



GOODWILL

1450

1450 GILMORE AVE
WINONA, MN



EXECUTIVE SUMMARY

TENANT INFORMATION

GOODWILL



LEASE TYPE

NNN

LEASE TERM

13 YEARS

RENEWAL OPTIONS

(2) 5 YEAR OPTIONS

RENT INCREASE

EVERY 5 YEARS

- The building was developed specifically for Goodwill and has been occupied by the tenant since 2015, demonstrating their long-term commitment to this location.
- Lease renewal completed in October 2025, providing a new 13-year lease term through 2038.
- As part of the renewal, the tenant will be completing a store refresh valued at approximately \$269,429.12, enhancing both the appearance and functionality of the space.



PROPERTY INFORMATION

1450 Gilmore Ave | Winona, MN 55987

YEAR BUILT

2015

LOT SIZE

1.63 ACRES

NET RENTABLE AREA

17,500 SF

LIST PRICE: \$4,399,000

FINANCIAL SUMMARY



TENANT - Goodwill

LEASE COMMENCEMENT - 7/1/2015

LEASE EXPIRATION - 6/30/2038

TERM	MONTHLY RENT	RENT PER SF	ANNUAL RENT
CURRENT-7/31/2026	\$23,887.50	\$16.38	\$286,650
7/31/2026-6/30/2031	\$25,156.25	\$17.25	\$301,875
7/1/2031-6/30/2036	\$25,885.42	\$17.75	\$310,625
7/1/2036-6/30/2038	\$26,250.00	\$18.00	\$315,000



AERIAL





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