	1,793	1,887
Gift, novelty & souvenirs	5,583	5,841	6,148	6,471	6,812	7,170	7,548
Luggage & leather goods	543	568	598	629	662	697	734
Sewing, needlework & piece goods	1,396	1,460	1,537	1,618	1,703	1,793	1,887
Pet stores	2,946	3,083	3,245	3,415	3,595	3,784	3,983
Art dealers	775	811	854	899	946	996	1,048
Optical goods stores	2,791	2,920	3,074	3,236	3,406	3,585	3,774
Cosmetics, beauty supplies & perfume	1,551	1,622	1,708	1,798	1,892	1,992	2,097
All other health & personal care	1,706	1,785	1,879	1,977	2,081	2,191	2,306
Total Shopping Goods	$ 241,369	$ 252,539	$ 265,820	$ 279,797	$ 295,468	$ 311,011	$ 327,379

Table B-1 (continued)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 1997 TO 2003
(In Thousands of Dollars)

Merchandise Category	1997	1998	1999	2000	2001	2002	2003
OTHER RETAIL STORES							
Building Materials & Garden Supplies	**$ 57,727**	**$ 60,946**	**$ 64,348**	**$ 67,939**	**$ 71,083**	**$ 74,371**	**$ 77,810**
Building materials & supplies stores	51,349	54,213	57,239	60,434	63,230	66,155	69,214
Home centers	15,064	15,904	16,792	17,729	18,549	19,407	20,305
Paint, glass & wallpaper	2,034	2,148	2,267	2,394	2,505	2,621	2,742
Other building materials dealers	34,251	36,161	38,180	40,311	42,176	44,127	46,167
Lawn & garden equipment	6,378	6,733	7,109	7,505	7,853	8,216	8,596
Outdoor power equipment	1,210	1,277	1,348	1,423	1,489	1,558	1,630
Retail nurseries, lawn & garden	5,168	5,456	5,761	6,082	6,364	6,658	6,966
Used Merchandise Stores	**$ 1,319**	**$ 1,393**	**$ 1,471**	**$ 1,553**	**$ 1,625**	**$ 1,700**	**$ 1,779**
Motor Vehicles & Parts Dealers	**$ 160,920**	**$ 169,894**	**$ 179,377**	**$ 189,390**	**$ 198,152**	**$ 207,316**	**$ 216,904**
Automotive dealers	137,445	145,110	153,209	161,761	169,244	177,073	185,262
New and used car dealers	133,652	141,105	148,980	157,296	164,573	172,186	180,149
Used car dealers	3,793	4,005	4,229	4,465	4,671	4,887	5,113
Misc. auto dealers	7,642	8,067	8,518	8,994	9,411	9,844	10,300
Boat dealers	2,804	2,960	3,125	3,300	3,453	3,612	3,779
Recreational vehicle dealers	1,814	1,915	2,022	2,135	2,234	2,337	2,445
Motorcycle dealers	1,869	1,973	2,084	2,200	2,302	2,408	2,520
Automotive dealers, nec	1,155	1,219	1,287	1,359	1,422	1,487	1,556
Auto parts, accessories & tires	15,833	16,717	17,650	18,635	19,497	20,399	21,342
Auto parts & accessories stores	12,040	12,712	13,421	14,170	14,826	15,512	16,229
Tire dealers	3,793	4,005	4,229	4,465	4,671	4,887	5,113
Total Other Retail Stores	**$ 219,966**	**$ 232,233**	**$ 245,196**	**$ 258,882**	**$ 270,860**	**$ 283,387**	**$ 296,493**

Table B-1 (continued)

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 2004 TO 2010
(In Thousands of Dollars)

Merchandise Category	2004	2005	2006	2007	2008	2009	2010
OTHER RETAIL STORES							
Building Materials & Garden Supplies	**$ 81,412**	**$ 85,181**	**$ 89,660**	**$ 94,375**	**$ 99,340**	**$ 104,567**	**$ 110,070**
Building materials & supplies stores	72,418	75,770	79,754	83,949	88,366	93,015	97,910
Home centers	21,245	22,228	23,397	24,627	25,923	27,287	28,723
Paint, glass & wallpaper	2,869	3,002	3,159	3,326	3,501	3,685	3,879
Other building materials dealers	48,304	50,540	53,198	55,996	58,942	62,043	65,308
Lawn & garden equipment	8,994	9,411	9,906	10,426	10,974	11,552	12,160
Outdoor power equipment	1,706	1,785	1,879	1,977	2,081	2,191	2,306
Retail nurseries, lawn & garden	7,288	7,626	8,027	8,449	8,893	9,361	9,854
Used Merchandise Stores	**$ 1,861**	**$ 1,947**	**$ 2,049**	**$ 2,157**	**$ 2,271**	**$ 2,390**	**$ 2,516**
Motor Vehicles & Parts Dealers	**$ 226,945**	**$ 237,450**	**$ 249,936**	**$ 263,081**	**$ 276,925**	**$ 291,488**	**$ 306,830**
Automotive dealers	193,838	202,810	213,475	224,702	236,526	248,966	262,070
New and used car dealers	188,488	197,212	207,583	218,500	229,998	242,095	254,837
Used car dealers	5,350	5,598	5,892	6,202	6,528	6,871	7,233
Misc. auto dealers	10,777	11,276	11,869	12,493	13,151	13,842	14,570
Boat dealers	3,954	4,137	4,355	4,584	4,825	5,079	5,346
Recreational vehicle dealers	2,559	2,677	2,818	2,966	3,122	3,286	3,459
Motorcycle dealers	2,636	2,758	2,903	3,056	3,217	3,386	3,564
Automotive dealers, nec	1,628	1,704	1,793	1,887	1,987	2,091	2,201
Auto parts, accessories & tires	22,330	23,364	24,592	25,886	27,248	28,680	30,190
Auto parts & accessories stores	16,980	17,766	18,700	19,684	20,720	21,809	22,957
Tire dealers	5,350	5,598	5,892	6,202	6,528	6,871	7,233
Total Other Retail Stores	**$ 310,218**	**$ 324,578**	**$ 341,645**	**$ 359,613**	**$ 378,536**	**$ 398,445**	**$ 419,416**

Table B-2

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 1997 TO 2003
(In Thousands of Dollars)

Services Category	1997	1998	1999	2000	2001	2002	2003
PERSONAL SERVICES	$ 16,360	$ 16,936	$ 17,532	$ 18,149	$ 18,646	$ 19,157	$ 19,682
Personal care services	5,650	5,849	6,055	6,268	6,440	6,616	6,798
Hair, nail & skin care services	4,980	5,155	5,337	5,524	5,676	5,831	5,991
Barber shops	80	83	86	89	91	93	96
Beauty Shops	4,788	4,957	5,131	5,312	5,457	5,607	5,761
Nail salons	128	132	137	142	146	150	154
Other personal care services	670	694	718	744	764	785	807
Diet & weight reducing services	192	198	205	212	218	224	230
Other personal care services	463	479	496	513	528	542	557
Drycleaning & laundry services	$ 2,123	$ 2,198	$ 2,275	$ 2,355	$ 2,419	$ 2,486	$ 2,554
Coin-operated laundries & drycleaners	383	397	411	425	437	449	461
Drycleaning & laundry services (except coin-op.)	1,724	1,784	1,847	1,912	1,965	2,019	2,074
Laundries, family & commercial	96	99	103	106	109	112	115
Drycleaning plants	1,532	1,586	1,642	1,700	1,746	1,794	1,843
Garment pressing & agents for laundries	112	116	120	124	127	131	134
Other personal services	$ 8,587	$ 8,889	$ 9,202	$ 9,526	$ 9,787	$ 10,055	$ 10,331
Photofinishing	5,108	5,287	5,473	5,666	5,821	5,981	6,145
Other personal services	3,480	3,602	3,729	3,860	3,966	4,074	4,186
OTHER SERVICES	$ 2,379	$ 2,462	$ 2,548	$ 2,638	$ 2,710	$ 2,785	$ 2,861
Formalwear & costume rental	176	182	188	195	200	206	211
Video tape and disk rental	2,203	2,280	2,360	2,443	2,510	2,579	2,650
RECREATION	$ 8,173	$ 8,460	$ 8,758	$ 9,065	$ 9,314	$ 9,569	$ 9,831
Bowling centers	1,245	1,289	1,334	1,381	1,419	1,458	1,498
Physical fitness facilites	4,214	4,362	4,516	4,674	4,803	4,934	5,069
Golf courses and country clubs	2,602	2,693	2,788	2,886	2,965	3,046	3,130
Roller skating rinks	112	116	120	124	127	131	134
PROFESSIONAL SERVICES	$ 13,280	$ 13,747	$ 14,231	$ 14,732	$ 15,135	$ 15,550	$ 15,976
Offices of real estate agents & brokers	11,588	11,996	12,418	12,855	13,207	13,569	13,941
Offices of real estate appraisers	1,692	1,751	1,813	1,877	1,928	1,981	2,035

Source: McComb Group, Ltd.

