

HOLIDAY STATIONSTORE (CIRCLE-K | S&P CREDIT RATING: BBB+)

1423 2ND ST N



SAUK RAPIDS, MN 56379



ABSOLUTE NNN LEASE

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1423 2ND ST N

PROPERTY HIGHLIGHTS

- Absolute net lease (NNN) Investment featuring zero landlord responsibilities, providing passive income
- Investment-grade credit tenant (S&P: BBB+) Holiday Stationstore is a subsidiary of Alimentation Couche-Tard
- Adjacent to US Route 10, located directly next to the on-ramp and off-ramp of the major Minnesota highway
- Strong 2.5% annual increases (included in the options)
- Tenant signed a new 10-Year lease in March of 2023 showing a continued long-term commitment to this location
- This is the first time the property has been listed for sale by ownership
- Tenant has been operating out of this location since 1998
- (2) Five-Year Options remaining which would take this lease all the way to 2043

Building Size	5,254 SF
Parcel Size	1.09 Acres
Year Built/Renovated	1998/2019
NOI	\$170,579
Cap Rate	5.75%
Sale Price	\$2,966,000



PROPERTY HIGHLIGHTS

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1423 2ND ST N

RENT SUMMARY

BASE TERM	
2026	\$170,579
2027	\$174,843
2028	\$179,215
2029	\$183,695
2030	\$188,287
2031	\$192,994
2032	\$197,819
2033	\$202,765

OPTION 1	
2034	\$207,834
2035	\$213,030
2036	\$218,356
2037	\$223,814
2038	\$229,410

OPTION 2	
2039	\$235,145
2040	\$241,024
2041	\$247,049
2042	\$253,225
2043	\$259,556





EXTERIOR PHOTOS



INTERIOR PHOTOS



DIESEL
GAS
PUMPS

CAR WASH


PART OF THE  FAMILY

MAIN BUILDING

GAS PUMPS



2ND ST N

SITE PLAN



**SUBJECT
PROPERTY**

10

VOYAGEUR HWY

**22,000
VEHICLES PER DAY**

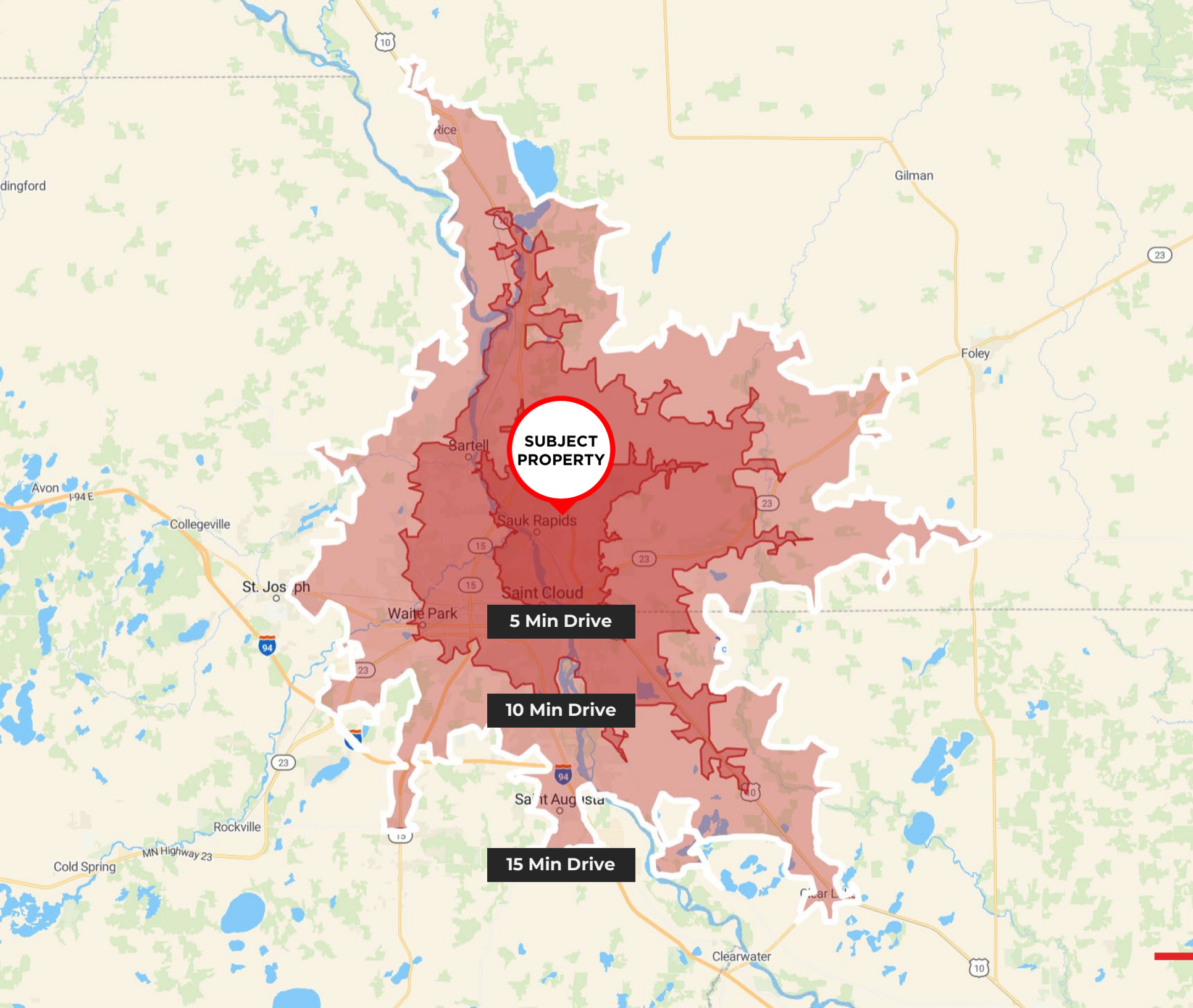
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2ND ST N

