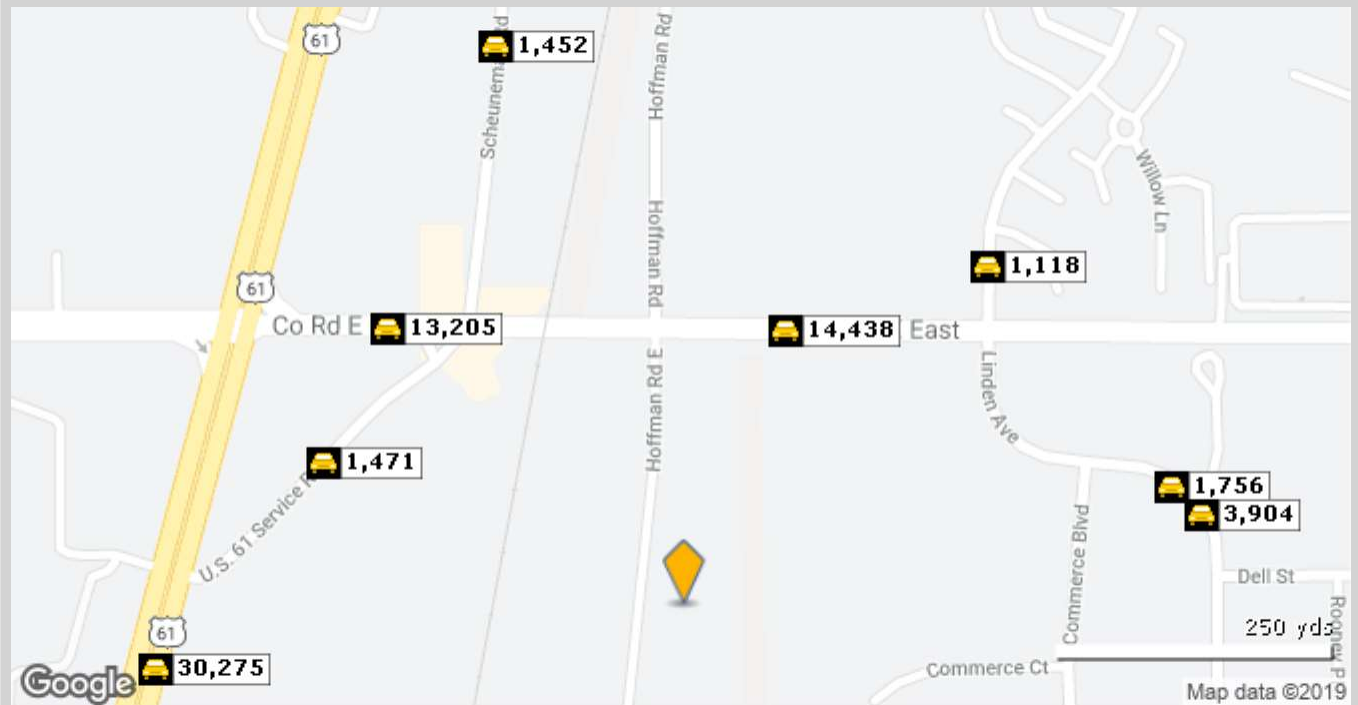


Traffic Count Report

3570-3572 Hoffman Rd E, Vadnais Heights, MN 55110

Building Type: **Flex**
 RBA: **11,533 SF**
 Typical Floor: **11,533 SF**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Co Rd E	Hoffman Rd E	0.07 W	2018	14,438	MPSI	.16
2 Hoffman Rd	Co Rd E	0.09 NE	2018	1,471	MPSI	.20
3 E County Road E		0.00	2012	14,122	MPSI	.21
4 State Hwy 244	Hoffman Rd	0.04 E	2016	13,000	MPSI	.21
5 Co Rd E	Hoffman Rd	0.02 E	2018	13,205	MPSI	.21
6 Linden Ave	A St	0.02 N	2018	1,118	MPSI	.24
7 Linden Ave	Willow Ave	0.04 SE	2018	1,756	MPSI	.26
8 US Hwy 61	Hoffman Rd	0.05 N	2018	30,275	MPSI	.28
9 Linden Ave	Willow Ave	0.02 S	2012	3,904	MPSI	.28
10 Scheuneman Rd	Co Rd E	0.15 S	2018	1,452	MPSI	.31

Daytime Employment Report

1 Mile Radius

3570-3572 Hoffman Rd E, Vadnais Heights, MN 55110

Building Type: **Flex**
 RBA: **11,533 SF**
 Typical Floor: **11,533 SF**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	397	5,338	13
Retail & Wholesale Trade	90	2,020	22
Hospitality & Food Service	13	500	38
Real Estate, Renting, Leasing	23	130	6
Finance & Insurance	28	98	4
Information	3	14	5
Scientific & Technology Services	33	267	8
Management of Companies	0	0	0
Health Care & Social Assistance	88	445	5
Educational Services	8	170	21
Public Administration & Sales	2	8	4
Arts, Entertainment, Recreation	6	33	6
Utilities & Waste Management	5	122	24
Construction	27	338	13
Manufacturing	28	759	27
Agriculture, Mining, Fishing	0	0	0
Other Services	43	434	10