Table B-2

FRANCE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 2004 TO 2010
(In Thousands of Dollars)

Services Category	2004	2005	2006	2007	2008	2009	2010
PERSONAL SERVICES	$ 20,222	$ 20,619	$ 21,280	$ 21,912	$ 22,518	$ 23,108	$ 24,144
Personal care services	6,984	7,121	7,350	7,568	7,777	7,981	8,339
Hair, nail & skin care services	6,155	6,276	6,478	6,670	6,854	7,034	7,349
Barber shops	99	101	104	107	110	113	118
Beauty Shops	5,919	6,035	6,228	6,413	6,591	6,763	7,067
Nail salons	158	161	166	171	176	180	188
Other personal care services	829	845	872	898	923	947	989
Diet & weight reducing services	237	241	249	257	264	271	283
Other personal care services	572	583	602	620	637	654	683
Drycleaning & laundry services	$ 2,624	$ 2,676	$ 2,761	$ 2,843	$ 2,922	$ 2,998	$ 3,133
Coin-operated laundries & drycleaners	473	483	498	513	527	541	565
Drycleaning & laundry services (except coin-op.)	2,131	2,173	2,242	2,309	2,373	2,435	2,544
Laundries, family & commercial	118	121	125	128	132	135	141
Drycleaning plants	1,894	1,931	1,993	2,052	2,109	2,164	2,261
Garment pressing & agents for laundries	138	141	145	150	154	158	165
Other personal services	$ 10,614	$ 10,823	$ 11,170	$ 11,501	$ 11,819	$ 12,129	$ 12,673
Photofinishing	6,313	6,437	6,644	6,841	7,030	7,214	7,538
Other personal services	4,301	4,385	4,526	4,660	4,789	4,915	5,135
OTHER SERVICES	$ 2,940	$ 2,997	$ 3,093	$ 3,185	$ 3,274	$ 3,359	$
Formalwear & costume rental	217	221	228	235	242	248	259
Video tape and disk rental	2,723	2,776	2,865	2,950	3,032	3,111	3,251
RECREATION	$ 10,101	$ 10,300	$ 10,629	$ 10,945	$ 11,249	$ 11,543	$
Bowling centers	1,539	1,569	1,619	1,667	1,714	1,758	1,837
Physical fitness facilites	5,208	5,311	5,481	5,644	5,800	5,952	6,219
Golf courses and country clubs	3,216	3,279	3,384	3,484	3,581	3,675	3,840
Roller skating rinks	138	141	145	150	154	158	165
PROFESSIONAL SERVICES	$ 16,414	$ 16,737	$ 17,274	$ 17,786	$ 18,279	$ 18,757	$ 19,598
Offices of real estate agents & brokers	14,323	14,605	15,073	15,520	15,950	16,367	17,101
Offices of real estate appraisers	2,091	2,132	2,201	2,266	2,329	2,390	2,497

Source: McComb Group, Ltd.

Table B-2 (cont.)

FRANCE AVENUE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 1997 TO 2003
(In Thousands of Dollars)

Services Category	1997	1998	1999	2000	2001	2002	2003
HOUSEHOLD GOODS REPAIR							
Personal & household goods repair & maint.	**$ 1,756**	**$ 1,818**	**$ 1,881**	**$ 1,948**	**$ 2,001**	**$ 2,056**	**$ 2,112**
Home & garden equipment & appliance repair & maint.	990	1,024	1,060	1,098	1,128	1,159	1,191
Home & garden equipment repair & maint.	207	215	222	230	236	243	250
Appliance repair & maint.	782	810	838	868	891	916	941
Reupholstery & furniture repair	415	430	445	460	473	486	499
Footwear & leather goods repair	96	99	103	106	109	112	115
Watch, clock & jewelry repair	96	99	103	106	109	112	115
Garment repair & alteration services	144	149	154	159	164	168	173
AUTOMOTIVE REPAIR AND MAINTENANCE	**$ 19,744**	**$ 20,439**	**$ 21,158**	**$ 21,903**	**$ 22,503**	**$ 23,119**	**$ 23,753**
General automotive repair	**$ 7,278**	**$ 7,534**	**$ 7,800**	**$ 8,074**	**$ 8,295**	**$ 8,523**	**$ 8,756**
Automotive exhaust system repair	622	644	667	691	709	729	749
Automotive transmission repair	686	710	735	761	782	804	826
Carburetor repair shops	112	116	120	124	127	131	134
Brake, front end & wheel alignment	686	710	735	761	782	804	826
Electrical repair shops, motor vehicle	128	132	137	142	146	150	154
Radiator repair	80	83	86	89	91	93	96
Paint or body repair shops	5,874	6,080	6,294	6,516	6,694	6,878	7,066
Automotive glass replacement	1,867	1,933	2,001	2,072	2,128	2,187	2,247
Automotive oil change & lubrication shops	862	892	924	956	982	1,009	1,037
Carwashes	1,261	1,305	1,351	1,399	1,437	1,476	1,517
All other automotive repair & maint.	303	314	325	336	346	355	365

Source: McComb Group, Ltd.

Table B-2 (cont.)

FRANCE AVENUE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 2004 TO 2010
(In Thousands of Dollars)

Services Category	2004	2005	2006	2007	2008	2009	2010
HOUSEHOLD GOODS REPAIR							
Personal & household goods repair & maint.	$ 2,170	$ 2,213	$ 2,284	$ 2,352	$ 2,417	$ 2,480	$ 2,591
Home & garden equipment & appliance repair & maint.	1,223	1,247	1,287	1,325	1,362	1,398	1,460
Home & garden equipment repair & maint.	256	262	270	278	286	293	306
Appliance repair & maint.	967	986	1,017	1,047	1,076	1,105	1,154
Reupholstery & furniture repair	513	523	540	556	571	586	612
Footwear & leather goods repair	118	121	125	128	132	135	141
Watch, clock & jewelry repair	118	121	125	128	132	135	141
Garment repair & alteration services	178	181	187	192	198	203	212
AUTOMOTIVE REPAIR AND MAINTENANCE	$ 24,405	$ 24,884	$ 25,682	$ 26,444	$ 27,176	$ 27,887	$ 29,138
General automotive repair	$ 8,996	$ 9,173	$ 9,467	$ 9,748	$ 10,018	$ 10,280	$ 10,741
Automotive exhaust system repair	769	785	810	834	857	879	919
Automotive transmission repair	848	865	893	919	945	969	1,013
Carburetor repair shops	138	141	145	150	154	158	165
Brake, front end & wheel alignment	848	865	893	919	945	969	1,013
Electrical repair shops, motor vehicle	158	161	166	171	176	180	188
Radiator repair	99	101	104	107	110	113	118
Paint or body repair shops	7,260	7,403	7,640	7,867	8,085	8,296	8,668
Automotive glass replacement	2,308	2,354	2,429	2,501	2,570	2,638	2,756
Automotive oil change & lubrication shops	1,065	1,086	1,121	1,154	1,186	1,217	1,272
Carwashes	1,559	1,589	1,640	1,689	1,736	1,781	1,861
All other automotive repair & maint.	375	382	394	406	417	428	448

Source: McComb Group, Ltd.

