INVESTMENT SALE

Retail Strip Center

Plymouth, MN

10730-10760 Highway 55
Plymouth, MN

$1,595,000; 100% Leased, 3-Tenant Strip Center; 8.75% Cap Rate

Presented by

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ENVISION

KW COMMERCIAL

Disclaimer & Confidentiality

DISCLAIMER & CONFIDENTIALITY

This Offering Memorandum has been prepared by KW Commercial for the purpose of providing preliminary information regarding the sale of 10730 Highway 55, Plymouth, Minnesota. This Offering Memorandum is confidential and intended solely for the use of prospective purchasers evaluating the acquisition of 10730 Highway 55, Plymouth, Minnesota.

No Representation or Warranty

The information contained herein has been obtained from sources believed to be reliable; however, neither KW Commercial nor the property owner makes any representation or warranty as to the accuracy or completeness of the information contained herein.

Independent Investigation

Prospective purchasers are advised to conduct their own independent investigations and due diligence regarding the property, including but not limited to financial performance, physical condition, legal matters, and environmental considerations.

Financial Information

All financial projections and assumptions are provided for illustrative purposes only and may not reflect actual performance. Investors should verify all financial data independently.

Equal Opportunity

All properties are marketed in compliance with applicable fair housing and equal opportunity laws.

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13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305

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Executive Summary

INVESTMENT OVERVIEW:

KW Commercial is pleased to present investors with the opportunity to acquire a 100% leased, three-tenant strip center, located in the heart of Plymouth, Minnesota. The property faces Highway 55 with over 39,000 traffic counts per day, making this a prominent asset in a highly desired suburb! This fully stabilized asset provides great rental income, and the leases are all structured triple net with annual rental escalations which protects investors from creeping inflationary expenditures and expense leakage. Priced at an 8.75% cap rate and well below replacement cost, this is a can't miss investment opportunity!

Price:	$1,595,000
Square Feet:	7,580 sq. ft.
Net Operating Income:	$139,592
Cap Rate:	8.75%
Price Per Sq. Ft.:	$210.42
Occupancy:	100%
WALT:	4.11 years

Investment Highlights

- Triple Net Leases & Limited Landlord Responsibilities
- New Building Improvements! New rooftop unit on 1/3 of the Building. New tenant buildouts in 2 out of the 3 units over the last two years.
- High Visibility! Signage Facing Highway 55 with 35,500 traffic counts per day
- Value Add Potential- Gross lease rates are 21% below market.
- **Additional Value-Add Opportunity-** Property includes ±4,580 SF of lower-level space (currently not leased or included in GLA).This space is sprinklered and offers future potential for storage income or low occupancy tenancy. If included, total building size would be 12,160 SF (basis: ~$131/SF).

Property Summary

Offering Details

Price:	$1,595,000
Net Operating Income:	$139,592
Cap Rate:	8.75%
Occupancy:	100%
Price per SF (Leased GLA):	$210.42
Price/SF (Including Lower Level):	$131.17
Landlord Responsibilities:	Limited to roof, parking lot, and structural maintenance-each fully reimbursable thru CAM.

Property Specifications

Gross Leasable Area:	GLA (Leased) 7,580 Sq. Ft.
Additional Lower Level:	4,580 SF (not included in GLA; currently no income)
Lot Size:	0.64 Acres
Year Built:	1970
Units:	3 Tenants
Property Taxes:	$31,043.91 (2026)
Parking Ratio:	25 total spaces
Traffic Counts:	35,500 per day Hwy. 55
Zoning:	C-3 Highway Commercial

Cash Flow Summary

Annual Cash Flow Projections

Cash On Cash	CAP Rate	5-YR IRR
9.44%	8.75%	23.54%
		*If sold at 8.75% CAP in Yr. 5

Rental Revenue	Year 1	Year 2	Year 3	Year 4	Year 5
Tenant Base Rent	$ 154,977	$ 161,468	$ 168,241	$ 175,310	$ 182,687
Tenant Property Tax Income	$ 31,044	$ 31,975	$ 32,934	$ 33,922	$ 34,940
Tenant CAM, Insurance, & Management	$ 18,357	$ 18,908	$ 19,475	$ 20,059	$ 20,661
Total Revenue	**$ 204,378**	**$ 212,351**	**$ 220,650**	**$ 229,291**	**$ 238,288**

