

Sample NNN Properties for sale from OnlyNNN.com - 800-841-5033.

Contact OnlyNNN.com to review additional NNN Properties.

Information below is computer generated. Please pardon the typos.

1 Minneapolis, MN 55418



Price	\$9,810,000
Building Size	16,684 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This Walgreen's store, a relocation of a long-established and above-average performing store, was completed in August 2015. This is a relocation store from across the street. Old store was high sales volumes and this is a forever location for Walgreen's. Walgreen's dominates the Minneapolis / Twin Cities market. The proven track record of the previous store should give any investor additional confidence in the longevity of this location.

2 Minneapolis, MN 55406



Price	\$7,230,000
Building Size	15,839 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This new prototype Walgreen's store, a relocation of a long-established and above-average performing store, was completed in August 2015. Walgreen's chose to relocate to this superior location to continue to grow sales. The lot size is somewhat smaller than typical, but because Walgreen's wanted to be here, they put their stockroom and some other back of house areas below grade in a basement space.

3 Elk River, MN 55330



Price	\$2,676,923
Building Size	4,140 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Culver's in Elk River, Minnesota. The owner and restaurant operator will sign a 15-year absolute NNN lease upon close of escrow. There will be four 5-year option periods to coincide with future franchise renewals. This is an experienced multi-unit operator in the Twin Cities with a strong track record and high performing stores. As a sign of the operator's commitment to this location, they recently made over \$450,000 of property improvements to the interior and exterior.

4 Chanhassen, MN 55317



Price	\$2,751,000
Building Size	10,559 SF
Cap Rate	5.95%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property, situated at the hard corner of West 78th Street and Kerber Boulevard, consists of 10,559 square feet of improvements. The property benefits from excellent visibility and accessibility with a traffic count of 7,200 vehicles per day with two points of ingress/egress and a parking lot with 48 spaces. Ideally located near the intersection of Powers Boulevard and State Route 5, the market area is characterized as a commercial corridor that is surrounded by numerous residential neighborhoods. Notable big-box retailers within the market include Target and Cub Foods.

5 Madison, MN 56256



Price	\$1,091,431
Building Size	9,014 SF
Cap Rate	6.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New construction Dollar General store in Madison, Minnesota. The property is subject to a fifteen year absolute net lease that commenced in November of 2015.

6 Edina, MN 55435



Price	\$3,218,000
Building Size	6,070 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Located on West 69th Street, the property is afforded a strong retail branch location with a traffic count of more than 10,000 cars per day. The site features a 6,070 square foot building with four drive-thrus and parking for 33 cars. The Edina branch is located in one of the primary commercial corridors in suburban Minneapolis. The proximity to big-box retailers Cub Foods, Whole Foods, and Super Target enhances the importance of the property location. The area is home to the upscale Southdale Center mall, which contains an Apple, Gordmans, JC Penney, and Michael Kors. The local market also includes the Fairview Southdale Hospital and many affiliated medical practices.

7 Minneapolis, MN 55408



Price	\$1,598,000
Building Size	3,015 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Located on the hard corner of Lake Street and Clinton, the property is afforded a strong retail branch location with a traffic count of more than 20,000 cars per day. Lake Street is a local thoroughfare that connects southern Minneapolis with St. Paul. The site features a 3,015 square foot building with one drive-thru and parking for 20 cars. The local market is characterized as a pedestrian-friendly urban landscape with several apartment buildings, shopping centers, and national retailers. The neighborhood benefits from excellent accessibility to Interstate 35W, which is less than one-half mile from the branch.

8 Cottage Grove, MN 55016



Price	\$3,308,808
Building Size	20,027 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New 10 year NN Lease with Aldi Corporate. This 2016 renovation features 20,027 SF building which sits on a large lot comprised of 3.4 Acres. The site is conveniently located directly off U.S Highway 61/10. Cottage Grove is only a 20 minute drive from the Minneapolis-St. Paul International Airport. With easy access to Highway 494 and Interstate 94, Cottage Grove is a great place to live with short commutes to inner city employment locations. *Front Parking lot fully replaced November 2015 and back Parking lot partially replaced and patched.*Doors anticipated to be open early Spring 2016 at that time the Lease and Rent will commence.