Table B-2 (cont.)

FRANCE AVENUE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 1997 TO 2003
(In Thousands of Dollars)

Services Category	1997	1998	1999	2000	2001	2002	2003
HEALTH CARE - FOR PROFIT	**$ 61,115**	**$ 63,266**	**$ 65,492**	**$ 67,798**	**$ 69,655**	**$ 71,563**	**$ 73,526**
Offices of physicians	38,291	39,638	41,033	42,478	43,642	44,837	46,067
Offices of physicians (except mental health specialists)	37,429	38,746	40,110	41,522	42,659	43,828	45,030
Offices of physicians, mental health specialists	878	909	941	974	1,001	1,028	1,056
Offices of dentists	14,094	14,590	15,103	15,635	16,063	16,503	16,956
Offices of other health practitioners	8,715	9,021	9,339	9,668	9,933	10,205	10,485
Offices of chiropractors	2,841	2,941	3,045	3,152	3,238	3,327	3,418
Offices of optometrists	1,006	1,041	1,078	1,116	1,146	1,177	1,210
Offices of mental health practitioners (except physicians)	798	826	855	885	910	934	960
Offices of physical, occup, & speech therapists & audiologists	2,426	2,511	2,600	2,691	2,765	2,841	2,919
Speech therapist & audiologists	160	165	171	177	182	187	192
Physical & occupational therapists	2,266	2,346	2,429	2,514	2,583	2,654	2,727
Offices of all other health practitioners	1,628	1,685	1,745	1,806	1,856	1,906	1,959
Offices of podiatrists	255	264	274	283	291	299	307
Offices of all other misc. health practitioners	1,373	1,421	1,471	1,523	1,564	1,607	1,651
Outpatient care centers	**5,299**	**5,486**	**5,679**	**5,879**	**6,040**	**6,205**	**6,375**
Outpatient mental health & substance abuse centers	2,650	2,743	2,839	2,939	3,020	3,103	3,188
Other outpatient care centers	2,650	2,743	2,839	2,939	3,020	3,103	3,188
Kidney dialysis centers	1,085	1,124	1,163	1,204	1,237	1,271	1,306
All other outpatient care centers	1,564	1,619	1,676	1,735	1,783	1,832	1,882
Home health care services	4,788	4,957	5,131	5,312	5,457	5,607	5,761
Subtotal - Health Care - For Profit	$ 71,187	$ 73,691	$ 76,285	$ 78,971	$ 81,134	$ 83,357	$ 85,643
HEALTH CARE - NONPROFIT	**$ 26,735**	**$ 27,676**	**$ 28,650**	**$ 29,658**	**$ 30,471**	**$ 31,305**	**$ 32,164**
Outpatient care centers	24,389	25,247	26,135	27,055	27,797	28,558	29,341
Family planning centers	734	760	787	814	837	860	883
Outpatient mental health & substance abuse centers	1,580	1,636	1,693	1,753	1,801	1,850	1,901
Other outpatient care centers	22,074	22,851	23,655	24,488	25,159	25,848	26,557
Home health care services	2,330	2,412	2,497	2,585	2,656	2,729	2,804

Source: McComb Group, Ltd.

Table B-2 (cont.)

FRANCE AVENUE/OLD SHAKOPEE
PRIMARY TRADE AREA PURCHASING POWER, 2004 TO 2010
(In Thousands of Dollars)

Services Category	2004	2005	2006	2007	2008	2009	2010
HEALTH CARE - FOR PROFIT	**$ 75,542**	**$ 77,026**	**$ 79,496**	**$ 81,854**	**$ 84,120**	**$ 86,322**	**$ 90,194**
Offices of physicians	47,330	48,260	49,807	51,284	52,704	54,084	56,510
Offices of physicians (except mental health specialists)	46,264	47,173	48,686	50,130	51,518	52,866	55,238
Offices of physicians, mental health specialist	1,085	1,106	1,142	1,176	1,208	1,240	1,296
Offices of dentists	17,421	17,763	18,332	18,876	19,399	19,907	20,800
Offices of other health practitioners	10,772	10,984	11,336	11,672	11,995	12,309	12,861
Offices of chiropractors	3,512	3,581	3,696	3,805	3,910	4,013	4,193
Offices of optometrists	1,243	1,267	1,308	1,347	1,384	1,420	1,484
Offices of mental health practitioners (except physicians)	986	1,006	1,038	1,069	1,098	1,127	1,178
Offices of physical, occup, & speech therapists & audiologists	2,999	3,058	3,156	3,249	3,339	3,427	3,580
Speech therapist & audiologists	197	201	208	214	220	225	236
Physical & occupational therapists	2,802	2,857	2,948	3,036	3,120	3,201	3,345
Offices of all other health practitioners	2,012	2,052	2,118	2,180	2,241	2,300	2,403
Offices of podiatrists	316	322	332	342	352	361	377
Offices of all other misc. health practitioners	1,697	1,730	1,785	1,838	1,889	1,939	2,026
Outpatient care centers	**6,550**	**6,679**	**6,893**	**7,097**	**7,294**	**7,485**	**7,820**
Outpatient mental health & substance abuse centers	3,275	3,339	3,446	3,549	3,647	3,742	3,910
Other outpatient care centers	3,275	3,339	3,446	3,549	3,647	3,742	3,910
Kidney dialysis centers	1,342	1,368	1,412	1,454	1,494	1,533	1,602
All other outpatient care centers	1,933	1,971	2,035	2,095	2,153	2,209	2,308
Home health care services	5,919	6,035	6,228	6,413	6,591	6,763	7,067
Subtotal - Health Care - For Profit	$ 87,991	$ 89,720	$ 92,596	$ 95,343	$ 97,982	$ 100,547	$ 105,058
HEALTH CARE - NONPROFIT	**$ 33,046**	**$ 33,695**	**$ 34,775**	**$ 35,807**	**$ 36,798**	**$ 37,762**	**$ 39,455**
Outpatient care centers	30,146	30,738	31,723	32,665	33,569	34,448	35,993
Family planning centers	908	925	955	983	1,011	1,037	1,084
Outpatient mental health & substance abuse centers	1,953	1,992	2,055	2,116	2,175	2,232	2,332
Other outpatient care centers	27,285	27,821	28,713	29,565	30,383	31,179	32,577
Home health care services	2,880	2,937	3,031	3,121	3,207	3,291	3,439

Source: McComb Group, Ltd.

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Appendix C

RETAIL AND SERVICES PURCHASING POWER, MARKET SHARE, AND SALES POTENTIAL

France/Old Shakopee Retail	**C-1**
France/Old Shakopee Services	**C-2**

Table C-1

FRANCE/OLD SHAKOPEE PRIMARY TRADE AREA
PURCHASING POWER, MARKET SHARE AND SALES POTENTIAL, 2005
BY MERCHANDISE CATEGORY
(In Thousands of Dollars)