Operating Expenses	Year 1	Year 2	Year 3	Year 4	Year 5
Property Taxes	$ 31,044	$ 31,975	$ 32,935	$ 33,923	$ 34,940
CAM & Insurance	$ 19,860	$ 20,456	$ 21,069	$ 21,702	$ 22,353
Property Management	$ 13,882	$ 14,424	$ 14,987	$ 15,574	$ 16,185
Total Operating Expenses	**$ 64,786**	**$ 66,855**	**$ 68,991**	**$ 71,198**	**$ 73,478**

Net Operating Income	Year 1	Year 2	Year 3	Year 4	Year 5
NOI	$ 139,592	$ 145,496	$ 151,659	$ 158,093	$ 164,810

Capital Expenditures	Year 1	Year 2	Year 3	Year 4	Year 5
Reserves	$ 9,475	$ 9,475	$ 9,475	$ 9,475	$ 9,475
Total Capital Expenditures	$ 9,475	$ 9,475	$ 9,475	$ 9,475	$ 9,475

Debt Service	Year 1	Year 2	Year 3	Year 4	Year 5
Debt Service (75% LTV, 6% Interest, 25-Yr. Am.	(92,489)	(92,489)	(92,489)	(92,489)	(92,489)

Cash Flow After Debt Service	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flow After Debt Service	37,628	43,532	49,695	56,129	62,846

**Does not include potential income from lower-level storage space*

Rent Roll

As of 3/15/2026

4.11 Years	100%	$139,592	7,580 SF
WALT	Occupancy	NOI	Total GLA

Suite	Space Type	Tenant	Sq. Ft.	% GLA	Lease Type	Base Rent $/SF/Yr	Annual Base Rent	Lease Start	Expiration	Escalations
10760	End Cap	Good Day Adult Day Care, LLC	3,000 SF	39.58%	NNN	$23.64	$70,920	3/19/26	2/28/31	5% annual increases
10740	Inline	MN Pokemonz LLC DBA MNPokePulls TCG	2,260 SF	29.82%	NNN	$18.00	$40,680	2/1/25	2/29/28	4% annual increases
10730	End Cap	Grow Supplies MN	2,320 SF	30.61%	NNN	$18.00	$41,760	7/16/25	8/31/30	3% annual increases
		Total	**7,580 SF**	**100%**			**$153,360**			

Lower-Level Value-Add Opportunity

Key Facts

- There is ±4,580 SF Lower Level Space below Suites 10730 & 10740
- The tenants of Suites 10730 & 10740 currently have access to the lower level space beneath their units, but they aren't being charged rent for the lower level space
- The lower level space is Not currently included in the GLA
- The lower level is fully sprinklered, and the ceilings are 8' with wide stairwells.
- There's no direct exterior access from the lower level, but lower occupancy uses should be permitted

