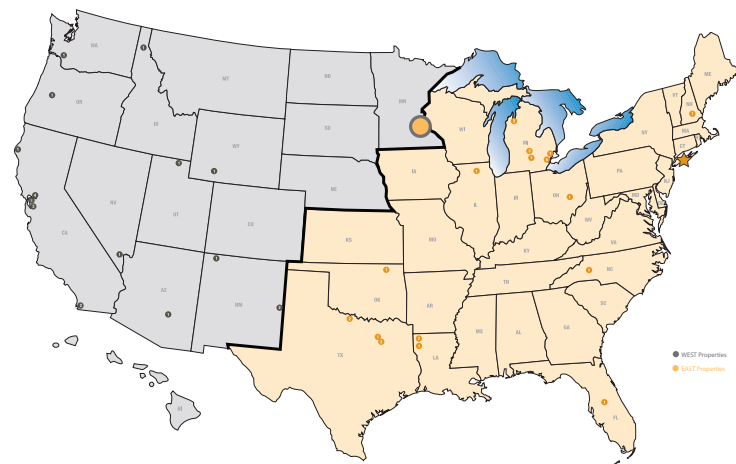


**KNOLLWOOD MALL**  
8332 HIGHWAY 7  
ST. LOUIS PARK, MN 55426

**KNOLLWOOD MALL** is well positioned within the Minneapolis metro, located on Highway 7 just east of the Highway 169 interchange. The center benefits from average household incomes in excess of \$95,000 within five miles, a daytime employment population of 90,000 within a three-mile radius, and an ideal infill location for existing retailers in the Minneapolis market. Knollwood will look to add additional streetscape retail to build off of the success of current names such as Kohl's, TJMaxx, Homegoods, DSW, Old Navy, Panera Bread and Foss Swim School.



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(212) 608-5108

**ROUSE**  
PROPERTIES

1114 AVENUE OF THE AMERICAS  
NEW YORK, NY 10036-7703

[ROUSEPROPERTIES.COM](http://ROUSEPROPERTIES.COM) | NYSE : RSE



# Knollwood Mall

ST. LOUIS PARK, MINNESOTA

Serving the affluent western suburbs of the Twin Cities, Minnesota, Knollwood Mall offers streetscape retailing and enjoys excellent exposure from major metro highways.

**ROUSE**PROPERTIES

# KNOLLWOOD MALL

AFFLUENT MARKET | STREETSCAPE RETAIL | HIGH VISIBILITY

A CONVENIENT,  
ACCESSIBLE  
LOCATION SERVING  
AN AFFLUENT,  
EDUCATED  
COMMUNITY.

### Purchasing Power

- The average household income in the trade area is 30% greater than the U.S. average and is approaching \$97,000 within the next few years.

### Educated Customers

- Fifty-two percent of the trade area residents have earned a degree.

### Large Daytime Population

- Over 225,000 people work within 5 miles of the center contributing to the daytime shopper base.

### Daily Needs Offerings

- Knollwood Mall brings together the best retail, restaurants and convenience shopping with Kohl's, TJ Maxx Homegoods, DSW, Old Navy, Panera Bread, Applebee's and Cub Foods.

### 5 COMPELLING REASONS TO LOCATE HERE

#### Location, Location, Location

- Knollwood Mall is conveniently located on Hwy 7 with great visibility and access from major metro highways.
- Thirty-seven thousand cars per day pass the mall on Hwy 7.

## TRADE AREA PROFILE



**2010 Population** 190,790  
**2015 Projected** 189,528



**2010 Households** 83,612  
**2015 Projected** 83,791



**2010 Average HHI** \$91,261  
**2015 Projected** \$96,531



**2010 Median Age** 41.6

## MALL INFORMATION

**Market** Minneapolis / St. Paul

**Description** Single-level, enclosed, regional with attached strip center retail

**Anchors** Kohl's, TJ Maxx Homegoods, DSW Shoe Warehouse, Cub Foods and Old Navy

**Total Retail Square Footage** 462,582

**Parking Spaces** 2,250

**Opened** 1955

**Expanded** 1980

**Renovated** 2004

**Peripheral Land Use** Financial, commercial, retail

## 5-MILE RADIUS

**2010 Population** 231,032  
**2015 Projected** 230,004

**2010 Households** 106,873  
**2015 Projected** 107,226

**2010 Median Age** 41.4

**2010 Average HHI** \$93,956  
**2015 Projected** \$99,509

### Daytime Employment

**3-mile Radius** 89,052  
**5-mile Radius** 225,100

Source: Claritas, Inc.

1/2 mile east of Hwy 169 on Hwy 7

## AERIAL VIEW



KNOLLWOOD MALL