Merchandise Category	Resident Purchasing Power	Estimated Market Share	Trade Area Sales	Trade Area Percent	Other Shoppers	Estimated Total Sales
SHOPPING GOODS						
General Merchandise	$ 112,601	20.0%	$ 22,520	85%	$ 3,974	$ 26,494
Department stores (Incl. leased depts.)	98,891	20.0	19,778	85	3,490	23,268
Discount stores	65,224	20.0	13,045	85	2,302	15,347
Conventional	22,634	20.0	4,527	85	799	5,326
National chain	11,033	20.0	2,207	85	389	2,596
Other general merchandise stores	13,710	20.0	2,742	85	484	3,226
Variety stores	1,136	40.0	454	85	80	534
Miscellaneous general mdse.	12,574	45.0	5,658	85	998	6,656
Apparel & Accessories	$ 34,316	15.0%	$ 5,147	85%	$ 908	$ 6,055
Clothing Stores	28,962	15.0	4,344	85	767	5,111
Mens and boys	2,028	15.0	304	85	54	358
Womens clothing	7,220	15.0	1,083	85	191	1,274
Children's & infant	1,298	15.0	195	85	34	229
Family clothing	15,495	15.0	2,324	85	410	2,734
Clothing accessories stores	406	15.0	61	85	11	72
Other clothing stores	2,515	15.0	377	85	67	444
Shoe Stores	$ 5,354	15.0	$ 803	85	142	945
Men's	487	15.0	73	85	13	86
Women's	730	15.0	110	85	19	129
Children's & infant	162	15.0	24	85	4	28
Family shoe stores	2,515	15.0	377	85	67	444
Athletic footwear	1,460	15.0	219	85	39	258
Furniture & Home Furnishings	$ 25,635	20.0%	$ 5,127	85%	$ 905	$ 6,032
Furniture	13,142	20.0	2,628	85	464	3,092
Floor coverings	7,788	20.0	1,558	85	275	1,833
Window treatment stores	243	20.0	49	85	9	58
All other home furnishings stores	4,381	20.0	876	85	155	1,031
Electronics & Appliances Stores	$ 30,746	15.0%	$ 4,612	85%	$ 814	$ 5,426
Household appliance stores	2,758	15.0	414	85	73	487
Radio, tv & electronics stores	14,927	15.0	2,239	85	395	2,634
Music, computers & other electronics	13,061	15.0	1,959	85	346	2,305
Other Shopping Goods	$ 50,052	15.0%	$ 7,508	85%	$ 1,325	$ 8,833
Sporting goods	10,870	15.0	1,631	85	288	1,919
Book stores & newsdealers	4,056	15.0	608	85	107	715
Office supplies & stationery stores	4,381	15.0	657	85	116	773
Jewelry stores	5,273	15.0	791	85	140	931
Hobby, toy & game	5,111	15.0	767	85	135	902
Camera & photographic supply	1,460	15.0	219	85	39	258
Gift, novelty & souvenirs	5,841	15.0	876	85	155	1,031
Luggage & leather goods	568	15.0	85	85	15	100
Sewing, needlework & piece goods	1,460	15.0	219	85	39	258
Pet stores	3,083	15.0	462	85	82	544
Art dealers	811	15.0	122	85	22	144
Optical goods stores	2,920	15.0	438	85	77	515
Cosmetics, beauty supplies & perfume	1,622	15.0	243	85	43	286
All other health & personal care	1,785	15.0	268	85	47	315

Table C-1 (continued)

FRANCE/OLD SHAKOPEE PRIMARY TRADE AREA
PURCHASING POWER, MARKET SHARE AND SALES POTENTIAL, 2005
BY MERCHANDISE CATEGORY
(In Thousands of Dollars)

	Primary Trade Area					
Merchandise Category	Resident Purchasing Power	Estimated Market Share	Trade Area Sales	Trade Area Percent	Other Shoppers	Estimated Total Sales
CONVENIENCE GOODS						
Food Stores	$ 122,173	0.0%	$ 0	95%	$ 0	$ 0
Grocery stores	110,410	40.0	44,164	95	2,324	46,488
Supermarkets	107,246	48.0	51,478	95	2,709	54,187
Convenience food	3,164	25.0	791	95	42	833
Specialty food stores	3,002	25.0	751	95	40	791
Other specialty food stores	8,761	25.0	2,190	95	115	2,305
Other Convenience Goods						
Drug & proprietary stores	$ 25,960	30.0%	$ 7,788	95%	$ 410	$ 8,198
Hardware	6,084	35.0	2,129	95	112	2,241
Liquor	14,765	50.0	7,383	95	389	7,772
Florist	3,245	40.0	1,298	95	68	1,366
Food/health supplement stores	811	40.0	324	95	17	341
Food Service & Drinking Places	$ 84,612	0.0%	$ 0	85%	$ 0	$ 0
Food Service	79,745	15.0	11,962	85	2,111	14,073
Full-service restaurants	39,264	15.0	5,890	85	1,039	6,929
Limited service restaurants	32,531	15.0	4,880	85	861	5,741
Cafeterias	324	0.0	0	85	0	0
Snack & beverage places	4,300	15.0	645	85	114	759
Specialized food places	7,950	0.0	0	85	0	0
Drinking Places	$ 4,867	0.0%	$ 0	85%	$ 0	$ 0
Gasoline Svs Stations/Conv.	$ 75,120	10.0%	$ 7,512	85%	$ 1,326	$ 8,838
Gas/Convenience food stores	64,412	10.0	6,441	85	1,137	7,578
Other Gas Stations & Truck Stops	10,708	10.0	1,071	85	189	1,260
OTHER RETAIL STORES						
Building Materials & Garden Supplies	$ 85,181	20.0%	$ 17,036	85%	$ 3,006	$ 20,042
Building materials & supplies stores	75,770	20.0	15,154	85	2,674	17,828
Home centers	22,228	20.0	4,446	85	785	5,231
Paint, glass & wallpaper	3,002	20.0	600	85	106	706
Other building materials dealers	50,540	20.0	10,108	85	1,784	11,892
Lawn & garden equipment						
Outdoor power equipment	1,785	20.0	357	85	63	420
Retail nurseries, lawn & garden	7,626	20.0	1,525	85	269	1,794
Motor Vehicles & Parts Dealers						
Auto parts, accessories & tires	$ 23,364	15.0%	$ 3,505	85%	$ 619	$ 4,124
Auto parts & accessories stores	17,766	15.0	2,665	85	470	3,135
Tire dealers	5,598	15.0	840	85	148	988

Source: McComb Group, Ltd.

Table C-1 (continued)

FRANCE/OLD SHAKOPEE PRIMARY TRADE AREA
PURCHASING POWER, MARKET SHARE AND SALES POTENTIAL, 2010
BY MERCHANDISE CATEGORY
(In Thousands of Dollars)

Merchandise Category	Resident Purchasing Power	Estimated Market Share	Trade Area Sales	Trade Area Percent	Other Shoppers	Estimated Total Sales
SHOPPING GOODS						
General Merchandise	$ 145,502	20.0%	$ 29,100	85%	$ 5,135	$ 34,235
Department stores (Incl. leased depts.)	127,786	20.0	25,557	85	4,510	30,067
Discount stores	84,282	20.0	16,856	85	2,975	19,831
Conventional	29,247	20.0	5,849	85	1,032	6,881
National chain	14,257	20.0	2,851	85	503	3,354
Other general merchandise stores	17,716	20.0	3,543	85	625	4,168
Variety stores	1,468	40.0	587	85	104	691
Miscellaneous general mdse.	16,248	45.0	7,312	85	1,290	8,602
Apparel & Accessories	$ 44,343	15.0%	$ 6,651	85%	$ 1,174	$ 7,825
Clothing Stores	37,424	15.0	5,614	85	991	6,605
Mens and boys	2,621	15.0	393	85	69	462
Womens clothing	9,330	15.0	1,400	85	247	1,647
Children's & infant	1,677	15.0	252	85	44	296
Family clothing	20,022	15.0	3,003	85	530	3,533
Clothing accessories stores	524	15.0	79	85	14	93
Other clothing stores	3,250	15.0	488	85	86	574
Shoe Stores	$ 6,919	15.0	$ 1,038	85	183	1,221
Men's	629	15.0	94	85	17	111
Women's	943	15.0	141	85	25	166
Children's & infant	210	15.0	32	85	6	38
Family shoe stores	3,250	15.0	488	85	86	574
Athletic footwear	1,887	15.0	283	85	50	333
Furniture & Home Furnishings	$ 33,126	20.0%	$ 6,625	85%	$ 1,169	$ 7,794
Furniture	16,982	20.0	3,396	85	599	3,995
Floor coverings	10,064	20.0	2,013	85	355	2,368
Window treatment stores	314	20.0	63	85	11	74
All other home furnishings stores	5,661	20.0	1,132	85	200	1,332
Electronics & Appliances Stores	$ 39,729	15.0%	$ 5,959	85%	$ 1,052	$ 7,011
Household appliance stores	3,564	15.0	535	85	94	629
Radio, tv & electronics stores	19,288	15.0	2,893	85	511	3,404
Music, computers & other electronics	16,877	15.0	2,532	85	447	2,979
Other Shopping Goods	$ 64,679	15.0%	$ 9,702	85%	$ 1,712	$ 11,414
Sporting goods	14,047	15.0	2,107	85	372	2,479
Book stores & newsdealers	5,241	15.0	786	85	139	925
Office supplies & stationery stores	5,661	15.0	849	85	150	999
Jewelry stores	6,814	15.0	1,022	85	180	1,202
Hobby, toy & game	6,604	15.0	991	85	175	1,166
Camera & photographic supply	1,887	15.0	283	85	50	333
Gift, novelty & souvenirs	7,548	15.0	1,132	85	200	1,332
Luggage & leather goods	734	15.0	110	85	19	129
Sewing, needlework & piece goods	1,887	15.0	283	85	50	333
Pet stores	3,983	15.0	597	85	105	702
Art dealers	1,048	15.0	157	85	28	185
Optical goods stores	3,774	15.0	566	85	100	666
Cosmetics, beauty supplies & perfume	2,097	15.0	315	85	56	371
All other health & personal care	2,306	15.0	346	85	61	407