9 Albert Lea, MN 56007



Price	\$1,643,500
Building Size	4,559 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a rare absolute NNN lease opportunity in Albert Lea, MN. The offering is the 100% fee simple interest with 10 years remaining on the primary term. There are scheduled annual 1.5% increases in rent with percentage incentives. The location is owned, operated and guaranteed by Tri City Foods, Inc., an established franchisee of Burger Kings throughout the country.

10 Blaine, MN 55449



Price	\$3,188,570
Building Size	13,010 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS Pharmacy located in Blaine, Minnesota. The subject property is fully leased to and guaranteed by CVS Health Corporation (NYSE: CVS). The lease features a 25 year base term with 14 years remaining and 10 renewal options at 5 years each.

11 Canby, MN 56220



Price	\$1,133,052
Building Size	9,014 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New construction Dollar General store in Canby, Minnesota. Rent commenced on this fifteen year, triple net lease in October of 2015.

12 Marshall, MN 56258



Price	\$1,818,300
Building Size	2,500 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is an excellent opportunity to purchase an investment property for \$1,818,300 at 5.75% cap rate with a new 10 year lease. This lease includes 10% rent increases at year 5 and at each of two 5-year options. The property is in an ideal location just south of Southwest Minnesota State University, Marshall Senior High School and the nearly complete Southwest Regional Sporting Complexes. It is also less than a mile from Avera Marshall Regional Medical Center.

13 Duluth, MN 55811



Price	\$1,417,000
Building Size	2,818 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Dunkin' Donuts in Duluth, Minnesota.

14 Plymouth, MN 55446



Price	\$3,029,000
Building Size	4,308 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is an excellent opportunity to purchase an investment property for \$3,029,000 at 5.50% cap rate with 18 years remaining on the lease. This lease, which commenced in October 2013, includes rent increases of 15% every 5 years as well as the two 5-year options. The gas station is in a high income area, with the average household income exceeding \$144,000 within 1 mile of the property.

15 Bloomington, MN 55431



Price	\$5,989,729
Building Size	64,130 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NEW LONG TERM LEASE! Newly renovated retail building that is 100% leased to Hobby Lobby Stores, Inc. in the city of Bloomington, MN - just 4 miles from the famous Mall of America. The subject property, which is shadow anchored by Super Target, offers investors a new 12 year corporate lease with fixed \$0.50 PSF rental escalations every 5 years during the primary term. In January 2027 (the start of the first of 3 - 5 Year Options), the annual rent increases from \$657,333 to \$953,132 - representing a substantial 45% increase. The building is comprised of 64,130 square feet and is situated on a 2.76 acre site (not including parking area). The lease structure is NN (Landlord is responsible for roof & structure), leading to minimal responsibilities when considering the building is newly renovated. The subject parking lot is comprised of 318 stalls (4.56 parking ratio, not including a cross parking easement agreement with Target), providing for convenient, ample parking.

16 Lakeville, MN 55044



Price	\$4,761,100
Building Size	4,300 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

This is an excellent opportunity to purchase an investment property for \$4,761,100 at 5.50% cap rate with 19 years remaining on the lease. This lease, which commenced in October 2014, includes rent increases of 15% every 5 years as well as the two 5-year options. The gas station is ideally located just off of the major thoroughfare, Interstate 35E, with 64,000 vehicles per day.

17 Shoreview, MN 55126



Price	\$3,962,000
Building Size	2,724 SF
Cap Rate	6.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Raising Cane's is located in Shoreview (Twin Cities MSA), Minnesota. Built and opened in October, 2015, the subject is a brand new, 2,724-square-foot single tenant building on +/- 1.05 acres of land. There are 15 years remaining on the absolute triple-net (NNN) lease with no Landlord responsibilities. Raising Cane's has more than 235 restaurants in 19 states with multiple new restaurants under construction. The subject property sits directly off of Lexington Avenue N (22,700+ cars per day), just south of the Interstate-694 (97,000+ cars per day) and adjacent to significant retail and employment facilities. The restaurant is an outparcel to Super Target and next to the regional YMCA facility. There are numerous retail tenants in the immediate area, including Trader Joe's, Cub Foods, Jimmy John's, Chipotle, Sherwin-Williams, Starbucks, Noodles & Company, Five Guys and more. Bethel University (6,500 students) is less than two miles away. Located within the Minneapolis-St. Paul MSA, there are over 180,000 residents and 75,800 households within a 5-mile radius of the property. The average household income exceeds \$100,000 within a 1-mile radius.

