

INVESTMENT SUMMARY

PRICE	\$2,450,000
CAP	6.19%
NOI	\$151,634
LEASE TYPE	NNN
NOI INCREASES	Annual CPI Increase Minimum 1.00% & Maximum 3.00%
YEAR 8	\$151,634
YEARS 9-20	Annual 1-3% CPI Inc
LEASE EXPIRATION	March 26, 2037

- 7-Eleven/Speedway has vacated the property & continues to pay rent. There are approximately 11 years remaining on the NNN lease with annual CPI increases (minimum of 1% and maximum of 3% each year).
- 8 fuel dispenses and a car wash.
- Redevelopment opportunity.
- Ability to receive additional rent by leasing 1,500 square foot apartment.
- 7-Eleven acquired Speedway in May of 2021. 7-Eleven has over 13,400 stores in the United States, a S&P Rating of A and revenues exceeding \$62.7 Billion.
- Well located near The Home Depot, Menards, Dick’s Sporting Goods, Fresh Thyme, Starbucks, and Crossroads Center, a 890,000 square foot retail mall.
- High traffic counts of 23,800 vehicles per day on Division Street.
- Strong demographics within a 5-mile radius population over 102,000 and average household income exceeding \$85,000.
- St. Cloud is home to St. Cloud State University with over 10,000 students, St. Cloud Technical College with 4,800 students and St. Cloud Hospital with 489 beds.

LEASE NOTES:

Potential rent from 1,500 SQ. FT. apartment.
Tenant has ROFR.

PROPERTY INFORMATION

BUILDING NAME	Speedway / 7-Eleven
ADDRESS	1435 Division Street Waite Park, MN 56387
BUILDING SIZE	5,743 SQ. FT.
LOT SIZE	1.285 Acres
COUNTY	Stearns
YEAR BUILT	1994

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	5,383	39,281	102,906
2030 POPULATION	5,376	40,573	105,259
2025 MEDIAN HOUSEHOLD INCOME	\$52,857	\$66,083	\$65,156
2025 AVERAGE HOUSEHOLD INCOME	\$62,983	\$84,349	\$85,376

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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