Table C-1 (continued)

FRANCE/OLD SHAKOPEE PRIMARY TRADE AREA
PURCHASING POWER, MARKET SHARE AND SALES POTENTIAL, 2010
BY MERCHANDISE CATEGORY
(In Thousands of Dollars)

Merchandise Category	Resident Purchasing Power	Estimated Market Share	Trade Area Sales	Trade Area Percent	Other Shoppers	Estimated Total Sales
CONVENIENCE GOODS						
Food Stores	$ 157,871	0.0%	$ 0	95%	$ 0	$ 0
Grocery stores	142,671	40.0	57,068	95	3,004	60,072
Supermarkets	138,583	48.0	66,520	95	3,501	70,021
Convenience food	4,088	25.0	1,022	95	54	1,076
Specialty food stores	3,879	25.0	970	95	51	1,021
Other specialty food stores	11,321	25.0	2,830	95	149	2,979
Other Convenience Goods						
Drug & proprietary stores	$ 33,545	30.0%	$ 10,064	95%	$ 530	$ 10,594
Hardware	7,862	35.0	2,752	95	145	2,897
Liquor	19,079	50.0	9,540	95	502	10,042
Florist	4,193	40.0	1,677	95	88	1,765
Food/health supplement stores	1,048	40.0	419	95	22	441
Food Service & Drinking Places	$ 109,336	0.0%	$ 0	85%	$ 0	$ 0
Food Service	103,046	15.0	15,457	85	2,728	18,185
Full-service restaurants	50,737	15.0	7,611	85	1,343	8,954
Limited service restaurants	42,036	15.0	6,305	85	1,113	7,418
Cafeterias	419	0.0	0	85	0	0
Snack & beverage places	5,556	15.0	833	85	147	980
Specialized food places	10,273	0.0	0	85	0	0
Drinking Places	$ 6,290	0.0%	$ 0	85%	$ 0	$ 0
Gasoline Svs Stations/Conv.	$ 97,071	10.0%	$ 9,707	85%	$ 1,713	$ 11,420
Gas/Convenience food stores	83,234	10.0	8,323	85	1,469	9,792
Other Gas Stations & Truck Stops	13,837	10.0	1,384	85	244	1,628
OTHER RETAIL STORES						
Building Materials & Garden Supplies	$ 110,070	20.0%	$ 22,014	85%	$ 3,885	$ 25,899
Building materials & supplies stores	97,910	20.0	19,582	85	3,456	23,038
Home centers	28,723	20.0	5,745	85	1,014	6,759
Paint, glass & wallpaper	3,879	20.0	776	85	137	913
Other building materials dealers	65,308	20.0	13,062	85	2,305	15,367
Lawn & garden equipment						
Outdoor power equipment	2,306	20.0	461	85	81	542
Retail nurseries, lawn & garden	9,854	20.0	1,971	85	348	2,319
Motor Vehicles & Parts Dealers						
Auto parts, accessories & tires	$ 30,190	15.0%	$ 4,529	85%	$ 799	$ 5,328
Auto parts & accessories stores	22,957	15.0	3,444	85	608	4,052
Tire dealers	7,233	15.0	1,085	85	191	1,276

Source: McComb Group, Ltd.

Table C-2

FRANCE AVENUE/OLD SHAKOPEE
PURCHASING POWER, MARKET SHARE AND SALES POTENTIAL, 2005
BY SERVICES CATEGORY
(In Thousands of Dollars)

Category	Resident Purchasing Power	Estimated Market Share	Trade Area Sales	Trade Area Percent	Other Shoppers	Estimated Total Sales
Personal Care Services						
Barber shops	$ 101	25.0%	$ 25	90%	$ 3	$ 28
Beauty shops	6,035	25.0	1,509	90	168	1,677
Nail salons	161	25.0	40	90	4	44
Diet & weight reducing services	241	25.0	60	90	7	67
Other personal care services	583	25.0	146	90	16	162
Drycleaning and Laundry Services						
Coin-operated laundries & drycleaners	$ 483	25.0%	$ 121	90%	$ 13	$ 134
Drycleaning & laundry services (except coin-op.)	2,173	25.0	543	90	60	603
Other Personal Services						
Photofinishing	$ 6,437	25.0%	$ 1,609	90%	$ 179	$ 1,788
Other personal services	4,385	25.0	1,096	90	122	1,218
Other Services						
Formalwear and costume rental	$ 221	25.0%	55	90%	$ 6	$ 61
Video tape and disc rental	2,776	25.0	694	90	77	771
Recreation						
Bowling centers	$ 1,569	25.0%	392	90%	$ 44	$ 436
Physical fitness facilites	5,311	25.0	1,328	90	148	1,476
Golf courses and country clubs	3,279	25.0	820	90	91	911
Roller skating rinks	141	25.0	35	90	4	39
Professional Services						
Offices of real estate agents & brokers	$ 14,605	25.0%	$ 3,651	90%	$ 406	$ 4,057
Offices of real estate appraisers	2,132	25.0	533	90	59	592
Household Goods Repair						
Reupholstery & furniture repair	$ 523	25.0%	$ 131	90%	$ 15	$ 146
Footwear and leather goods repair	121	25.0	30	90	3	33
Watch, clock and jewelry repair	121	25.0	30	90	3	33
Garment repair and alteration services	181	25.0	45	90	5	50
Automotive Repair and Maintenance						
Automotive exhaust system repair	$ 785	25.0%	$ 196	90%	$ 22	$ 218
Automotive oil change & lubrication shops	1,086	25.0	272	90	30	302
Carwashes	1,589	25.0	397	90	44	441

Table C-2 (cont.)

FRANCE AVENUE/OLD SHAKOPEE
PURCHASING POWER, MARKET SHARE AND SALES POTENTIAL, 2005
BY SERVICES CATEGORY
(In Thousands of Dollars)

Category	Resident Purchasing Power	Estimated Market Share	Trade Area Sales	Trade Area Percent	Other Shoppers	Estimated Total Sales
Health Care - For Profit						
Offices of physicians						
Offices of physicians (except mental health speciali:	$ 47,173	20.0%	$ 9,435	90%	$ 1,048	$ 10,483
Offices of physicians, mental health specialists	1,106	20.0	221	90	25	246
Offices of dentists	17,763	20.0	3,553	90	395	3,948
Offices of other health practitioners						
Offices of chiropractors	3,581	20.0	716	90	80	796
Offices of optometrists	1,267	20.0	253	90	28	281
Offices of mental health practitioners (except physicians)	1,006	02.0	20	90	2	22
Offices of physical, occup, & speech therapists & audiologists						
Speech therapist & audiologists	201	20.0	40	90	4	44
Physical & occupational therapists	2,857	20.0	571	90	63	634
Offices of all other health practitioners						
Offices of podiatrists	322	20.0	64	90	7	71
Offices of all other misc. health practitioners	1,730	20.0	346	90	38	384
Outpatient care centers						
Outpatient mental health & substance abuse centers	3,339	10.0	334	90	37	371
Other outpatient care centers						
Kidney dialysis centers	1,368	10.0	137	90	15	152
All other outpatient care centers	1,971	10.0	197	90	22	219
Home health care services	6,035	10.0	604	90	67	671
Health Care - Nonprofit						
Outpatient care centers						
Family planning centers	$ 925	25.0%	$ 231	90%	$ 26	$ 257
Outpatient mental health & substance abuse centers	1,992	25.0	498	90	55	553
Other outpatient care centers	27,821	25.0	6,955	90	773	7,728
Home health care services	2,937	25.0	734	90	82	816

Source: McComb Group, Ltd.

