



\$1,280,000

7.65% CAP RATE

**102 MILL ST S
BROWNSDALE, MN 55918**



Absolute-NNN Lease | ±19 Years Remaining With 2% Annual Rent Increases | Established Brownsdale, MN Location Along Mill Street (CR-34) Near I-90 With Strong Traffic Exposure | Property Undergoing Remodel to BP Gas Station Entirely At Tenant's Expense | Proven Consumer Demand Backed By Established and Successful Operator | Potential for 100% Bonus Depreciation

Marcus & Millichap
NFB GROUP

WHY INVEST?



Strategic Southern Minnesota Corridor Location | Supported by Local Agriculture, Residential & Regional Commuter Traffic

- **Strategically Located Along Mill Street (County Road 34) Near Interstate 90**, A Key East-West Corridor Providing Direct Connectivity Throughout Southern Minnesota And The Greater Austin, Minnesota Area
- **Freestanding BP Gas Station & Convenience Store** With Strong Visibility, Convenient Access, And On-Site Parking Positioned To Capture Local Residents And Daily Commuter Traffic
- **Located Just Minutes From Austin And 40 Miles From Rochester**, Supported By Regional Employment Drivers And Steady Agricultural Activity
- **Positioned Within An Established Local Commercial Node** Near Service-Oriented Retail Catering To The Surrounding Trade Area
- **Benefits From Consistent Traffic Exposure Along A Primary Local Thoroughfare** Connecting Residential Areas, Farmland, And Interstate Travel Routes Throughout The Market



Long-Term NNN Lease With ± 19 Years Remaining | Strong Yield With Built-In Annual Rent Growth

- **± 19 Years Remaining On A NNN Lease**, Providing Stable, Passive Income With Zero Landlord Responsibilities
- **Strong In-Place Cash Flow, With \$97,920 In Annual Base Rent** (\$8,160/Month) Backed By Established Operator KeyStone Retail and Affiliates (39 Units)
- **Attractive Rent Growth Structure, Featuring 2% Annual Increases**
- **Long-Term Income Security, With Four (4) Five-Year Renewal Options**, Extending Potential Lease Duration And Investment Upside
- **High-Yield Investment Opportunity Offered At A 7.65% Cap Rate**, Supported By A Proven Operating Location Within The Rochester Trade Area



Established Operator | Globally Recognized Fuel & Convenience Brand

- **Operated And Guaranteed By Established Operator KeyStone Retail and Affiliates (39 Units)**, With A Demonstrated Track Record Of Operating Fuel And Convenience Retail Locations Across Multiple Markets
- **Global Convenience & Fuel Brand — BP Is One Of The Most Recognized Energy And Fuel Brands In The World**, With Thousands Of Locations Across The U.S. And A Strong International Presence
- **Widely Known For Its Fuel, Convenience Retail, And Grab-And-Go Offerings**, Driving Consistent Consumer Demand Through Daily Commuter Traffic And Accessible Neighborhood Locations



INVESTMENT
SUMMARY

Address:	GOOGLE MAPS 102 Mill St S, Brownsdale, MN 55918
Branding:	BP
Guarantor:	KeyStone Retail and Affiliates (39-Units)
Price:	\$1,280,000
Cap Rate*:	7.65%
NOI*:	\$97,920
Building Size (SF):	±960 SF
Lot Size (AC):	±0.19 Acres
Year Built/Renovated:	1966/2026

LEASE
TERMS

Lease Commencement:	8/26/2025
Lease Term Expiration:	8/31/2045
Term Remaining:	±19 Years
Lease Type:	NNN (Fee-Simple)
100% Bonus Depreciation:	Eligible**
Landlord Responsibilities:	None
Monthly Rent*:	\$8,160
Annual Base Rent*:	\$97,920
Rental Increases:	2% Annually
Renewal Options:	4 x 5 Years

*Annual Rent, NOI, and Cap Rate reflect the upcoming rent increase scheduled for 9/1/2026. If close of escrow occurs prior to rent increase, Seller to credit Buyer rent on a prorated basis through the rent increase date.

