COMMERCIAL INTEGRITY IS PLEASED TO EXCLUSIVELY PRESENT ***FOR SALE***

Kentucky Fried Chicken
5496 Saint Croix Trail
North Branch MN, 55056

COMMERCIAL INTEGRITY *nw*
a real estate investment advisory company

JUSTIN POOR
Principal Advisor
(503) 218-4380
justin.poor@cinw.com
OR 200705229 | WA 109251

In cooperation with:
BARBARA SCHUBA
Principal Advisor
(651)603-0321
bschuba@suntide.com
Suntide Commercial Realty, Inc

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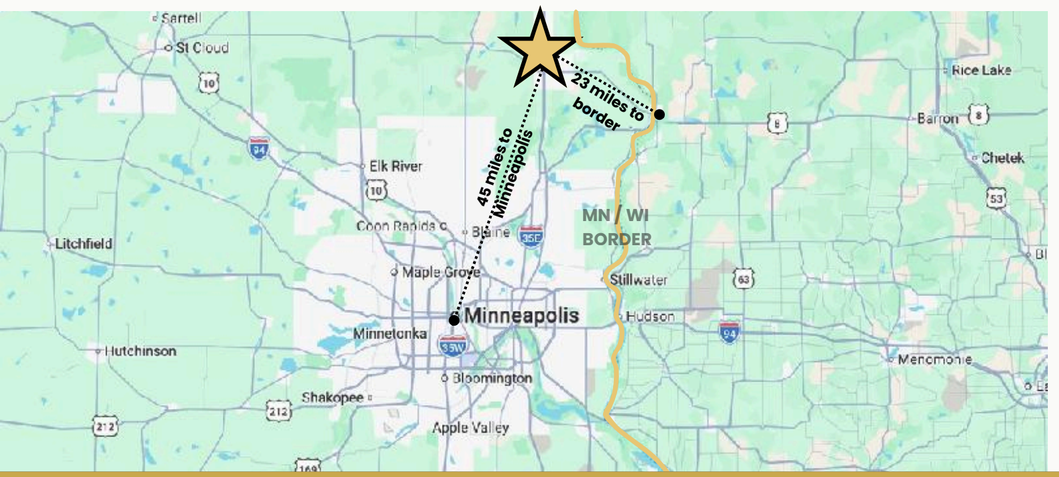
Property Summary:

$2,305,000	5.15%	$774.80
List Price	Cap Rate	Price SF

Building Area	2,975 SF
Land Area	30,928 SF
Year Built	2022/2023
Price	$2,305,000
Price SF	$774.80
Zoning	Commercial
Parcel Numbers	11-00410-26
Parking Stalls	30 Stalls
Construction	Wood Frame



Investment Highlights:

Location & Visibility - Situated approximately 45 miles north of Minneapolis along Saint Croix Trail — the city's primary commercial corridor. Strong visibility for local residents and commuter traffic, with direct access to Interstate 35.

Demographics & Workforce - North Branch has a population of approximately 11,000–12,000 residents with median household income near $90,000 — exceeding national averages. The workforce spans healthcare, manufacturing, retail, and construction, supporting consistent consumer spending.

Traffic & Access - Saint Croix Trail is a well-traveled local artery supporting daily vehicular, pedestrian, and bicycle movement. The corridor connects retail nodes, residential developments, and regional highways — capturing both local and pass-through demand.

Population Growth - North Branch is one of Minnesota's fastest-growing suburbs with population growth of +52.8% since 2000. Continued residential expansion drives increasing demand for retail and daily-needs services with limited competing commercial inventory.

Investment Potential - The asset's location on a primary corridor within an expanding suburban market supports long-term tenant demand and investment stability. Ideal for both income-focused investors and 1031 exchange buyers seeking passive NNN returns.