Table C-2 (cont.)

FRANCE AVENUE/OLD SHAKOPEE
PURCHASING POWER, MARKET SHARE AND SALES POTENTIAL, 2010
BY SERVICES CATEGORY
(In Thousands of Dollars)

Category	Resident Purchasing Power	Estimated Market Share	Trade Area Sales	Trade Area Percent	Other Shoppers	Estimated Total Sales
Personal Care Services						
Barber shops	$ 118	25.0%	$ 30	90%	$ 3	$ 33
Beauty shops	7,067	25.0	1,767	90	196	1,963
Nail salons	188	25.0	47	90	5	52
Diet & weight reducing services	283	25.0	71	90	8	79
Other personal care services	683	25.0	171	90	19	190
Drycleaning and Laundry Services						
Coin-operated laundries & drycleaners	$ 565	25.0%	$ 141	90%	$ 16	$ 157
Drycleaning & laundry services (except coin-op.)	2,544	25.0	636	90	71	707
Other Personal Services						
Photofinishing	$ 7,538	25.0%	$ 1,885	90%	$ 209	$ 2,094
Other personal services	5,135	25.0	1,284	90	143	1,427
Other Services						
Formalwear and costume rental	$ 259	25.0%	65	90%	$ 7	$ 72
Video tape and disc rental	3,251	25.0	813	90	90	903
Recreation						
Bowling centers	$ 1,837	25.0%	459	90%	$ 51	$ 510
Physical fitness facilites	6,219	25.0	1,555	90	173	1,728
Golf courses and country clubs	3,840	25.0	960	90	107	1,067
Roller skating rinks	165	25.0	41	90	5	46
Professional Services						
Offices of real estate agents & brokers	$ 17,101	25.0%	$ 4,275	90%	$ 475	$ 4,750
Offices of real estate appraisers	2,497	25.0	624	90	69	693
Household Goods Repair						
Reupholstery & furniture repair	$ 612	25.0%	$ 153	90%	$ 17	$ 170
Footwear and leather goods repair	141	25.0	35	90	4	39
Watch, clock and jewelry repair	141	25.0	35	90	4	39
Garment repair and alteration services	212	25.0	53	90	6	59
Automotive Repair and Maintenance						
Automotive exhaust system repair	$ 919	25.0%	$ 230	90%	$ 26	$ 256
Automotive oil change & lubrication shops	1,272	25.0	318	90	35	353
Carwashes	1,861	25.0	465	90	52	517

Table C-2 (cont.)

FRANCE AVENUE/OLD SHAKOPEE
PURCHASING POWER, MARKET SHARE AND SALES POTENTIAL, 2010
BY SERVICES CATEGORY
(In Thousands of Dollars)

Category	Resident Purchasing Power	Estimated Market Share	Trade Area Sales	Trade Area Percent	Other Shoppers	Estimated Total Sales
Health Care - For Profit						
Offices of physicians						
Offices of physicians (except mental health speciali:	$ 55,238	20.0%	$ 11,048	90%	$ 1,228	$ 12,276
Offices of physicians, mental health specialists	1,296	20.0	259	90	29	288
Offices of dentists	20,800	20.0	4,160	90	462	4,622
Offices of other health practitioners						
Offices of chiropractors	4,193	20.0	839	90	93	932
Offices of optometrists	1,484	20.0	297	90	33	330
Offices of mental health practitioners (except physicians)	1,178	02.0	24	90	3	27
Offices of physical, occup, & speech therapists & audiologists						
Speech therapist & audiologists	236	20.0	47	90	5	52
Physical & occupational therapists	3,345	20.0	669	90	74	743
Offices of all other health practitioners						
Offices of podiatrists	377	20.0	75	90	8	83
Offices of all other misc. health practitioners	2,026	20.0	405	90	45	450
Outpatient care centers						
Outpatient mental health & substance abuse centers	3,910	10.0	391	90	43	434
Other outpatient care centers						
Kidney dialysis centers	1,602	10.0	160	90	18	178
All other outpatient care centers	2,308	10.0	231	90	26	257
Home health care services	7,067	10.0	707	90	79	786
Health Care - Nonprofit						
Outpatient care centers						
Family planning centers	$ 1,084	25.0%	$ 271	90%	$ 30	$ 301
Outpatient mental health & substance abuse centers	2,332	25.0	583	90	65	648
Other outpatient care centers	32,577	25.0	8,144	90	905	9,049
Home health care services	3,439	25.0	860	90	96	956

Source: McComb Group, Ltd.

Appendix D

RETAIL AND SERVICES
SALES POTENTIAL AND SUPPORTABLE SPACE

France/Old Shakopee Retail	**D-1**
France/Old Shakopee Services	**D-2**

Table D-1

FRANCE/OLD SHAKOPEE PRIMARY TRADE AREA
SALES POTENTIAL AND SUPPORTABLE SPACE, 2005
BY MERCHANDISE CATEGORY

Category	Estimated Sales Potential	Sales Per Sq. Ft.	Supportable Square Feet	Median Store Size
SHOPPING GOODS				
General Merchandise	$ 26,494,000	$ 275	96,342	NA
Department stores	23,268,000	275	84,611	NA
Discount stores	15,347,000	275	55,807	110,000
Conventional	5,326,000	225	23,671	150,000
National chain	2,596,000	225	11,538	150,000
Other general merchandise stores				
Variety stores	$ 534,000	$ 220	2,427	5,000
Miscellaneous general mdse.	6,656,000	250	26,624	80,000
Apparel & Accessories	$ 6,055,000	$ 300	20,183	NA
Clothing Stores	5,111,000	300	17,037	NA
Mens and boys	358,000	310	1,155	3,082
Womens clothing	1,274,000	220	5,791	4,000
Children's & infant	229,000	275	833	2,665
Family clothing	2,734,000	310	8,819	6,900
Clothing accessories stores	72,000	265	272	1,100
Other clothing stores	444,000	265	1,675	2,725
Shoe Stores	$ 945,000	$ 335	2,821	NA
Men's	86,000	325	265	1,450
Women's	129,000	350	369	2,529
Children's & infant	28,000	300	93	2,200
Family shoe stores	444,000	235	1,889	3,432
Athletic footwear	258,000	325	794	3,100
Furniture & Home Furnishings	$ 6,032,000	$ 225	26,809	NA
Furniture	3,092,000	225	13,742	4,860
Floor coverings	1,833,000	225	8,147	2,750
Window treatment stores	58,000	210	276	1,200
All other home furnishings stores	1,031,000	200	5,155	3,500
Electronics & Appliances Stores	$ 5,426,000	$ 350	15,503	NA
Household appliance stores	487,000	275	1,771	4,200
Radio, tv & electronics stores	2,634,000	275	9,578	3,013
Music, computers & other electronics	2,305,000	475	4,853	2,900
Other Shopping Goods	$ 8,833,000	$ 300	29,443	NA
Sporting goods	1,919,000	235	8,166	5,100
Book stores & newsdealers	715,000	310	2,306	2,905
Office supplies & stationery stores	773,000	250	3,092	4,344
Jewelry stores	931,000	430	2,165	1,350
Hobby, toy & game	902,000	225	4,009	2,740
Camera & photographic supply	258,000	350	737	1,300
Gift, novelty & souvenirs	1,031,000	275	3,749	3,000
Luggage & leather goods	100,000	300	333	2,600
Sewing, needlework & piece goods	258,000	150	1,720	12,400
Pet stores	544,000	175	3,109	2,933
Art dealers	144,000	200	720	1,900
Optical goods stores	515,000	275	1,873	1,500
Cosmetics, beauty supplies & perfume	286,000	275	1,040	1,650
All other health & personal care	315,000	275	1,145	1,650