18 Winona, MN 55987



Price	\$4,777,500
Building Size	17,500 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is an excellent opportunity to purchase an investment property for \$4,777,500 at 6.00% cap rate with a 10 year, 3 month lease. This lease has two 5-year options and 10% rent increases every 5 years. Centrally located in Winona, the property is in an ideal location, just off of the city's arterial thoroughfare know as Highway 61.

19 Bemidji, MN 56601



Price	\$5,063,995
Building Size	13,258 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a single-tenant, freestanding CVS drugstore located in Bemidji, MN. The building is a brand new state-of-the-art drugstore with a drive-thru pharmacy pick-up window. There are 25-years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever. The lease is corporately guaranteed by CVS Health Corporation (NYSE: CVS, S&P: BBB+/Stable, Moody' s: Baa1/Stable), a publicly-traded Fortune 500 Company (#12) with annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

20 Brainerd, MN 56401



Price	\$4,423,000
Building Size	15,076 SF
Cap Rate	6.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Investment-Grade Tenant: Walgreen Co. (S&P: BBB), a subsidiary of Walgreen's Boots Alliance Inc. (NASDAQ: WBA), operates 8,232 stores across 50 states, the District of Columbia and Puerto Rico. Walgreen's Boots Alliance Inc. produced total revenues of more than \$93.98 billion, an EBITDA of \$6.4 billion, and net income of \$3.97 billion as of LTM May 2015. Net Lease: 20-year Net Lease with 4.75 years of primary lease term remaining and eight 5-year options. Limited Landlord responsibilities. Proven Location: Well above average annual store-level sales performance of \$4.2M signaling high probability of renewal. Excellent Visibility: The property is ideally positioned at the signalized hard corner intersection of Washington Street (Traffic Count: 28,800 VPD), one of the area's heaviest traveled arteries which leads directly into Downtown Brainerd, and NW 4th Street (Traffic Count: 9,600 VPD) with additional access and visibility on NW 3rd Street and James Street (5 total access drives).

21 Pine River, MN 56474



Price	\$1,338,456
Building Size	9,002 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Investment Highlights" Brand New Construction | Improvements Completed in 2016" Zero Landlord Maintenance | 15-Year Absolute Triple-Net (NNN) Lease" Investment Grade Tenant | Standard & Poors BBB Credit Rating" Limited Market Competition | 32.9 Miles from the Nearest Dollar General & 8.0 Miles from the Nearest Family Dollar.

22 Starbuck, MN 56381



Price	\$1,242,938
Building Size	7,302 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant Dollar General property located in Starbuck, MN. The property is currently under construction and is slated for early 2016 completion. At the time of completion, the property will be operating under a brand new, 15 year triple-net lease with no landlord maintenance responsibilities. Dollar General is an investment grade tenant with a Standard & Poors BBB credit rating. The subject property is located near Highway 28, one of the three main routes in the city. The property is also located on the western shores of Lake Minnewaska, the 13th largest lake in Minnesota.

23 Golden Valley (Minneapolis), MN 55426



Price	\$2,164,767
Building Size	3,950 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This Jiffy Lube is located in Golden Valley, Minnesota, for \$2,164,767 at a 6.00% cap. The property has a 15 year lease, with 10% rent increases every 5 years and four 5-year options. Jiffy Lube has been operating at this location for over 15 years and recently extended the lease term. This property is ideally located just 5 miles from downtown Minneapolis. The lease is signed by Heartland Automotive, which operates over 540 locations from coast to coast. Heartland Automotive is the largest Jiffy Lube franchisee in the U.S. This Jiffy Lube property is located just off of Interstate-394, near the Louisiana Avenue exit, in a retail-heavy area. Traffic counts average over 124,000 vehicles per day on I-394.