About the Tenant

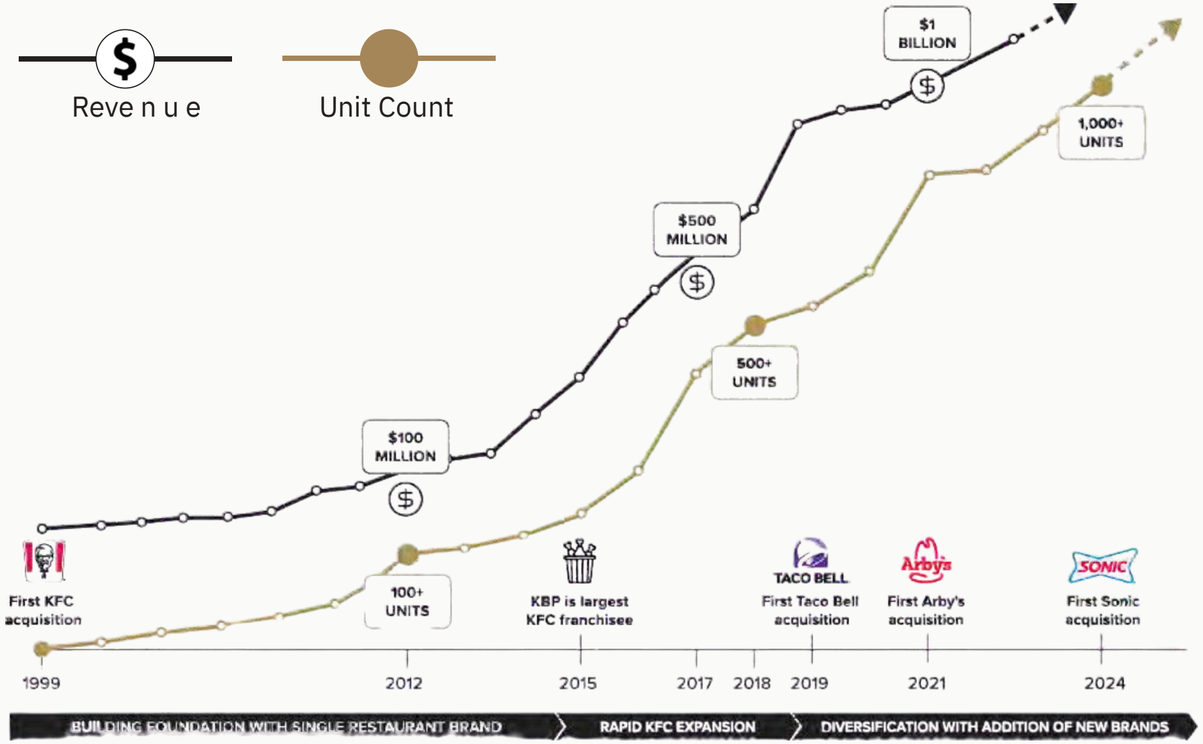
KENTUCKY FRIED CHICKEN

Subsidiary of Yum! Brands | Est. 1930 | 32,000+ Locations Worldwide

KFC is one of the most recognized quick-service restaurant brands globally, operating **over 32,000 locations across more than 150 countries and generating approximately $34B+ in systemwide sales.** Backed by parent company Yum! Brands, KFC benefits from strong corporate infrastructure, global scale, and a proven franchise model.

Founded by Colonel Harland Sanders, KFC has built a durable brand centered around its signature chicken offerings and value-oriented menu. The brand continues to demonstrate steady growth through **international expansion and consistent same-store sales performance**, supported by a **large global customer base and strong franchise network.** Located in North Branch along Saint Croix Trail with proximity to Interstate 35, **the property benefits from strong visibility and accessibility within a growing retail corridor. The site is well-positioned to capture both local demand and commuter traffic.**

A globally established quick-service operator with strong brand recognition and necessity-based demand, KFC represents a stable, long-term tenant backed by one of the largest restaurant companies in the world.



Lease Abstract

PROPERTY
5496 Saint Croix Trail | North Branch, MN 55056

TENANT
Argonaut Minnesota Ventures, Inc., a Minnesota corporation

COMMENCEMENT DATE
Closing Date of Purchase & Sale Agreement (Effective Sept 13, 2022)

EXPIRATION DATE
15 Years from Rent Commencement Date (approx. Oct 31, 2037)

TERM
180 Months / 15 Years

EXECUTION DATE
October 25, 2022

BASE YEAR
2022

EXCLUSIVE USE FOR
KFC restaurant franchise operation (Recital B; §32)

PARKING
Parking easements included as part of leased premises per Exhibit A (Parcel 4)

TENANT IMPROVEMENTS
Lessee responsible for all maintenance and improvements at sole cost; Lessor consent not required for repairs, code compliance work, or franchisor image enhancements. (§8.1, §8.3)

HOLDING OVER
Month-to-month tenancy only if Lessor elects to accept rent after lease term expiration. (§18)

RENEWAL OPTION
Four (4) options to extend for five (5) years each. Written notice required no less than 6 months prior to expiration of Initial Term or then-current Extension Term. (§1(a), §1(b))

ESTOPPEL CERTIFICATE
Lessee to execute upon Lessor request. Lessor to execute per Exhibit B Landlord Estoppel form. (§15(a), §15(c))

REAL ESTATE TAX
Lessee responsible for all real property taxes, assessments, and impositions; paid directly to the taxing authority at least 10 days before due date; prorated in the first and last year of the lease. (§7.1, §7.4)

INSURANCE
Lessee to maintain: (1) General liability — combined single limits $2,000,000+ (§10); (2) Fire & extended coverage — full replacement value, "all risk" (§11). Lessor and mortgagees named as additional insureds. Lessee must notify Lessor within 30 days of any cancellation or material changes.

