



Brooklyn Park, Mn

ABSOLUTE NNN GROUND LEASE

**LOW GROUND RENT;
EXTREMELY HEALTHY
RENT TO SALES RATIO**

**10% RENT INCREASES
EVERY 5 YEARS**

10+ YEARS REMAINING

NNLG NATIONAL
NET LEASE GROUP

**CUSHMAN &
WAKEFIELD**

CORPORATE-BACKED ABSOLUTE NNN GROUND LEASE | 10+ YEARS REMAINING

The property is secured by a 15-year absolute NNN ground lease with Raising Cane's Restaurants, LLC, offering more than 10 years of remaining term. The lease structure provides truly passive ownership with zero landlord responsibilities for maintenance, repairs, or capital expenditures.

STRATEGICALLY POSITIONED OFF HWY 610 EXIT/OFF-RAMP

The property benefits from a strategic location directly off the exit ramp of State Highway 610, providing immediate access for both commuter and local traffic. With approximately 85,755 vehicles per day along the corridor, the site captures strong drive-by visibility and convenient ingress and egress from one of the region's primary east-west thoroughfares.

PRIME SIGNALIZED HARD CORNER AT KEY RETAIL INTERSECTION

Raising Cane's is prominently positioned at the signalized hard corner, offering excellent frontage and visibility along a heavily traveled retail intersection with combined daily traffic counts exceeding 28,778 vehicles.

LOW GROUND RENT | STRONG SALES PERFORMANCE

The asset benefits from below-market ground rent, resulting in a favorable rent-to-sales ratio that supports long-term tenant profitability. As a designated Certified Training Location, this site reflects strong store-level performance, operational efficiency, and above-average sales volumes, reinforcing the tenant's long-term commitment to the location.

HIGH-QUALITY 1.85 ACRE SITE | MODERN DRIVE-THRU PROTOTYPE

Situated on an oversized 1.85-acre parcel, the property features a modern 3,384 SF prototype designed for high-volume operations, including a dual-lane drive-thru that maximizes throughput.

DENSE DEMOGRAPHICS | STRONG TWIN CITIES MARKET FUNDAMENTALS

The property is located within a dense suburban trade area supported by approximately 85,000 residents within a three-mile radius and strong average household incomes exceeding \$127,000.



\$3,093,750

PRICE



10+ YEARS

REMAINING
LEASE TERM



10%

RENT INCREASE
EVERY FIVE YEARS



3,384 SF

BUILDING SIZE



1.85 AC

LOT SIZE



2021

YEAR BUILT



DUAL LANE

DRIVE-THRU



INFORMATION REQUEST

BLAKE TAGMYER

Executive Director
+1 858 558 5670

blake.tagmyer@cushwake.com
License No. 01912759

BRANDON PRICE

Senior Director
+1 858 558 5673

brandon.price@cushwake.com
License No. 01822998

CONOR MCGOUGH

Associate

+1 858 558 5627

conor.mcough@cushwake.com
License No. 02236653

AMY THOMPSON

Brokerage Specialist
+1 858 546 5440

amy.thompson@cushwake.com
License No. 02214440