**Property should qualify for 100% bonus depreciation under IRC §168(k), permanently restored by the OBBBA. Buyer must confirm eligibility with their CPA or tax consultant. Broker is not a tax advisor and makes no representation or warranty regarding the availability, applicability, or amount of any tax benefit. Buyer is solely responsible for conducting independent tax due diligence and bears all risk associated with any tax position taken.

\$1,280,000

LISTING PRICE

7.65%

CAP RATE*

±19 YRS

LEASE TERM

\$97,920

NOI*

NNN

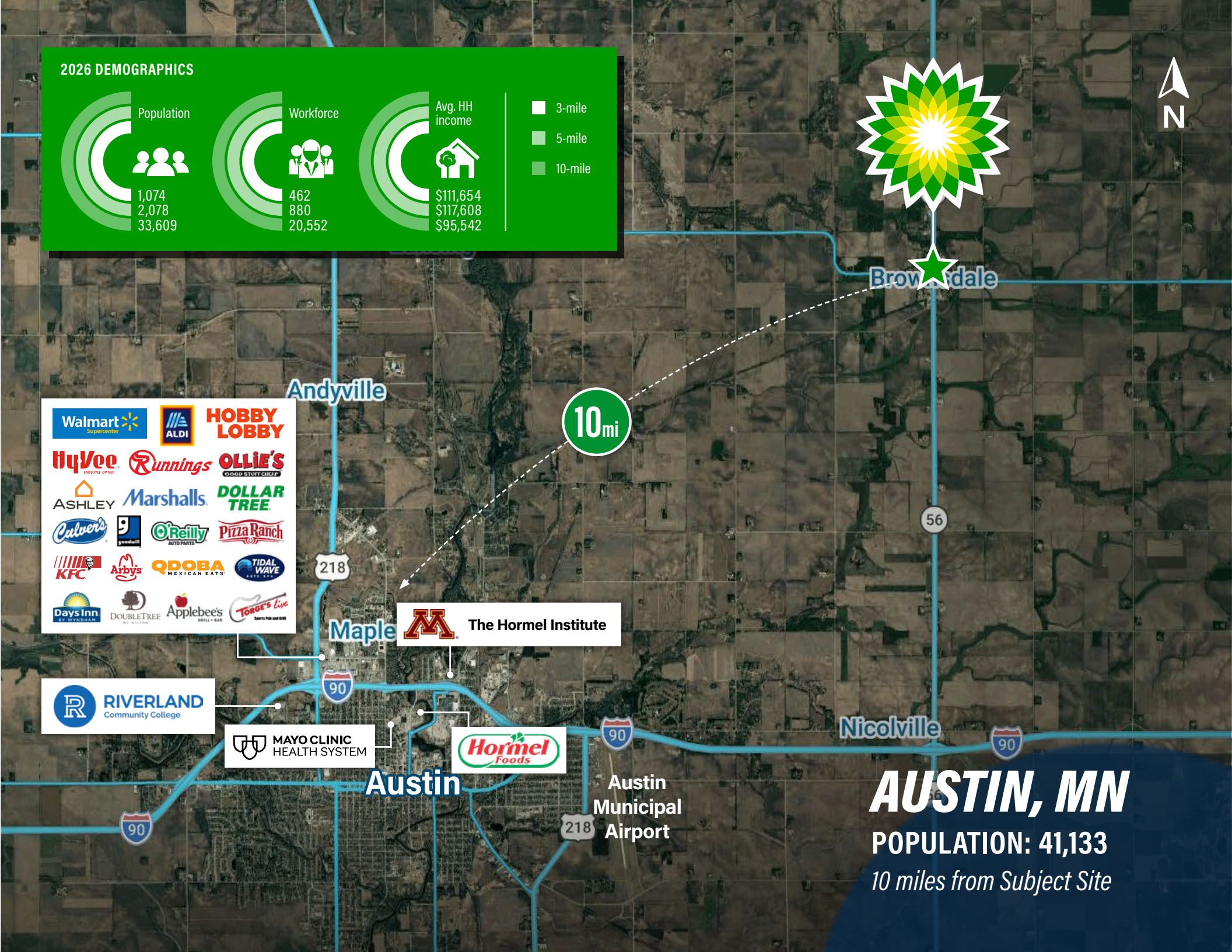
LEASE TYPE

±960 SF

BUILDING SIZE



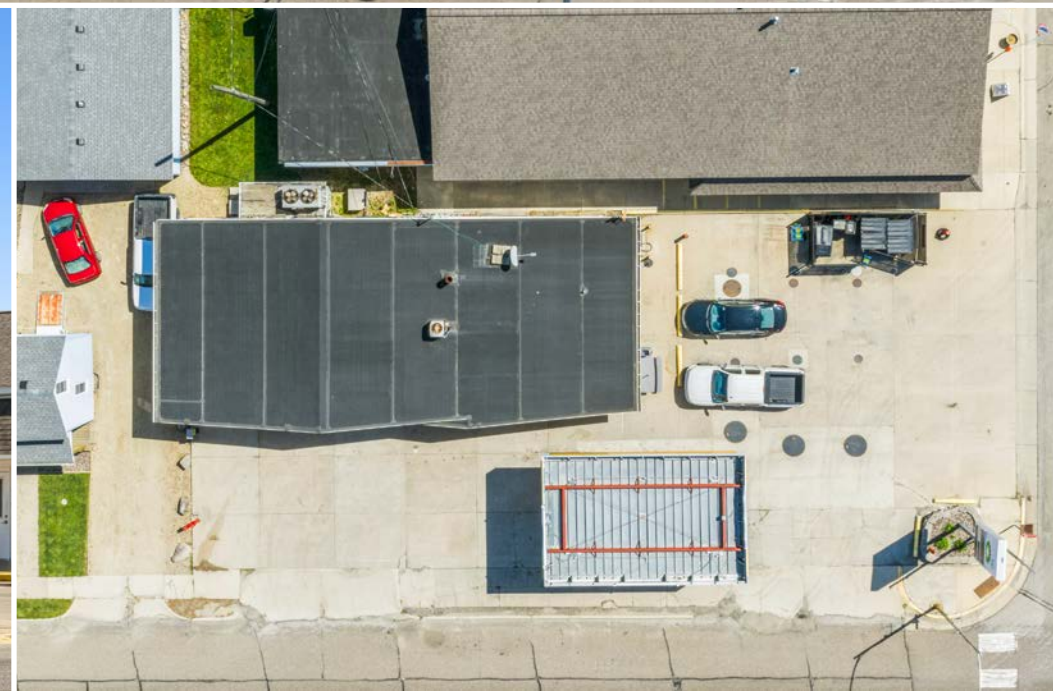
2026 DEMOGRAPHICS



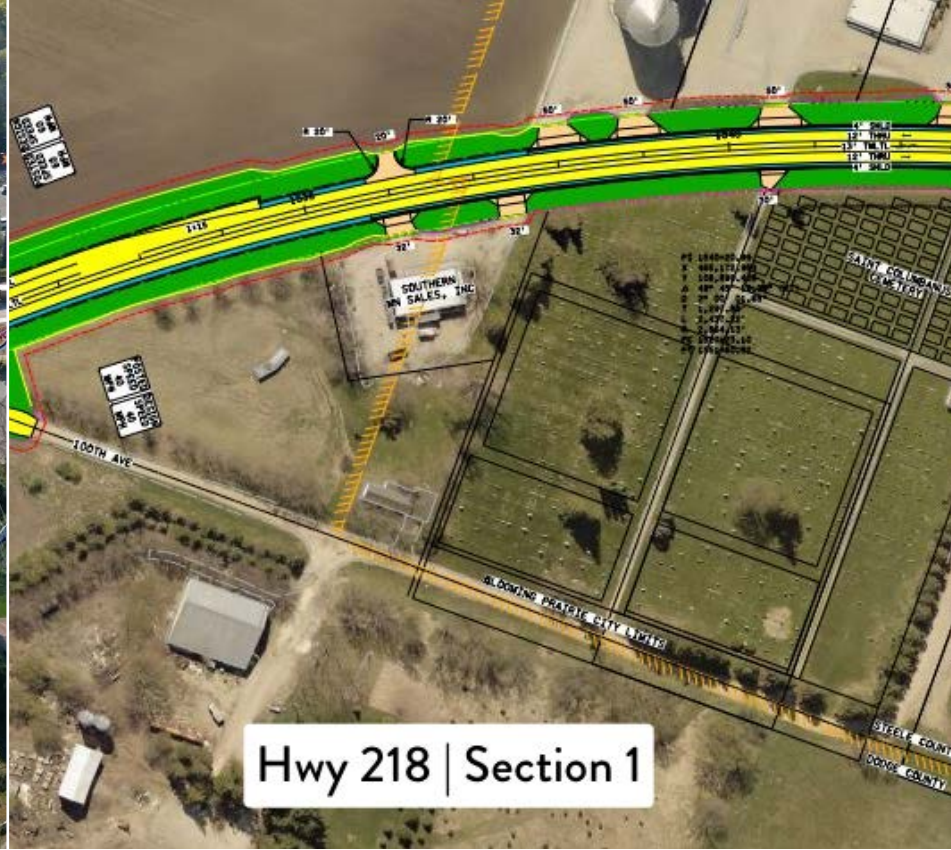
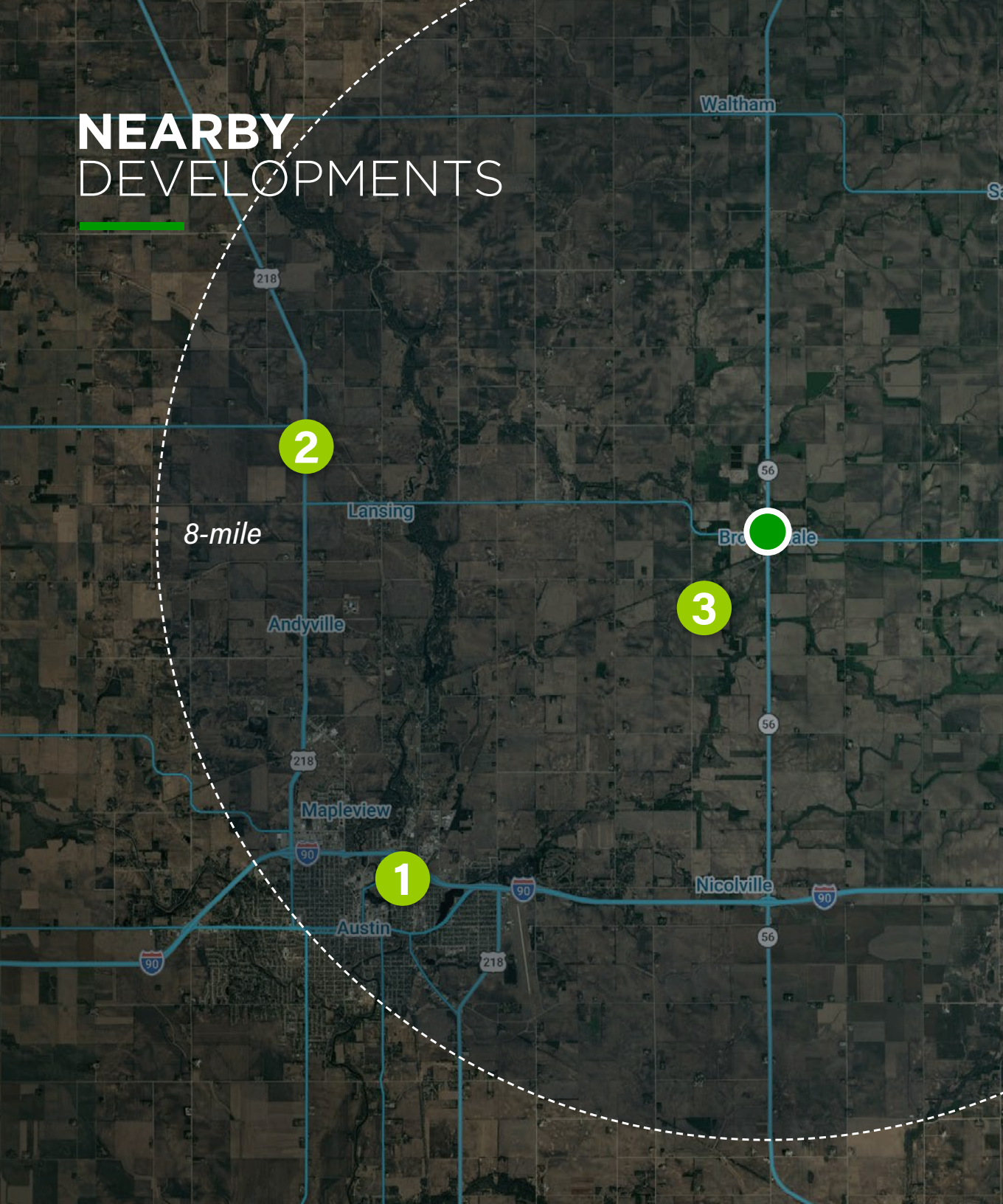
AUSTIN, MN