Table D-1 (continued)

FRANCE AVENUE AND OLD SHAKOPEE ROAD PRIMARY TRADE AREA
SALES POTENTIAL AND SUPPORTABLE SPACE, 2005
BY MERCHANDISE CATEGORY

Category	Estimated Sales Potential	Sales Per Sq. Ft.	Supportable Square Feet	Median Store Size
CONVENIENCE GOODS				
Food Stores				
Grocery stores	$ 46,488,000	$ 490	94,873	42,228
Supermarkets	54,187,000	490	110,586	45,946
Convenience food	833,000	300	2,777	2,000
Specialty food stores	791,000	300	2,637	2,400
Other specialty food stores	2,305,000	300	7,683	1,800
Other Convenience Goods				
Drug & proprietary stores	$ 8,198,000	$ 360	22,772	11,153
Hardware	2,241,000	185	12,114	7,857
Liquor	7,772,000	375	20,725	3,850
Florist	1,366,000	225	6,071	1,700
Food/health supplement stores	341,000	275	1,240	1,400
Food Service & Drinking Places				
Food Service				
Full-service restaurants	$ 6,929,000	$ 440	15,748	4,950
Limited service restaurants	5,741,000	400	14,353	3,700
Cafeterias	0	235	0	10,000
Snack & beverage places	759,000	400	1,898	1,500
Specialized food places	0	400	0	N/A
Drinking Places	$ 0	$ 250	0	N/A
Gasoline Svs Stations/Conv.				
Gas/Convenience food stores	$ 7,578,000	$ 875	8,661	2,250
Other Gas Stations & Truck Stops	1,260,000	200	6,300	2,000
OTHER RETAIL STORES				
Building Materials & Garden Supplies	$ 20,042,000	$ 350	57,263	N/A
Building materials & supplies stores	17,828,000	350	50,937	120,000
Home centers	5,231,000	350	14,946	120,000
Paint, glass & wallpaper	706,000	225	3,138	3,750
Other building materials dealers	11,892,000	225	52,853	N/A
Lawn & garden equipment				
Outdoor power equipment	420,000	100	4,200	N/A
Retail nurseries, lawn & garden	1,794,000	100	17,940	15,000
Motor Vehicles & Parts Dealers				
Auto parts, accessories & tires				
Auto parts & accessories stores	$ 4,124,000	$ 200	20,620	6,500
Tire dealers	988,000	200	4,940	2,500

Source: McComb Group, Ltd.

Table D-1 (cont.)

FRANCE/OLD SHAKOPEE PRIMARY TRADE AREA
SALES POTENTIAL AND SUPPORTABLE SPACE, 2010
BY MERCHANDISE CATEGORY

Category	Estimated Sales Potential	Sales Per Sq. Ft.	Supportable Square Feet	Median Store Size
SHOPPING GOODS				
General Merchandise	$ 34,235,000	$ 275	124,491	NA
Department stores	30,067,000	275	109,335	NA
Discount stores	19,831,000	275	72,113	110,000
Conventional	6,881,000	225	30,582	150,000
National chain	3,354,000	225	14,907	150,000
Other general merchandise stores				
Variety stores	$ 691,000	$ 220	3,141	5,000
Miscellaneous general mdse.	8,602,000	250	34,408	80,000
Apparel & Accessories	$ 7,825,000	$ 300	26,083	NA
Clothing Stores	6,605,000	300	22,017	NA
Mens and boys	462,000	310	1,490	3,082
Womens clothing	1,647,000	220	7,486	4,000
Children's & infant	296,000	275	1,076	2,665
Family clothing	3,533,000	310	11,397	6,900
Clothing accessories stores	93,000	265	351	1,100
Other clothing stores	574,000	265	2,166	2,725
Shoe Stores	$ 1,221,000	$ 335	3,645	NA
Men's	111,000	325	342	1,450
Women's	166,000	350	474	2,529
Children's & infant	38,000	300	127	2,200
Family shoe stores	574,000	235	2,443	3,432
Athletic footwear	333,000	325	1,025	3,100
Furniture & Home Furnishings	$ 7,794,000	$ 225	34,640	NA
Furniture	3,995,000	225	17,756	4,860
Floor coverings	2,368,000	225	10,524	2,750
Window treatment stores	74,000	210	352	1,200
All other home furnishings stores	1,332,000	200	6,660	3,500
Electronics & Appliances Stores	$ 7,011,000	$ 350	20,031	NA
Household appliance stores	629,000	275	2,287	4,200
Radio, tv & electronics stores	3,404,000	275	12,378	3,013
Music, computers & other electronics	2,979,000	475	6,272	2,900
Other Shopping Goods	$ 11,414,000	$ 300	38,047	NA
Sporting goods	2,479,000	235	10,549	5,100
Book stores & newsdealers	925,000	310	2,984	2,905
Office supplies & stationery stores	999,000	250	3,996	4,344
Jewelry stores	1,202,000	430	2,795	1,350
Hobby, toy & game	1,166,000	225	5,182	2,740
Camera & photographic supply	333,000	350	951	1,300
Gift, novelty & souvenirs	1,332,000	275	4,844	3,000
Luggage & leather goods	129,000	300	430	2,600
Sewing, needlework & piece goods	333,000	150	2,220	12,400
Pet stores	702,000	175	4,011	2,933
Art dealers	185,000	200	925	1,900
Optical goods stores	666,000	275	2,422	1,500
Cosmetics, beauty supplies & perfume	371,000	275	1,349	1,650
All other health & personal care	407,000	275	1,480	1,650

Table D-1 (cont.)

FRANCE/OLD SHAKOPEE PRIMARY TRADE AREA SALES POTENTIAL AND SUPPORTABLE SPACE, 2010 BY MERCHANDISE CATEGORY

Category	Estimated Sales Potential	Sales Per Sq. Ft.	Supportable Square Feet	Median Store Size
CONVENIENCE GOODS				
Food Stores				
Grocery stores	$ 60,072,000	$ 490	122,596	42,228
Supermarkets	70,021,000	490	142,900	45,946
Convenience food	1,076,000	300	3,587	2,000
Specialty food stores	1,021,000	300	3,403	2,400
Other specialty food stores	2,979,000	300	9,930	1,800
Other Convenience Goods				
Drug & proprietary stores	$ 10,594,000	$ 360	29,428	11,153
Hardware	2,897,000	185	15,659	7,857
Liquor	10,042,000	375	26,779	3,850
Florist	1,765,000	225	7,844	1,700
Food/health supplement stores	441,000	275	1,604	1,400
Food Service & Drinking Places				
Food Service				
Full-service restaurants	$ 8,954,000	$ 440	20,350	4,950
Limited service restaurants	7,418,000	400	18,545	3,700
Cafeterias	0	235	0	10,000
Snack & beverage places	980,000	400	2,450	1,500
Specialized food places	0	400	0	N/A
Drinking Places	$ 0	$ 250	0	N/A
Gasoline Svs Stations/Conv.				
Gas/Convenience food stores	$ 9,792,000	$ 875	11,191	2,250
Other Gas Stations & Truck Stops	1,628,000	200	8,140	2,000
OTHER RETAIL STORES				
Building Materials & Garden Supplies	$ 25,899,000	$ 350	73,997	N/A
Building materials & supplies stores	23,038,000	350	65,823	120,000
Home centers	6,759,000	350	19,311	120,000
Paint, glass & wallpaper	913,000	225	4,058	3,750
Other building materials dealers	15,367,000	225	68,298	N/A
Lawn & garden equipment				
Outdoor power equipment	542,000	100	5,420	N/A
Retail nurseries, lawn & garden	2,319,000	100	23,190	15,000
Motor Vehicles & Parts Dealers				
Auto parts, accessories & tires				
Auto parts & accessories stores	$ 5,328,000	$ 200	26,640	6,500
Tire dealers	1,276,000	200	6,380	2,500

Source: McComb Group, Ltd.