Potential Future Uses for Lower-Level Space

- Tenant storage
- Lower occupancy uses

Building Diagram

Main Level (7,580 SF)
100% Leased

Lower Level (4,580 SF)
Additional Income Potential

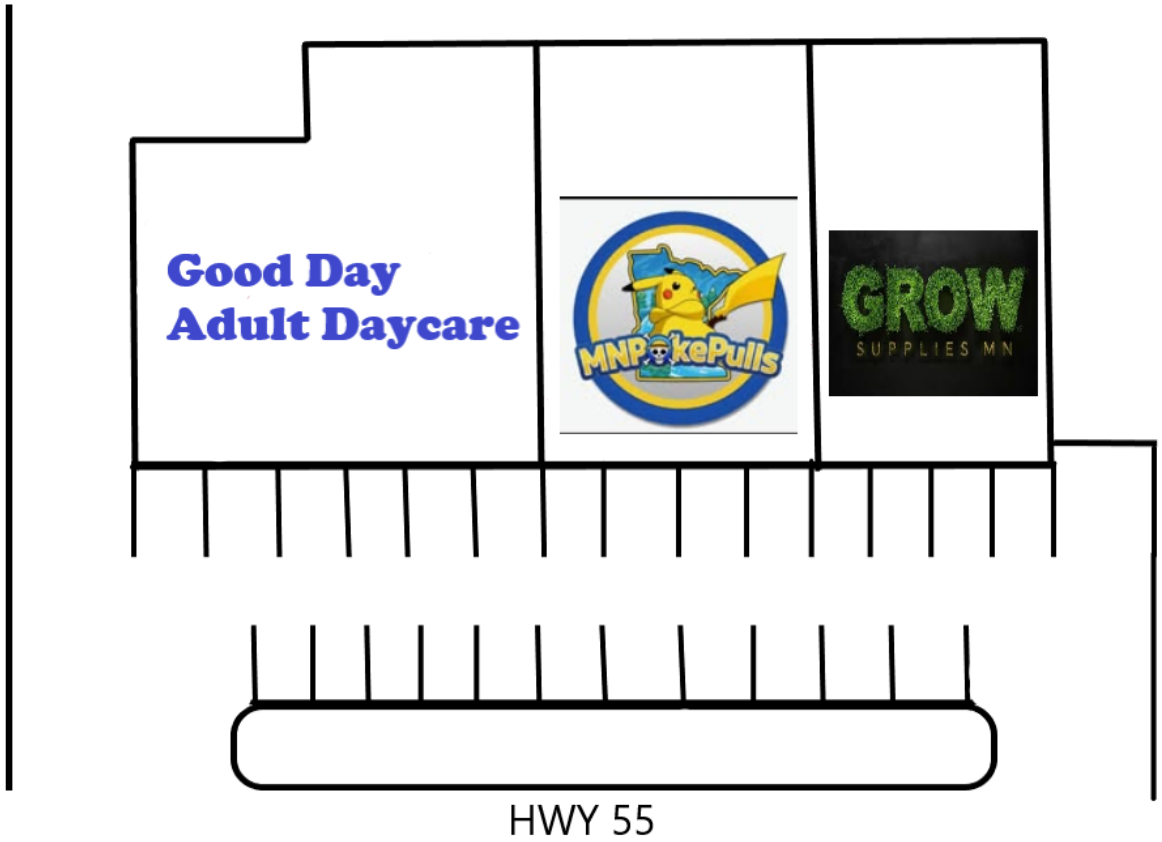
Financial Implications

- If the lower level space was leased at 50% the rate of the existing units above ($9.00/sf/yr. NNN), it would increase NOI by $41,220/yr.
- **At a 8.75% cap rate, the added NOI value increases the total building value by $471,085!**

Lower Level Below-Suite 10740

Aerial Overview

Site Plan



Tenant Profiles

Good Day Adult Daycare

Healthcare

SUITE	SIZE
10760	3,000 SF
ANNUAL RENT	**RATE / SF**
$70,920	$23.64 NNN

Expires 2/28/2031 — **Term Remaining: 5 years.**

Good Day Adult Daycare is a locally operated adult day care center. Good Day Adult Care is the newest tenant in the center and just signed a 5-year lease!

Minnesota Pokepulls TGC

Retail

SUITE	SIZE
10740	2,260 SF
ANNUAL RENT	**RATE / SF**
$40,680	$18.00 NNN

Expires 02/28/2028 — **Term Remaining: 2 yrs.**

MN Pokepulls TGC is a friendly card shop offering a large assortment of trading card merchandise, with a specialty in Pokemon cards.

Grow Supplies

Retail

SUITE	SIZE
10730	2,320 SF
ANNUAL RENT	**RATE / SF**
$41,760	$18.00 NNN

Expires 8/31/2030 — **Term Remaining 4 yrs 5 mos**

Grow Supplies MN is a merchandiser of all things gardening and plant growing equipment.

Lease Rate Comparison

Gross Rent Comparison: Subject vs. Ridgedale Market

Base Rent + CAM & Taxes ($/SF/Yr) | Available Spaces in Ridgedale Submarket | March 2026

SUBJECT GROSS RATE

$28.74

Base $20.23 + CAM/Tax $8.51

▼ $7.74/SF BELOW STRIP CENTER AVG

STRIP CENTER AVG (7 COMPS)

$36.48

Avg Base $23.15 + Avg NNN $13.33

▼ $3.45/SF BELOW ALL-COMP AVG

ALL RIDGEDALE COMPS AVG (9)

$32.19

Avg Base $20.67 + Avg NNN $11.52

Value Add Potential!
Subject Tenants pay 21% below market!

