UPLAND
REAL ESTATE GROUP, INC.

SONIC

4233 Egan Road | Savage, MN | 55378

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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INVESTMENT SUMMARY

PRICE	$1,567,278
CAP	7.00%
NOI	$109,709.49
RENT/SF	$56.35
PRICE/SF	$804.97

RENT ADJUSTMENTS: 2% Annual Inc.

2/1/26 - 1/31/27:	$109,709.49
2/1/27 - 1/31/28:	$111,903.68
2/1/28 - 1/31/29:	$114,141.75
2/1/29 - 1/31/30:	$118,753.08

LEASE INFORMATION

LEASE TYPE	NNN
REMAINING LEASE TERM	3 Years, 6 Months
RENT COMMENCEMENT	1/23/2015
LEASE EXPIRATION	1/31/2030
RENEWAL OPTIONS	Three 5-Year

PROPERTY INFORMATION

ADDRESS	4233 Egan Road Savage, MN 55378
BUILDING SIZE	1,947 SQ.FT.
LOT SIZE	1.02 Acres
COUNTY	Scott
YEAR BUILT	2008

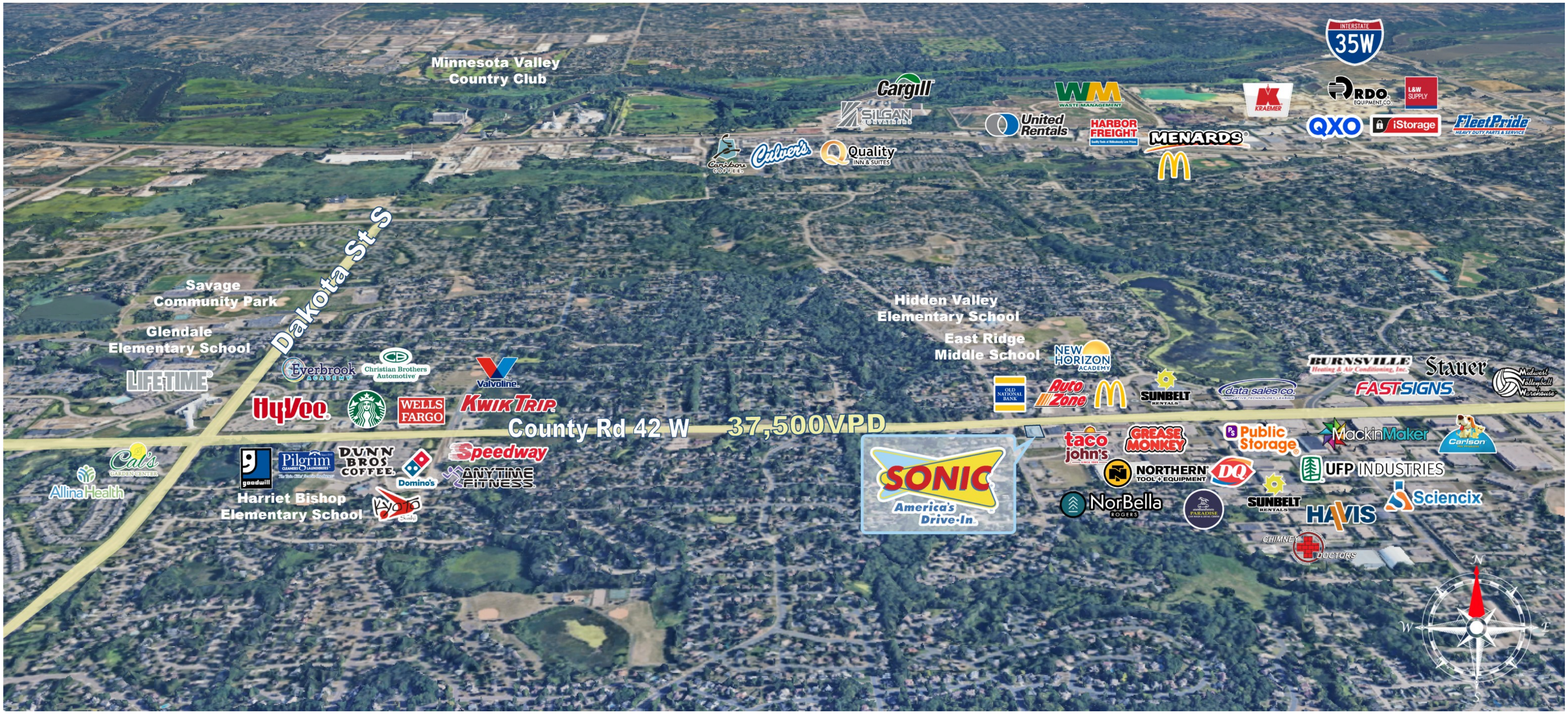
DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	9,928	61,929	149,030
2031 POPULATION	9,899	62,967	151,768
2026 MEDIAN HOUSEHOLD INCOME	$112,924	$108,930	$109,907
2026 AVERAGE HOUSEHOLD INCOME	$141,735	$136,895	$143,207