UTILITIES
Lessee pays all utility charges directly per existing contracts. (§6)

LANDLORD R&M
None — Lessor has no responsibility or obligation to maintain, repair, replace, or restore the Leased Premises. (§8.3)

TENANT R&M
Lessee responsible at sole cost for all maintenance and repairs including storefront, roof, foundation, walls, parking, plumbing, HVAC, and all building systems. (§8.1)

TI ALLOWANCE
None specified in Lease

EXPENSE TYPE
Net Lease (NNN) — Absolute NNN; no expense cap specified

GUARANTY
Argonaut Food Partners, LLC, a Nevada LLC (Guarantor); full, unconditional, continuing guaranty of all Lessee obligations. Executed October 25, 2022.

RIGHT OF FIRST REFUSAL
Lessee has ROFR to purchase Leased Premises at same price/terms as any bona fide third-party offer; 14-day notice period; $10,000 deposit; 90-day financing contingency; min. purchase price $2,250,000. (§35)

COMMENTS
Late fee: 5% of monthly rent if not received within 10 days of due date (§4(c)). Governing law: Minnesota (§34). Memorandum of Lease to be recorded on or before Rent Commencement Date (§25).

RENT SCHEDULE

Period of Time	Months	Monthly $/SF	Sq Ft	Monthly Base Rent	Total Rent/Period
Oct 25, 2022 – Oct 31, 2027	60	$3.02*	2,975 SF	$9,000	$540,000
Nov 1, 2027 – Oct 31, 2032	60	$3.32*	2,975 SF	$9,900	$594,000
Nov 1, 2032 – Oct 31, 2037	60	$3.66*	2,975 SF	$10,890	$653,400
Option 1: Nov 1, 2037 – Oct 31, 2042	60	$4.02*	2,975 SF	$11,979	$718,740
Option 2: Nov 1, 2042 – Oct 31, 2047	60	$4.42*	2,975 SF	$13,177	$790,614
Option 3: Nov 1, 2047 – Oct 31, 2052	60	$4.87*	2,975 SF	$14,495	$869,675
Option 4: Nov 1, 2052 – Oct 31, 2057	60	$5.37*	2,975 SF	$15,994	$959,643
Total Consideration					**$5,126,072**

** $/SF estimated based on square footage not specified in lease — for reference only.*

While we do not doubt the accuracy of the information contained in this document, we make no warranties as to its accuracy. It is the responsibility of the reader to independently verify all information. | Lease Review Date: 12/20/2023

Type	Lease Start	Lease End	Square Feet	Current Monthly Rent	Current Annual Rent	Current Rent PSF
KFC	10/25/22		2,975 SF	$9,900.00	$118,800	$39.93

INCOME TYPE	CURRENT	PSF
Gross Rental Income	$118,800	$39.93
Est. NNN Reimbursements	$0	$0.00
Total Income	**$118,800**	**$39.93**
(Economic Vacancy)	$0	0.00%
Effective Gross Income	**$118,800**	**$39.93**
Net Operating Income	**$118,800**	**$39.93**

COMMUNITY BREAKDOWN

Neighborhood Highlight:

North Branch, MN

North Branch is a fast-growing exurban community located along the I-35 corridor, approximately 45 miles north of the Twin Cities. Historically a small regional hub, North Branch has steadily evolved into a key residential and retail trade area for northern Chisago County, supported by continued suburban expansion, affordable housing growth, and commuter-driven demand into the Minneapolis–St. Paul metro.