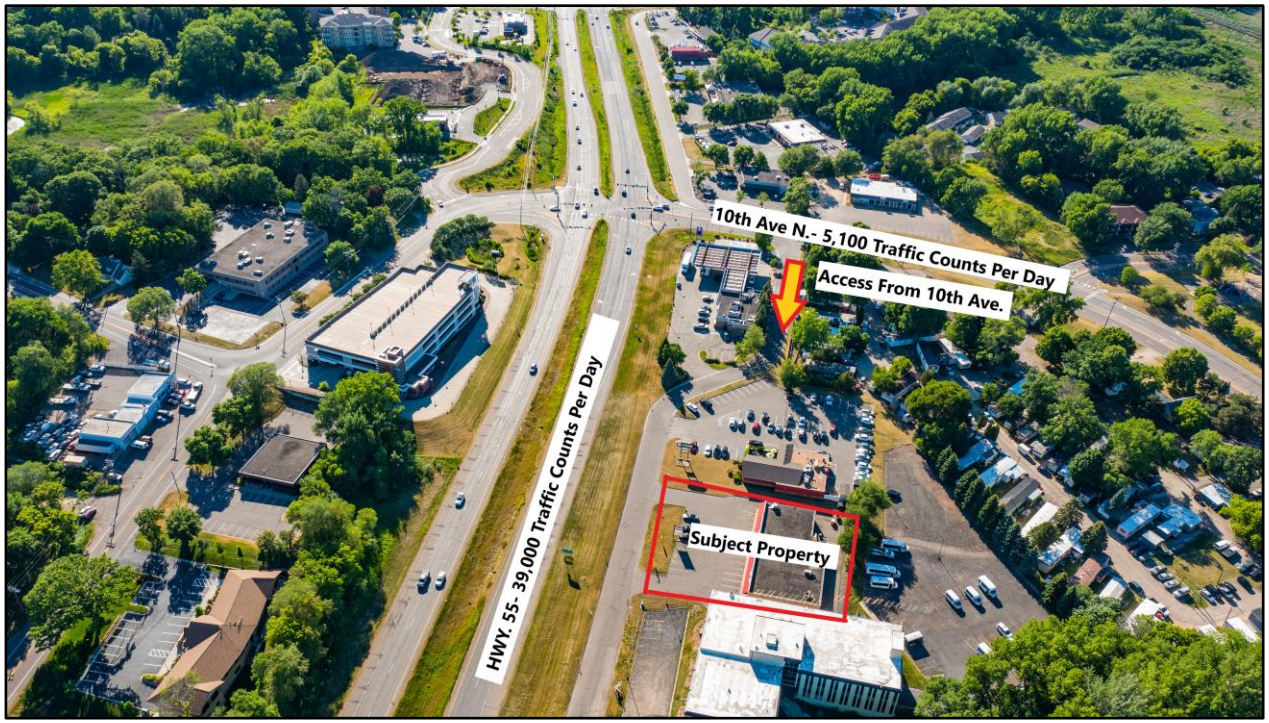
Lower Rent Rates Drive Tenant Retention!

4% Average Rent Escalation
Closes the Gap

Photos

Downtown Minneapolis

FURNITURE
ACCENTS | LIGHTING
THE HOUSE OF KARIEL
Absheron Palace
Banquets Venues Parties
(612) 47 70 910
Absheron Palace Restaurant
MEDITERRANEAN / EUROPEAN / AMERICAN CUISINE
LUNCH / DINNER
612-597-7700
DINE IN - TAKE OUT


10th Ave N.- 5,100 Traffic Counts Per Day
Access From 10th Ave.
HWY. 55- 39,000 Traffic Counts Per Day
Subject Property

Plymouth Overview

Area Overview

- With a Population of 79,500 residents Plymouth is the 7th most populous city in MN
- Plymouth is part of the Greater Minneapolis-St. Paul Metro area; comprised of 18 cities
- Suburban retail vacancy in the Plymouth area held around 5.4%- one of the lowest vacancy profiles in the Twin Cities metro!
- Location along major roads and near Highway 55 and I-494 boosts visibility and accessibility for retail centers.
- Strong school systems and park networks make Plymouth attractive for families — a key demographic for everyday retail spending.
- Plymouth is located five minutes from Lake Minnetonka, a regional hub for boating, fishing, swimming and outdoor recreation.
- The Twin Cities hosts 6 professional sports teams
- MSP International Airport is located 20 minutes from Plymouth and is ranked the best airport in North America according to Airports Council International