24 Rogers, MN 55374



Price	\$3,254,246
Building Size	9,500 SF
Cap Rate	6.50%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

Property Description

Single-tenant, absolute-net leased KinderCare Learning Center located in Rogers, Minnesota. The subject property is 9,500 square feet, was built in 2007 and is located less than 200 feet west of State Route 101. The surrounding area is highly conducive to childcare centers and includes elementary schools, parks, dance/karate centers and abundant residential housing. There is extensive national retail in close proximity including Kohls, Walgreen's, Dollar Tree, UPS, GNC, Anytime Fitness and several prominent QSR brands.

25 New Richland, MN 56072



Price	\$1,309,200
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand new single-tenant Dollar General property located in New Richland, MN. The property is currently under construction and is slated for early 2016 completion. At the time of completion, the property will be operating under a brand new, 15 year triple-net lease with no landlord maintenance responsibilities.

26 West Saint Paul, MN 55118



Price	\$1,881,080
Building Size	1,850 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is an excellent opportunity to purchase an investment grade property for \$1,881,080 at 5.00% cap rate. Starbucks has operated at this location for 10 years and recently extended the lease term for an additional 10 year term. Starbucks Corporation has an investment grade rating of A-, operates 10,700 locations with revenues of \$19.16 billion and net worth of \$5.82 billion.

27 Bloomington, MN 55431



Price	\$4,100,000
Building Size	5,537 SF
Cap Rate	5.45%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

This is an excellent opportunity to purchase a Super America/Norther Tier Retail, LLC Ground Lease for \$4,100,000 at a 5.45% cap. The lease has nearly 20 years remaining, with annual rent increases of the greater of CPI or 2.00% and two 5-year options. Super America has been operating at this location for 35 years. This property is located in a dense retail area with national tenants nearby including Byerly's, Festival, Lifetime Fitness, Wells Fargo, Walgreen's, Ford, Starbucks, and more. Super America is situated in a prime location along West 98th Street, directly off of Interstate 35W, a major thoroughfare with 102,000 vehicles daily. This property is located less than five miles from the Mall Of America, with more than 400 stores and 35 40 million visitors annually. The lease is signed by Northern Tier Retail, LLC, with a network of 260 convenience stores. Northern Tier Retail is a subsidiary of Northern Tier Energy which had total revenues of \$5.0 billion and net income of \$231.1 million.

28 Ottertail, MN 56571



Price	\$1,417,200
Building Size	8,320 SF
Cap Rate	6.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Newly priced to spark a new year sale 9 Jan 2016. 2014 new construction on new 15 year NNN lease with six five-year options thereafter. Rent bumps written into the lease. Corporate Guaranteed. Base term expires 6/2029, next rent bump is scheduled for 7/2024.

29 Fridley, MN 55432



Price	\$2,051,591
Building Size	4,361 SF
Cap Rate	3.90%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee interest in a brand new, modern prototype absolute NNN McDonald's ground lease. The lease has 18 years of term remaining, zero landlord responsibilities, strong 10% rent bumps every 5 years, a below market rent and is situated in front of a newly renovated Cub Foods which drives a very high volume of traffic to the area.

30 Maplewood, MN 55109

Price	\$1,633,333
Building Size	3,460 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Excellent Super Regional Retail node: Maplewood Mall is anchored by Macy' s, JC Penny, Kohl' s, Sears, Barnes & Noble with Starbucks. Maplewood Mall has over 130 shops & stores including Bath & Body Works, Forever 21, H&M, Men' s Wearhouse.

31 Norwood Young America, MN 55397

Price	\$1,818,848
Building Size	8,253 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located 717 Faxon Road North in Norwood Young America, MN. The property consists of 8,353 square feet of building space and sits on 1.25 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in November of 2015. The property is subject to a new 15-Year Triple Net (NNN) lease. The base rent is \$113,678 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The lease has a full corporate Family Dollar Store, Inc. guarantee.