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

- **Long-Term NNN Lease Structure** – Sonic is on a 15-year NNN lease with approximately 3.5 years remaining and scheduled 2% annual rent increases.
- **Strong Traffic Counts & Visibility** – Positioned along County Road 42, one of Savage's primary commercial corridors, the property benefits from excellent visibility and exposure with approximately 37,500 vehicles per day.
- **Affluent & Growing Demographics** – Located within a strong suburban market with a 5-mile population of 149,030 and an average household income of $143,207, supporting long-term retail demand.
- **Prime Retail Location** – Strategically located near Burnsville Center, the property benefits from convenient accessibility and proximity to major national retailers, restaurants, and essential services.
- **Established Retail Corridor** – Surrounded by national retailers including Target, Hy-Vee, Cub Foods, Taco John's, Starbucks, and Life Time Fitness, creating consistent retail traffic throughout the day.
- **Recognized National Restaurant Brand** – Sonic Drive-In is a leading quick-service restaurant brand known for its iconic drive-in format and made-to-order menu featuring hamburgers, hot dogs, chicken sandwiches, tater tots, breakfast items, and its famous selection of customizable drinks and milkshakes.
- **Experienced Franchise Operator** – The tenant on the lease is Tower Capital, LLC with a personal guaranty by Ehab Monsour. Ehab Monsour operates four Sonic Drive-In locations throughout Minnesota, including properties in Bloomington, Elk River, Columbia Heights, and Savage.
- **Twin Cities Submarket** – Savage, MN is located approximately 15 miles southwest of Minneapolis and is a thriving suburban community offering strong residential growth, convenient access to major highways, diverse retail amenities, and a growing mix of business and recreational opportunities.

SONIC America's Drive-In


Minnesota Valley Country Club
Cargill
SILGAN
WM
United Rentals
HARBOR FREIGHT
MENARDS
KRAEMER
INTERSTATE
35W
RDO
L&W SUPPLY
QXO
iStorage
FleetPride
Caribou Coffee
Culver's
Quality Inn & Suites
Dakota St S
Savage Community Park
Glendale Elementary School
LIFETIME
Everbrook Academy
Christian Brothers Automotive
Valvoline
HyVee
WELLS FARGO
KWIK TRIP
County Rd 42 W
37,500VPD
Hidden Valley Elementary School
East Ridge Middle School
NEW HORIZON ACADEMY
OLD NATIONAL BANK
AutoZone
SUNBELT RENTALS
data sales co.
BURNSVILLE Heating & Air Conditioning, Inc.
Stauer
FASTSIGNS
Midwest Volleyball Warehouse
Cal's
Allina Health
goodwill
Pilgrim
DUNN BROS COFFEE
Domino's
Speedway
ANYTIME FITNESS
Harriet Bishop Elementary School
SONIC
America's Drive-In
taco john's
GREASE MONKEY
Public Storage
MackinMaker
Carlson
NORTHERN TOOL + EQUIPMENT
DQ
UFP INDUSTRIES
NorBella
SUNBELT RENTALS
HAVIS
Sciencix
CHIMNEY DOCTORS

FRANCHISEE:	
PROPERTY	Sonic
TENANT	Tower Capital LLC
PERSONAL GUARANTOR	Ehab Monsour (Franchisee)

SONIC CORPORATE	
REVENUES	Private
NET WORTH	Private
S&P RATING	B+ (Sonic Corporate)
WEBSITE	https://www.sonicdrivein.com/

The tenant on the lease is Tower Capital, LLC with a personal guaranty by Ehab Monsour. Ehab Monsour operates a Sonic Franchisee and 4 Sonic properties located in Bloomington, Elk River, Columbia Heights, and Savage.

