

# Subway | Lake Sarah Dental

Multi-Tenant Net Lease Investment | 📍 Greenfield, MN

For Sale



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# INVESTMENT OVERVIEW

## THE OFFERING

<b>Address</b>	7500 Highway 55
<b>City, State</b>	Greenfield, MN
<b>Asking Price</b>	\$1,072,000
<b>Cap Rate</b>	6.50%
<b>NOI</b>	\$69,671
<b>Building SF</b>	3,899 SF
<b>Lot Size</b>	1.06 AC
<b>Occupancy</b>	100%
<b>Year Built</b>	2005

### Tenants



## INVESTMENT HIGHLIGHTS

- 100% leased multi-tenant retail asset with national tenants
- Dual income stream diversifies risk across two service-oriented users
- Subway exercised 5-year option with 3% annual increases
- Attractive price point for investors seeking near-term yield with upside

# TENANT PROFILES

## SUBWAY:



Subway is one of the largest quick-service restaurant brands globally, with over 30,000 locations worldwide. The brand benefits from strong name recognition, a value-oriented menu, and consistent consumer demand. This location has an established operating history and is expected to exercise its upcoming renewal option, supporting continued income stability for investors.

## LAKE SARAH DENTAL:



Lake Sarah Dental is a community-focused dental practice providing comprehensive oral healthcare services, including preventative, restorative, and cosmetic treatments. Strategically located to serve the Independence and Greenfield areas, the practice offers essential, health-based services that ensure a loyal, recurring patient base. The tenant's commitment to personalized patient care and its position within a high-demand service sector support long-term occupancy and clinical stability.

# TENANT LEASE SUMMARY

<u>TENANT</u>	<u>SF</u>	<u>Rent</u>	<u>PSF</u>	<u>Lease Expiration</u>	<u>Increases</u>	<u>Reimbursements</u>	<u>Renewal Options</u>
Subway	1,940	\$38,814	\$20.01	12/31/2031	3% Annual	CAM + Taxes	N/A
Lake Sarah Dental	1,959	\$30,856	\$15.75	4/30/2029	2.5% Annual	CAM + Taxes	(1) 5-Year @ 2.5% Annual
<b>TOTAL</b>	3,899	\$69,671	\$17.88 (Avg)				

## LEASE HIGHLIGHTS:

- 100% leased to two service-oriented tenants
- Staggered lease expirations (2029-2031) provide income continuity and reduce rollover risk
- Subway has exercised their 5-year renewal option through 2031
- Lake Sarah Dentals lease extends through April 2029 with 2.5% annual increases and a 5-year renewal option
- Net lease structure with tenants reimbursing CAM and real estate taxes
- Total CAM reimbursement: ~\$35,308 annually (~\$9.06 PSF)
- Total real estate tax reimbursement: ~\$24,759 annually (~\$6.35 PSF)
- Dual-tenant structure provides diversified income stream