~13,000+

City Population

Steadily growing residential base

~59,000

Chisago County Population

Expanding regional trade area

~$90K+

Estimated Median Household Income

Strong relative purchasing power for a suburban market

I-35 Corridor

Regional Connectivity Driver

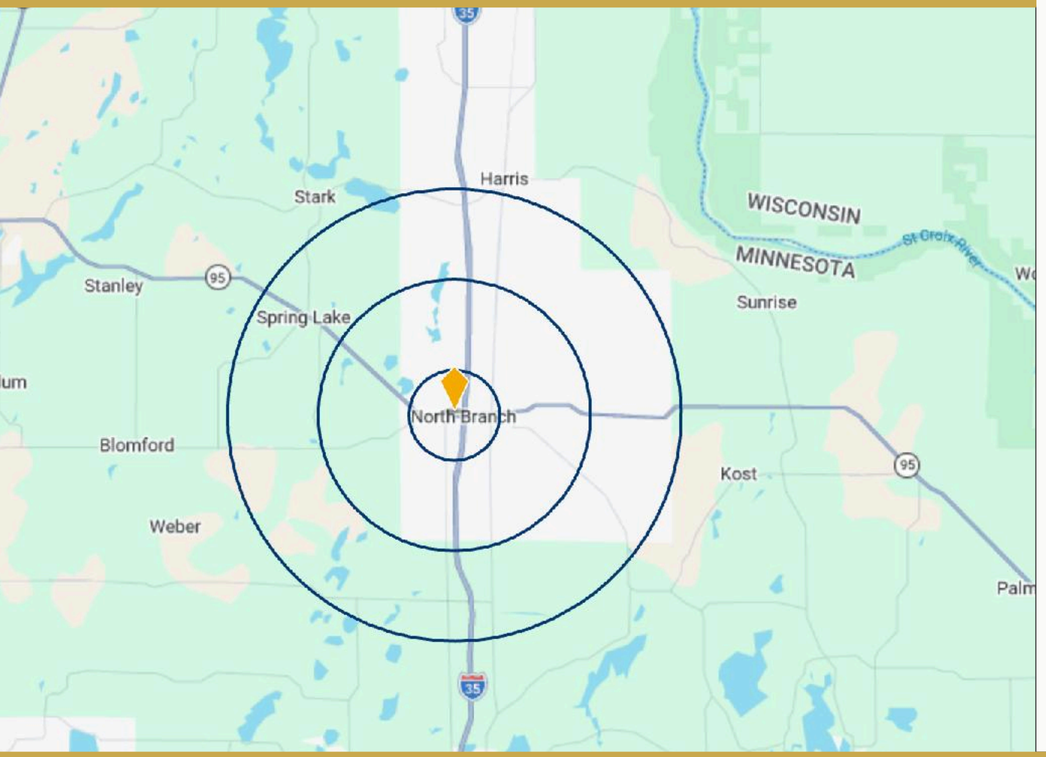
Direct access to Twin Cities employment base

WHY THIS MATTERS

- **Growing Exurban Trade Area**
  North Branch serves as a primary retail and service hub for surrounding smaller communities, capturing demand across a wide rural-to-suburban draw area. Continued residential development supports long-term consumer growth.
- **Strong Regional Connectivity via I-35**
  The city's location along Interstate 35 provides direct access to the Minneapolis–St. Paul metro (~50–60 minutes south), making it an attractive stop for commuters, regional travelers, and daily traffic flows.
- **Stable, Vehicle-Driven Consumer Base**
  The market is highly automobile-dependent, supporting drive-thru, quick-service, and convenience-oriented tenants. This dynamic strongly benefits national QSR operators such as KFC located along key arterial corridors like Saint Croix Trail.
- **Limited Competition with Essential Retail Demand**
  Retail density remains concentrated along primary corridors, creating strong visibility and limited redundancy for national tenants, reinforcing long-term tenant durability.

Community Breakdown: Who's Living Here

	1 mile	3 Miles	5 Miles
Population	3,915	11,810	14,204
Total Households	1,465	4,320	5,193
Average Household Income	$96,247	$105,420	$107,811
Total Annual Consumer Spending	$48M	$152.3M	$186.7M



Population Context:

State: Minnesota	5.8M
County: Chisago	59,000
MSA: Minneapolis/St Paul	3.76M
City: North Branch	13,000

WALKABILITY SCORES

Pedestrian Friendly 30-Somewhat friendly

Cycling Friendly 20-Somewhat friendly

Car Friendly 100-Exceptionally friendly

TRANSPORTATION

- 52 mi to Minneapolis–Saint Paul International Airport
- 0.3 mi to Greyhound Bus Stop
- 2 mi to Arrowhead Transit

DAILY CAR COUNT (VPD)

21,763
St Croix Trl

20,139
Falcon Ave W

4,078
Tanger Dr

3,685
386th St N

Amenity Map — Nearby Demand Drivers

5496 Saint Croix Trail | North Branch MN, 55056

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