Table D-2

FRANCE AVENUE/OLD SHAKOPEE
SALES POTENTIAL AND SUPPORTABLE SQUARE FEET, 2005
BY SERVICES CATEGORY

Category	Estimated Sales Potential	Sales Per Sq. Ft.	Supportable Square Feet	Median Store Size
Personal Care Services				
Barber shops	$ 28,000	$ 135	207	725
Beauty Shops	1,677,000	185	9,065	1,400
Nail salons	44,000	100	440	1,050
Diet & weight reducing services	67,000	150	447	2,200
Other personal care services	162,000	125	1,296	1,300
Drycleaning & Laundry Services				
Coin-operated laundries & drycleaners	$ 134,000	$ 60	2,233	1,750
Drycleaning & laundry services (except coin-op.)	603,000	144	4,188	1,699
Other Personal Services				
Photofinishing	$ 1,788,000	$ 200	8,940	1,150
Other personal services	1,218,000	150	8,120	1,500
Other Services				
Formalwear & costume rental	$ 61,000	$ 175	349	1,400
Video tape and disc rental	771,000	135	5,711	6,000
Recreation				
Bowling Centers	$ 436,000	$ 110	3,964	20,000
Physical fitness facilites	1,476,000	55	26,836	11,100
Golf courses and country clubs	911,000	N/A	0	
Roller skating rinks	39,000	N/A	0	
Professional Services				
Offices of real estate agents & brokers	$ 4,057,000	$ 300	13,523	2,000
Offices of real estate appraisers	592,000	250	2,368	2,000
Household Goods Repair				
Reupholstery & furniture repair	$ 146,000	$ 135	1,081	600
Footwear & leather goods repair	33,000	135	244	600
Watch, clock & jewelry repair	33,000	110	300	900
Garment repair & alteration services	50,000	110	455	
Automotive Repair and Maintenance				
Automotive exhaust system repair	$ 218,000	$ 200	1,090	
Automotive oil change & lubrication shops	302,000	200	1,510	
Carwashes	441,000	200	2,205	

Table D-2 (cont.)

FRANCE AVENUE/OLD SHAKOPEE
SALES POTENTIAL AND SUPPORTABLE SQUARE FEET, 2005
BY SERVICES CATEGORY

Category	Estimated Sales Potential	Sales Per Sq. Ft.	Supportable Square Feet	Median Store Size
Health Care - For Profit				
Offices of physicians				
Offices of physicians (except mental health specialists)	$ 10,483,000	$ 285	36,782	1,800
Offices of physicians, mental health specialists	246,000	285	863	1,800
Offices of dentists	3,948,000	285	13,853	1,800
Offices of other health practitioners				
Offices of chiropractors	796,000	250	3,184	1,600
Offices of optometrists	281,000	250	1,124	1,600
Offices of mental health practitioners (except physicians)	22,000	285	77	1,800
Offices of physical, occup, & speech therapists & audiologists				
Speech therapist & audiologists	44,000	250	176	1,600
Physical & occupational therapists	634,000	250	2,536	1,600
Offices of all other health practitioners				
Offices of podiatrists	71,000	285	249	1,800
Offices of all other misc. health practitioners	384,000	285	1,347	1,800
Outpatient care centers				
Outpatient mental health & substance abuse centers	371,000	250	1,484	
Other outpatient care centers				
Kidney dialysis centers	152,000	285	533	
All other outpatient care centers	219,000	285	768	
Home health care services	671,000	285	2,354	
Health Care - Nonprofit				
Outpatient care centers				
Family planning centers	$ 257,000	$ 250	1,028	
Outpatient mental health & substance abuse centers	553,000	250	2,212	
Other outpatient care centers	7,728,000	250	30,912	
Home health care services	816,000	250	3,264	

Source: McComb Group, Ltd.

Table D-2 (cont.)

FRANCE/OLD SHAKOPEE
SALES POTENTIAL AND SUPPORTABLE SQUARE FEET, 2010
BY SERVICES CATEGORY

Category	Estimated Sales Potential	Sales Per Sq. Ft.	Supportable Square Feet	Median Store Size
Personal Care Services				
Barber shops	$ 33,000	$ 135	244	725
Beauty Shops	1,963,000	185	10,611	1,400
Nail salons	52,000	100	520	1,050
Diet & weight reducing services	79,000	150	527	2,200
Other personal care services	190,000	125	1,520	1,300
Drycleaning & Laundry Services				
Coin-operated laundries & drycleaners	$ 157,000	$ 60	2,617	1,750
Drycleaning & laundry services (except coin-op.)	707,000	60	11,783	1,751
Other Personal Services				
Photofinishing	$ 2,094,000	$ 200	10,470	1,150
Other personal services	1,427,000	150	9,513	1,500
Other Services				
Formalwear & costume rental	$ 72,000	$ 175	411	1,400
Video tape and disc rental	903,000	135	6,689	6,000
Recreation				
Bowling Centers	$ 510,000	$ 110	4,636	20,000
Physical fitness facilites	1,728,000	55	31,418	11,100
Golf courses and country clubs	1,067,000	N/A	0	
Roller skating rinks	46,000	N/A	0	
Professional Services				
Offices of real estate agents & brokers	$ 4,750,000	$ 300	15,833	2,000
Offices of real estate appraisers	693,000	250	2,772	2,000
Household Goods Repair				
Reupholstery & furniture repair	$ 170,000	$ 135	1,259	600
Footwear & leather goods repair	39,000	135	289	600
Watch, clock & jewelry repair	39,000	110	355	900
Garment repair & alteration services	59,000	110	536	
Automotive Repair and Maintenance				
Automotive exhaust system repair	$ 256,000	$ 200	1,280	
Automotive oil change & lubrication shops	353,000	200	1,765	
Carwashes	517,000	200	2,585	

Table D-2 (cont.)

FRANCE/OLD SHAKOPEE
SALES POTENTIAL AND SUPPORTABLE SQUARE FEET, 2010
BY SERVICES CATEGORY

Category	Estimated Sales Potential	Sales Per Sq. Ft.	Supportable Square Feet	Median Store Size
Health Care - For Profit				
Offices of physicians				
Offices of physicians (except mental health specialists)	$ 12,276,000	$ 285	43,074	1,800
Offices of physicians, mental health specialists	288,000	285	1,011	1,800
Offices of dentists	4,622,000	285	16,218	1,800
Offices of other health practitioners				
Offices of chiropractors	932,000	250	3,728	1,600
Offices of optometrists	330,000	250	1,320	1,600
Offices of mental health practitioners (except physicians)	27,000	285	95	1,800
Offices of physical, occup, & speech therapists & audiologists				
Speech therapist & audiologists	52,000	250	208	1,600
Physical & occupational therapists	743,000	250	2,972	1,600
Offices of all other health practitioners				
Offices of podiatrists	83,000	285	291	1,800
Offices of all other misc. health practitioners	450,000	285	1,579	1,800
Outpatient care centers				
Outpatient mental health & substance abuse centers	434,000	250	1,736	
Other outpatient care centers				
Kidney dialysis centers	178,000	285	625	
All other outpatient care centers	257,000	285	902	
Home health care services	786,000	285	2,758	
Health Care - Nonprofit				
Outpatient care centers				
Family planning centers	$ 301,000	$ 250	1,204	
Outpatient mental health & substance abuse centers	648,000	250	2,592	
Other outpatient care centers	9,049,000	250	36,196	
Home health care services	956,000	250	3,824	

Source: McComb Group, Ltd.