POPULATION: 41,133

10 miles from Subject Site



NEARBY DEVELOPMENTS



1. Mower County Highway Facility Addition: Vehicle Storage Building Expansion (County Infrastructure)

On April 14, 2026, the Mower County Board of Commissioners unanimously approved moving forward with design for the Highway Facility Addition Project, selecting Option 2B as presented by architects Klein McCarthy and Contegrity at an April 7 work session. The project involves constructing an addition to the existing vehicle storage building on the county highway department campus in northeast Austin. The approval initiates the formal design phase, with construction to follow. The project reflects continued county investment in its public works infrastructure, supporting the road maintenance and highway operations that serve all of Mower County, including rural communities like Brownsdale.

[READ MORE](#) 

2. MnDOT Highway 218 Resurfacing: I-90 to Mower County Road 36 South of Blooming Prairie (Transportation / Infrastructure)

The Minnesota Department of Transportation has scheduled a resurfacing project on Highway 218 north of Austin, covering the corridor from I-90 northward to Mower County Road 36 south of Blooming Prairie. The project is part of MnDOT's 2026 construction season, which includes over 200 road and bridge projects statewide. Highway 218 is one of the primary north-south arterials serving Mower County and connecting Austin to communities including Blooming Prairie and the greater southeast Minnesota region. The resurfacing improves pavement quality and safety along the primary regional corridor that provides connectivity to the Brownsdale trade area.

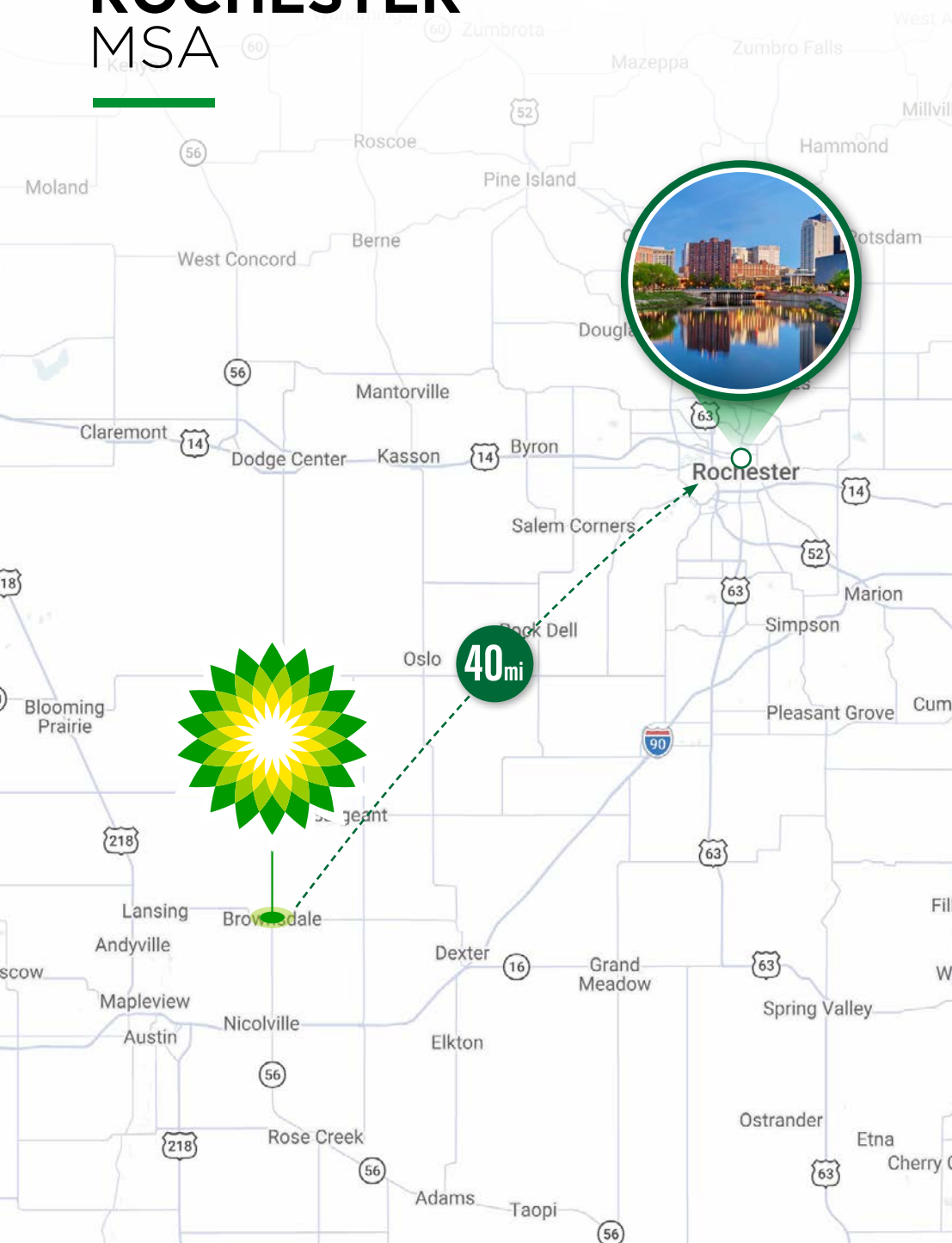
[READ MORE](#) 