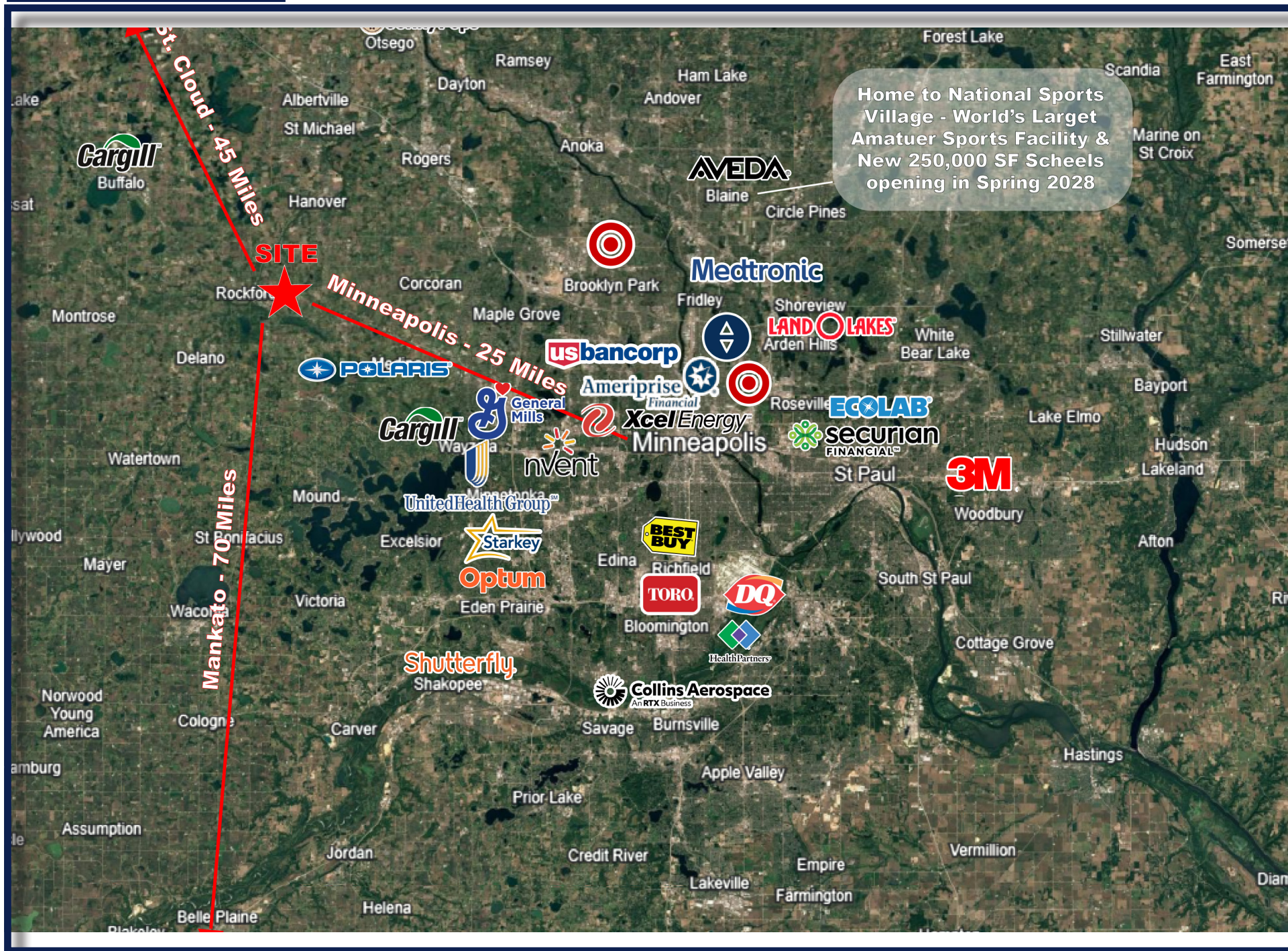




# EXTERIOR PHOTOS



# FAR-OUT AERIAL



# MARKET OVERVIEW



## Elk River Submarket Highlights:

- Located along Highway 55, a primary east-west arterial route connecting the western Twin Cities suburbs to the Minneapolis-St. Paul MSA, supporting heavy commuter and regional traffic
- Positioned within Greenfield's main retail corridor at a signalized intersection, situated directly across from Rockford High School and near local traffic drivers
- Serves as a central service hub for the communities of Greenfield, Rockford, and Corcoran, drawing consistent consumer traffic from a broad western Hennepin and eastern Wright County trade area
- Strong local economic profile with a median household income exceeding \$150,000, supporting sustained demand for high-quality retail and professional services
- Surrounded by community staples and national brands including Dollar Tree, Rockford State Bank, and local medical facilities, enhancing the area's overall consumer draw

## TRADE AREA DEMOGRAPHICS:

### Population

1 Mile	980
3 Mile	8,310
5 Mile	18,405

### Median HH Income

1 Mile	\$125,000
3 Mile	\$115,844
5 Mile	\$114,334

### Average HH Income

1 Mile	\$159,454
3 Mile	\$159,530
5 Mile	\$159,226

### Median Age

1 Mile	41.8
3 Mile	40.2
5 Mile	41.8

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