32 Hibbing, MN 55746

Price	\$4,951,000
Building Size	14,739 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

14,739-squarefoot freestanding Walgreen's situated on 1.64 acres in Hibbing, Minnesota. Built in 2007, Walgreen's signed a 25-year absolute NNN lease which has 16.5 years of primary term remaining. Proven Location with strong annual store-level sales performance. The property is ideally positioned on the hard signalized corner of 37th Street and East Beltline (Combined Traffic Count: 21,200 VPD) which serve as two of the area' s primary arteries.

33 Hilltop, MN 55421

Price	\$6,947,368
Building Size	13,650 SF
Cap Rate	5.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

None12+ years remaining (12/31/2027)Ten, 5 year options.



Price	\$2,499,000
Building Size	4,445 SF
Cap Rate	6.61%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Culver's Restaurant Sale-Leaseback in Willmar, Minnesota. This Culver's location is a 4,445-square foot restaurant, located 100 miles west of Minneapolis, with their signature Butter Burgers and fresh Frozen Custard. The lease will be a 20-year absolute-net lease (no landlord responsibilities) to commence at the close of escrow with 1.50 percent annual increases and four, five-year options to renew. Culver's Franchising System, Incorporated operates a chain of fast-casual restaurants specializing in American style food and frozen custard; ranging in size from 98 seat to 120 seat locations. Its menu includes their trademark Butter Burgers® and their own brand of root beer. They offer a variety of sandwiches, sides, salads, fried chicken and handcrafted shakes and sundaes. The 535-restaurant chain has surpassed the \$1 billion mark in system-wide sales and continues to expand across 22 states. The company was founded in 1984 in Sauk City, Wisconsin and is now based in Prairie du Sac, Wisconsin.



Price	\$2,168,000
Building Size	4,494 SF
Cap Rate	6%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Second Largest Telecommunication Provider with Over \$74 Billion in Revenue AT&T Mobility is a subsidiary of AT&T Inc., providing wireless services to over 121 million subscribers in the U.S. and is the second largest wireless telecommunication provider in the U.S. and Puerto Rico. New 10 Year Lease with 10% Rental Increases. The subject property has a new 10 year term, with increases every 5 years throughout the primary term and options periods. Excellent Regional Trade Area. The site is positioned in the heart of the established Mankato trade area and directly south of the regional River Hills Mall. Additional national retailers such as Walmart, Sam's Club, Hobby Lobby, Lowes, Kohls, McDonalds, and countless others, are located in the immediate surrounding area. Daily Traffic Generating Anchors The property is an outparcel to Shopko and Cub Foods, two of the area's dominant retailers, which will draw consistent traffic to the site.



Price	\$1,347,984
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located at 218 Oak Street in Dawson, Minnesota. The property consists of 8,320 square feet of building space and sits on 1.38 acres of land. This Family Dollar was a recently constructed built-to-suit that will be completed in July of 2015. The property is subject to a 15-Year triple net (NNN) lease. The base rent is \$84,249 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Incorporated and the lease has a Family Dollar Corporate guarantee.

37 Tracy, MN 56175



Price	\$1,244,163
Building Size	8,353 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located at 800 Craig Avenue in Tracy, Minnesota. The property consists of 8,353 square feet of building space and sits on 1.10 acres of land. This Family Dollar was a recently constructed built-to-suit that will be completed in July of 2015. The property is subject to a 15-Year triple net (NNN) lease. The base rent is \$83,981 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Incorporated, a North Carolina Corporation and the lease has a Family Dollar Corporate guarantee.

38 Plainview, MN 55964



Price	\$1,527,348
Building Size	8,359 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located at 710 Highway 42 in Plainview, MN. The property consists of 8,359 square feet of building space and sits on 1.02 acres of land. This Family Dollar was a recently constructed built-to-suit that will be completed in April of 2015. The property is subject to a 15-Year triple net (NNN) lease. The base rent is \$103,096 with ten percent rental increases every five years starting Year 11. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Incorporated, a North Carolina Company and the lease has a Family Dollar Corporate guarantee.