Sonic Drive-In is one of America's most recognizable quick-service restaurant brands, known for its made-to-order menu, iconic drive-in format, and unique customer experience. Founded in 1953, Sonic has grown to operate more than 3,500 locations across the United States, offering an extensive menu that includes burgers, hot dogs, chicken sandwiches, breakfast items served all day, hand-mixed shakes, and its signature selection of slushes and beverages. The brand's distinctive drive-in model, where customers order from their vehicles and are often served by carhops, has helped Sonic maintain a loyal customer base while differentiating itself within the highly competitive fast-food industry.

Sonic continues to invest in menu innovation, digital ordering, and operational improvements while maintaining strong brand recognition nationwide. Its value-oriented offerings, seasonal limited-time promotions, and expansive drink menu have made the chain a popular destination throughout the day, particularly during afternoon and evening hours. Backed by Inspire Brands, one of the largest restaurant companies in the world, Sonic benefits from significant operational resources, marketing support, and a well-established national platform, reinforcing its position as a leading quick-service restaurant concept.

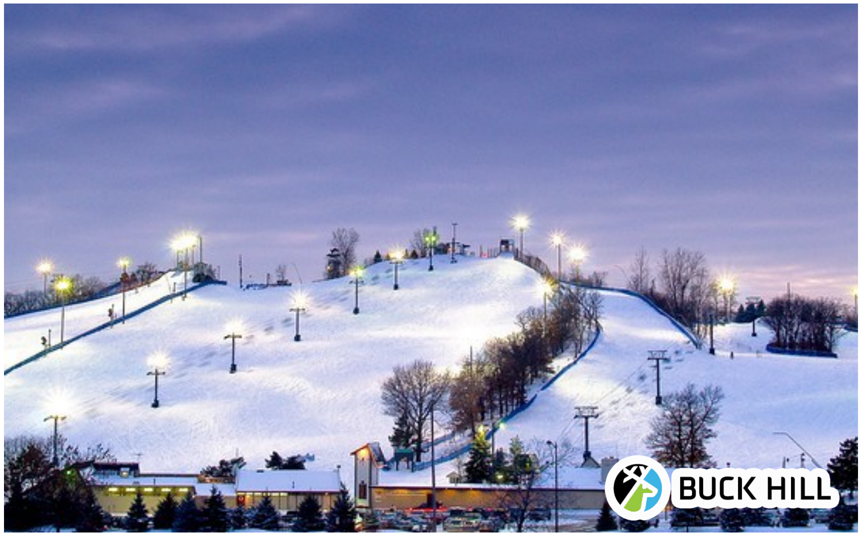
Located at 4233 CR-42 Savage, MN, Sonic benefits from an excellent position within the Savage/Burnsville trade area, one of the Twin Cities' most established and affluent south metro commercial corridors. The area offers exceptional accessibility with immediate connections to Interstate 35W, Highway 13, and Highway 169, providing convenient access to downtown Minneapolis, St. Paul, and the broader metropolitan area.

Just minutes away is the Burnsville Center, a major retail destination anchored by JCPenney and Dick's Sporting Goods. Burnsville Center is in the midst of an exciting transformation, with parts of the mall recently acquired by Pacifica Square USA to be redeveloped into a mixed-use destination anchored by Enson Market, an Asian grocery chain, and a curated food and retail hall—injecting new energy and foot traffic into the corridor.

The Burnsville and Savage area offers a wide variety of recreational, shopping, and entertainment opportunities that attract residents and visitors throughout the year. Outdoor enthusiasts enjoy Murphy-Hanrehan Park Reserve, featuring miles of hiking, mountain biking, horseback riding, and cross-country skiing trails, while nearby Minnesota Valley National Wildlife Refuge provides scenic walking trails and wildlife viewing along the Minnesota River.

Regional shopping destinations include Burnsville Center and numerous retail centers anchored by national retailers, restaurants, and entertainment venues. Golfers can enjoy several nearby public courses, including The Wilds Golf Club, while families are drawn to attractions such as Buck Hill, offering skiing, snowboarding, tubing, concerts, and seasonal events. The area's convenient access to the Twin Cities also places professional sports, cultural attractions, the Mall of America, and Minneapolis–Saint Paul International Airport within a short drive, further enhancing the location's appeal.


MURPHY-HANREHAN PARK RESERVE



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