Economy

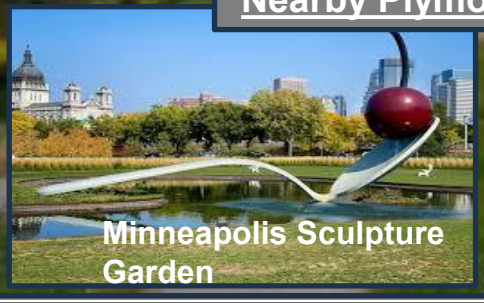
- The Twin Cities are home to 16 Fortune 500 companies, such as United Health Group, Target Corp., Securian Financial, Best Buy, 3M, CHS, General Mills, US Bancorp, and more.
- The Twin Cities' GDP is the nation's 14th largest and ranks second in the Midwest.
- 21 Fortune 1000 headquarters are located in the Twin Cities

Minnesota Fortune 500 Companies

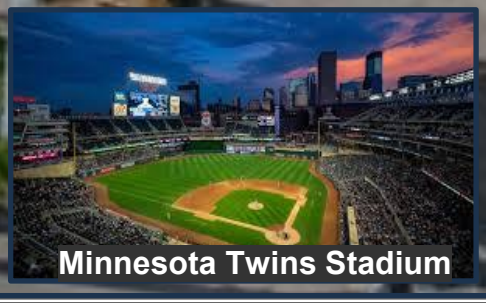
3M, Best Buy, C.H. Robinson, Target, General Mills, Land O Lakes, UnitedHealth Group, usbank, Securian Financial, SuperValu, Hormel Foods, Polaris, Thrivent Financial, Ecolab, Xcel Energy, Ameriprise Financial, Patterson Companies, Inc.