39 Isanti, MN 55040



Price	\$1,657,872
Building Size	8,359 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located at 391 Cherrywood Street NE in Isanti, Minnesota. The property consists of 8,359 square feet of building space and sits on 1.21 acres of land. This Family Dollar was a recently constructed built-to-suit that will be completed in June of 2015. The property is subject to a 15-Year triple net (NNN) lease. The base rent is \$103,617 with ten percent rental increases every five years starting year 11. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Incorporated, a North Carolina Corporation and the lease has a Family Dollar Corporate guarantee.

40 Forest Lake, MN 55025



Price	\$1,675,000
Building Size	2,622 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a single tenant Jiffy Lube quick lube facility located in the Minneapolis / St. Paul suburb of Forest Lake, Minnesota. The Property consists of a freestanding building with approximately 2,622 sf of ground floor space. The building is constructed of masonry block with a single ply EPDM roof developed in 2004. The are 6 roll up doors. The tenant is Heartland Automotive Services, the largest Jiffy Lube franchise with 575 locations in 25 states. The original 20 year, NNN lease commenced in June 2004. rents increase by 10% every 5 years.

41 Sauk Rapids, MN 56379



Price	\$12,056,000
Building Size	14,490 SF
Cap Rate	5.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Excellent investment opportunity situated at the foot of the newly constructed four-lane bridge over the Mississippi River that provides the main link between St. Cloud and Sauk Rapids, and just up the road from St. Cloud Hospital, a 489-bed regional hospital with 4,200 employees. This densely populated area is home to over 110,000 residents (within five miles) and features excellent exposure along two of the areas main traffic arteries with a combined daily traffic count in excess of 40,000 vehicles per day.

42 Brooklyn Center, MN 55429



Price	\$6,916,039
Building Size	13,013 SF
Cap Rate	5.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Offering Price \$6,916,039 - \$1,058,154 (FULL BUYERS CREDIT) = \$5,857,885 (6.02% cap) CVS Health Corporation is the largest pharmacy health care provider in the United States. As a fully integrated pharmacy they believe they can drive value for customers by effectively managing pharmaceutical costs and improving health care outcomes through pharmacy benefit management, mail order and specialty pharmacy division, Caremark Pharmacy Services® ; approximately 7,000 CVS/pharmacy® retail stores; retail-based health clinic subsidiary, Minute Clinic® ; and our online pharmacy.

43 Winona, MN 55987



Price	\$1,536,000
Building Size	3,000 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This Verizon Wireless is being offered for sale for \$1,536,000 at a 6.25% cap rate. There are approximately 5 years remaining on the initial lease term with a 4.7% rent increase in 2017 and two 4-year renewal options. This property is located in a dense retail location in front of Target, Walmart and Menards. Traffic counts along Mankato Avenue average 21,200 vpd. Located only one block east of Winona Health featuring 99 beds and over 1,200 employees. This Verizon is also just over a mile southeast of Winona State University which enrolls 8,600 students annually. The Lease is signed by Verizon Wireless Personal Communications LP, a wholly-owned subsidiary of Cellco Partnership. Cellco operates 1,700 retail stores in the U.S.



Price	\$5,792,410
Building Size	7,002 SF
Cap Rate	5.65%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 1301 County Road 42 West in Burnsville, Minnesota. The property is roughly 7,002 square feet and is situated on approximately 2.07 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$327,271. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.



Price	\$3,308,808
Building Size	20,027 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New 10 year NN Lease with Aldi Corporate. This 2016 renovation features 20,027 SF building which sits on a large lot comprised of 3.4 Acres. The site is conveniently located directly off U.S Highway 61/10. Cottage Grove is only a 20 minute drive from the Minneapolis-St. Paul International Airport. With easy access to Highway 494 and Interstate 94, Cottage Grove is a great place to live with short commutes to inner city employment locations. *Front Parking lot fully replaced November 2015 and back Parking lot partially replaced and patched.*Doors anticipated to be open early Spring 2016 at that time the Lease and Rent will commence. Aldi, Inc. is a leading global discount supermarket chain with over 10,000 stores in 18 countries, and an estimated turnover of more than ~ 50bn which converts to approx. \$55 billion in US Dollars.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.