3. Mower County Comprehensive Land Use Plan 2045: Adoption of Future Land Use Map (Planning / Zoning)

Mower County is finalizing adoption of its Comprehensive Land Use Plan and Future Land Use Map, with a public hearing scheduled for May 12, 2026. The plan, developed in coordination with the City of Austin, establishes the county's land use vision through 2045 with goals covering housing, economic development, transportation, and agriculture. For rural communities like Brownsdale, the plan governs future zoning changes, subdivision approvals, and infrastructure investment priorities. In parallel, Mower County continues to offer a 5-year property tax abatement for new single-family and multi-family housing construction, a program actively supported by the county, city of Austin, and Austin School District to address the regional housing shortage and attract new residents to the trade area.

[READ MORE](#) 

ROCHESTER MSA



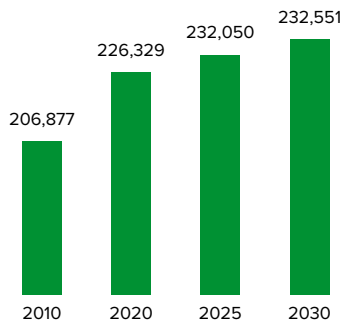
The Rochester Metropolitan Statistical Area (MSA), located in Southeastern Minnesota, is a growing and economically resilient region that serves as a major healthcare and innovation hub for the state. With a population of over 230,000, the Rochester MSA is driven by strong economic sectors including healthcare, biotechnology, education, and advanced manufacturing. The area is anchored by globally recognized institutions such as the Mayo Clinic, which contributes significantly to the region's economic strength and international reputation. The healthcare industry continues to play a central role in supporting medical advancement and long-term economic growth throughout the market.

Rochester, widely recognized for its exceptional quality of life and medical leadership, continues to experience steady residential and commercial growth. The region's cultural appeal is strengthened by attractions such as Rochesterfest, which reflect the area's welcoming and community-oriented atmosphere. The Rochester MSA's combination of economic stability, healthcare leadership, and cultural vibrancy underscores its importance as one of the Midwest's leading regional markets.



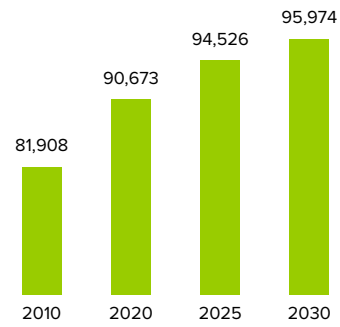
ROCHESTER MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, ROCHESTER



ROCHESTER MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, ROCHESTER



POPULATION
232,050
within MSA

AVG. HH INCOME
\$130,891
within MSA

DAYTIME POPULATION
130,952
within MSA

At the heart of Rochester's identity is the Mayo Clinic, a globally recognized medical institution that attracts patients and professionals from around the world and reflects the city's longstanding leadership in healthcare and innovation. Beyond its medical prominence, Rochester features a growing arts and cultural scene, with destinations such as the Rochester Art Center and community events showcasing the area's creative and welcoming atmosphere.