Nearby Plymouth Attractions

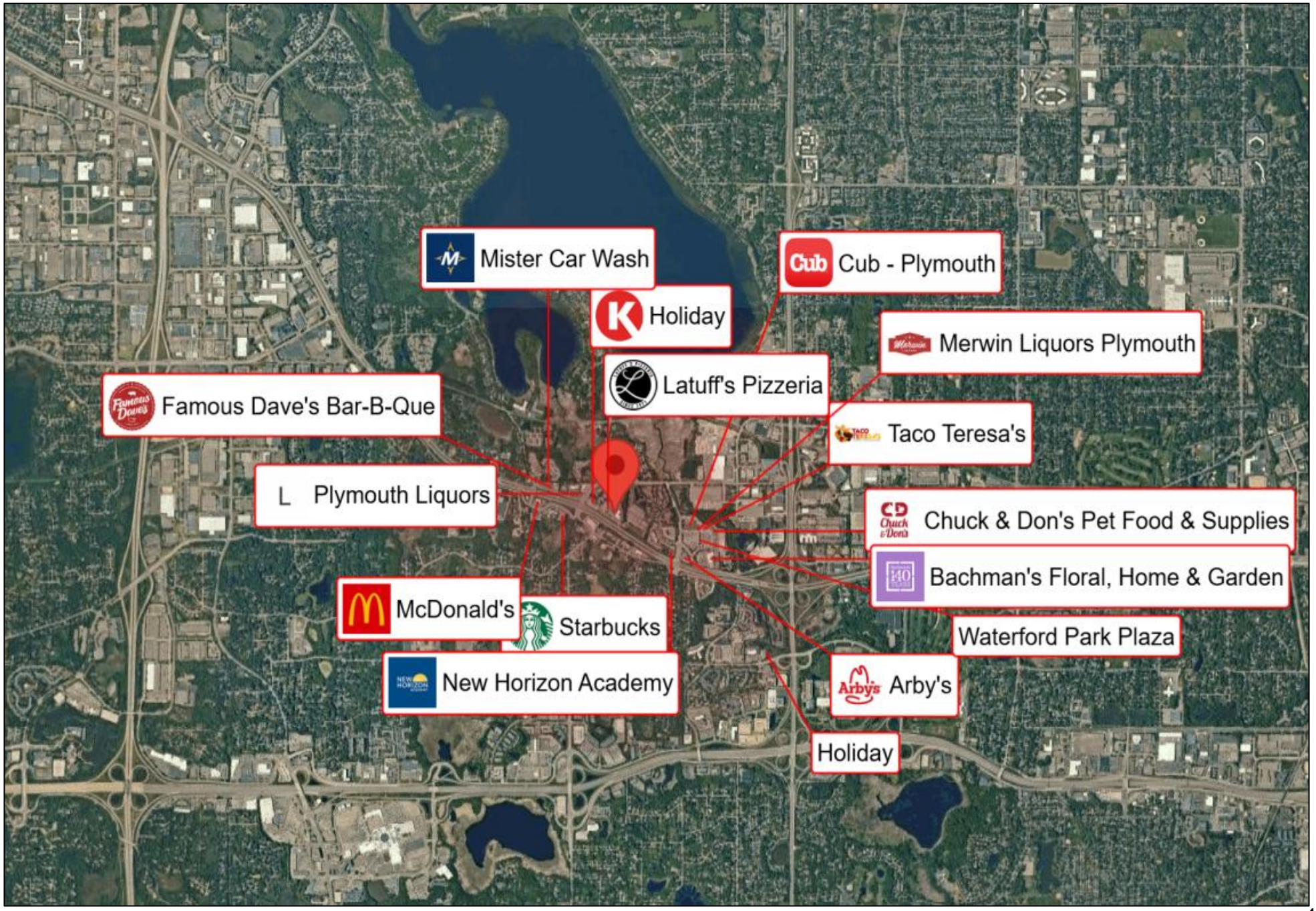
Lake Minnetonka


Minneapolis Sculpture Garden

Ridgedale Shopping Center


Minnesota Twins Stadium

Retailer Map



3-Mile Demographics

Key Facts

65,490
Population

40.2
Median Age

30,109
Households

$80,813
Median Disposable Income

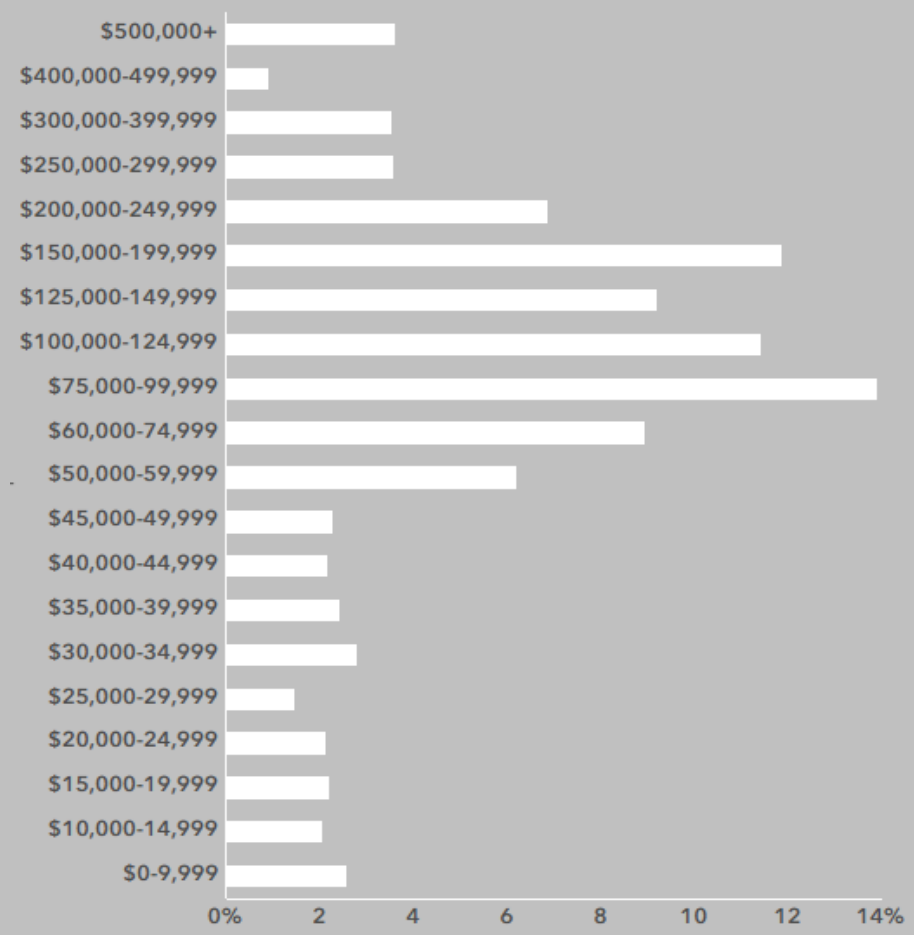
Income

$101,669
Median Household Income

$63,286
Per Capita Income

$285,764
Median Net Worth

HOUSEHOLD INCOME



Education

2.5%
No High School Diploma

15.6%
High School Graduate

23.7%
Some College/ Associate's Degree

58.3%
Bachelor's/Grad/ Prof Degree

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10730-10760 Hwy. 55
Plymouth, MN

Retail Investment Sale

ENVISION

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