

BLUEWATER
properties



REVIVAL
COMMERCIAL REAL ESTATE, LLC

Rebound
Development Partners
527 Professional Drive
Northfield, MN 55057

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Development / Site Opportunity

Highway 3 & Second St W, Northfield, MN 55057

Property Facts

Parcel B.....	.37 Acres ± Build to Suit or Sale
Parcel C.....	31 Acres ± Build to Suit or Sale
Parcel D59 Acres ± Build to Suit or Sale
Zoning	C1-B, Downtown, PUD Planned Unit Development

Property Features

- Site located in historic downtown Northfield.
- Set against the scenic view of Cannon River.
- Hotel currently in development, opening Fall 2018.

Proposed Development



Current Projects

- A. 80-Room Fairfield Inn & Suites Hotel
Opening Fall 2018 by Rebound Hospitality

Development Opportunities

- *Build to Suit*
- *Land Sale*

- B. Parcel #2236479009 (.37 Acres)
2,000 - 4,000 Sq. Ft. Commercial / Retail / Restaurant
- C. Parcel #2236479008 (.31 Acres)
3,200 - 4,300 Sq. Ft. Commercial / Retail / Restaurant
- D. Parcel #2236479003 (.59 Acres)
3,500 - 5,000 Sq. Ft. Commercial / Retail / Restaurant

Adjacent Properties

The Crossings

F. Parcel #2231351056
55-Unit Condominium Project



The Crossings Commercial

G. Parcel #2236480009
20,000 Sq. Ft. Commercial Retail
Tenants include *Edward Jones*,
Brick Oven Bakery & *ReMax Realty*



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Business Area

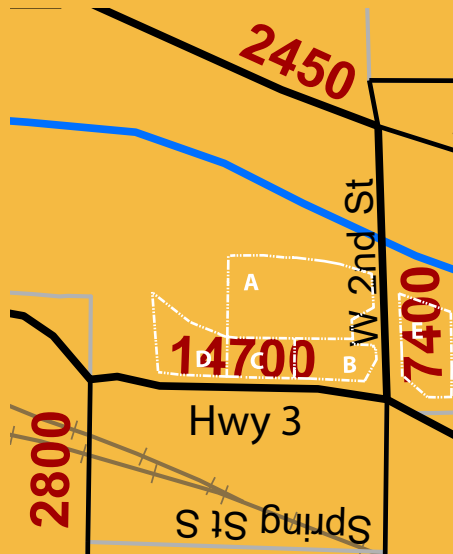


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Proposed Development - PARCEL A

Traffic Counts

Department of Transportation, 2012 Study



Fairfield Inn & Suites



- Fairfield Inn & Suites is an established leader in the moderate-tier segment, offering value and consistency, and quality service to business and leisure travelers.
- 747 Hotels open with 286 in the pipeline.



Proposed Development - PARCEL B

Site Plan



Proposed Development - PARCEL C

Site Plan



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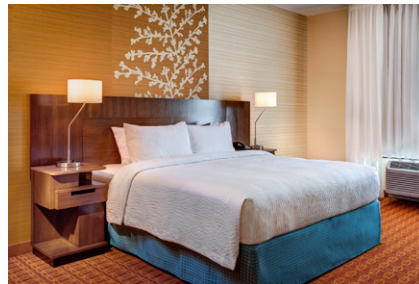
Proposed Development - PARCEL D



Highway 3 & Second St W, Northfield, MN 55057

Proposed Development

A. HOTEL



B. COMMERCIAL OFFICE



C. FREESTANDING RESTAURANT

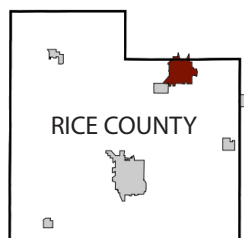
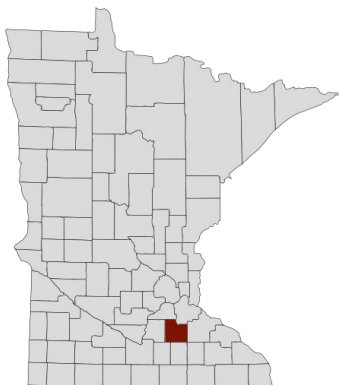
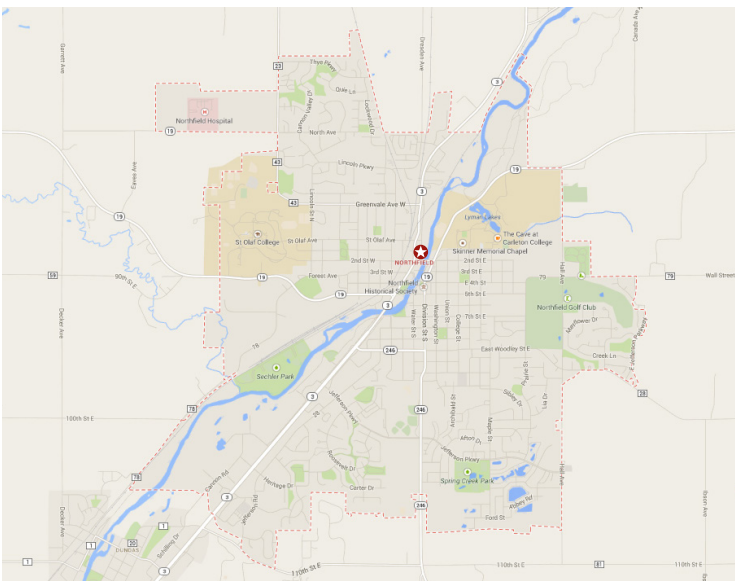


Community Overview

In 2014 Northfield was named both the nation's "Best Place for a Well-Rounded Retirement" by Time's Money Magazine and the No. 2 "Best Small Town" by Livability.

This site offers a rare opportunity for development in one of Northfield's premier locations, at the north end of historic downtown, on the banks of the Cannon River. Natural amenities abound, along with cultural and educational activities on the campuses of Carleton College and St. Olaf College.

When John North founded Northfield, the native New Yorker had a quiet, New England-style mill town planned. The rise of agriculture, a few lively bank robberies at the hands of Jesse James, a thriving academic and arts community, and the winding forces of water created a uniquely vibrant city — old and new, industry and agriculture, urban and pastoral, rustic and refined. Downtown Northfield is a line of well preserved late 19th and early 20th century architecture. Because of early economic successes and the stability of two thriving colleges (St. Olaf & Carleton), the downtown area is extensive and better maintained than similar sized Midwest communities.



Community Profile

Population: **20,007**¹

Market Area Population: **484,000**²

Civilian Labor Force: **286,000**²

Median Household Income: **\$58,594**³

Median Owner Occupied Home Value: **\$211,800**³

College Enrollment⁴:

- **Carleton College** (2,045 students)
- **St. Olaf College** (3,179 students)

Largest Employers⁴:

- **St. Olaf College** (861 employees)
- **Malt-O-Meal** (830 employees)
- **Carleton College** (690 employees)
- **Northfield Public Schools** (500 employees)
- **Multek Flexible Circuitry** (430 employees)

¹ US Census Bureau (DP-1, Profile of General Population)

² 2011 Nielsen Claritas Trendlines and Mercer Analysis.

³ US Census Quickfacts, 2010

⁴ City of Northfield