LARGEST EMPLOYERS



Rochester is a city that proudly embraces its innovation-driven economy and strong commitment to educational excellence. The city is home to a growing network of technology, manufacturing, and research-based employers, including major operations from IBM, which contribute to the region's expanding economic landscape and workforce development. On the educational front, Rochester offers a diverse array of opportunities through institutions such as University of Minnesota Rochester, Rochester Community and Technical College, and a respected network of public and private schools. These institutions provide quality education and contribute significantly to the city's community through research and innovation. Together, education and economic development support long-term growth throughout Rochester.

TENANT PROFILE

Founded in 1909, BP is one of the most recognized and enduring energy companies in the world, built on a legacy of innovation, infrastructure, and global fuel operations. Originally established as an oil production and refining company, the brand quickly gained traction through its expansive retail network, fuel offerings, and large-scale operational capabilities — cultivating strong consumer recognition across international markets. In addition to its core fuel operations, BP’s portfolio includes convenience retail, EV charging, lubricants, and renewable energy initiatives designed to meet evolving consumer and industry demands while maintaining its position as a leading global energy company.

Today, BP operates thousands of retail and service locations across the United States and international markets, with a significant global footprint spanning more than 70 countries. The company has embraced modernization through upgraded station formats, digital payment integration, EV charging expansion, and convenience-focused initiatives that prioritize customer experience and operational efficiency. These initiatives have reinforced BP’s position as a leader within the highly competitive global energy sector.

BP is a publicly traded global energy company listed on the New York Stock Exchange. Supported by strong global brand recognition, large-scale infrastructure, and continued investment in technology and diversified energy solutions, BP remains a resilient and widely recognized industry leader while continuing to adapt to evolving energy demands and changing mobility trends.

2025 REVENUE	LOCATIONS	EMPLOYEES	MOODY’S RATING
\$190B	21K+	100K+	A1

SOURCE: BP ANNUAL REPORT 2025



IN THE NEWS



BP’S PROFIT MORE THAN DOUBLES IN Q1 AS US GAS PRICES RISE

April 27, 2026 | *Transport Topics*

BP reported first-quarter 2026 profit of approximately \$3.2 billion, significantly outperforming analyst expectations. The company’s earnings more than doubled compared to the same period last year, marking its strongest quarterly result since 2023. Much of the increase was attributed to exceptionally strong oil trading performance amid geopolitical instability in the Middle East. Rising crude prices and supply disruptions tied to the Iran conflict created favorable trading conditions for major energy companies. BP said volatility across global energy markets helped drive stronger downstream and trading results during the quarter.

BP TRIALS INSIGHT-LED RETAIL FORMATS ACROSS UPGRADED FORECOURTS

January 5, 2026 | *GroceryGazette*

Fuel retailer bp has reopened four UK retail sites following major upgrades, marking the launch of a test-and-learn programme. The refurbished locations — Pinkham Way in Barnet, Merrow in Guildford, Budbrooke South near Warwick and Poppleton near York — each showcase bp’s latest thinking on convenience, store design and food missions. Together, they form a live trial of two new retail formats, with a third multi-mission concept planned for next year and a potential rollout to up to 20 additional... sites in 2026.



FULL ARTICLE

EXCLUSIVELY LISTED BY

JASON FEFER

(310) 909-2394

jason.fefer@marcusmillichap.com

CA 02100489

TYLER BINDI

(310) 909-2374

tyler.bindi@marcusmillichap.com

CA 02116455

ROBERT NARCHI

(310) 909-5426

robert.narchi@marcusmillichap.com

CA 01324570

Marcus & Millichap
NFB GROUP

JON RUZICKA

Broker of Record

1601 Utica Avenue South, Suite 301

Minneapolis, MN 55416

Lic #: 40583288

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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