**8,700
VEHICLES PER DAY**

PARCEL OUTLINE MAP



LOCAL DRIVE TIME MAP



Alimentation Couche-Tard Inc. is a Canadian global leader in convenience and mobility retail, best known for operating under the Circle K and Couche-Tard banners. Headquartered in Laval, Quebec, the company operates in 29 countries and territories with roughly 17,300 stores, including about 13,200 locations offering road transportation fuel. Its retail network includes convenience stores, fuel stations, foodservice, beverages, car wash, loyalty programs, and other everyday consumer services.

The company has grown into one of the largest independent convenience store operators in North America and a major player in Canada, the United States, Scandinavia, the Baltics, Belgium, and Ireland. Couche-Tard's business model focuses on high-traffic convenience retail, fuel sales, private-label and prepared food offerings, and operational scale across multiple markets. Through its Circle K brand, the company continues to expand its global footprint while investing in foodservice, digital tools, loyalty, and mobility-related services to meet changing consumer needs.

TENANT SUMMARY

Company:	Alimentation Couche-Tard Inc.
Founded:	1980
Locations:	17,300+
Areas Served:	27 countries & territories
Revenue:	\$72.86 billion (2025)
TSX Ticker Symbol:	ATD
Headquarters:	Laval, Quebec, Canada
Website:	https://www.couche-tard.com



Holiday Stationstores is a long-standing convenience store and fuel retail brand with roots dating back to 1928, when Arthur and Alfred Erickson opened a small general store in Centuria, Wisconsin. Over time, the business expanded into gasoline sales and convenience retail, becoming a well-known regional chain throughout the Upper Midwest, Northern Plains, and Alaska. Holiday built its reputation around accessible neighborhood locations, reliable fuel service, fresh coffee, prepared food options, snacks, car washes, and everyday convenience items for commuters, travelers, and local customers.

The company grew to more than 500 locations before being acquired in 2017 by Alimentation Couche-Tard, the parent company of Circle K. Today, Holiday operates as part of the larger Circle K network, combining its strong regional customer recognition with the scale, operational support, and retail resources of one of the world's largest convenience store companies.

TENANT SUMMARY

Company:	Holiday Stationstores
Founded:	1928
Locations:	500+
Headquarters:	Bloomington, MN
Website:	https://www.circlek.com/us/holiday-station



Sauk Rapids, Minnesota is located within Benton County along the Mississippi River, directly across from St. Cloud and within the larger St. Cloud metropolitan area. The city's identity is closely tied to its riverfront setting, with its name coming from the rapids associated with this section of the Mississippi River. With a population of roughly 13,800 residents and a location near major routes including U.S. Highway 10 and Minnesota State Highway 15, Sauk Rapids offers a mix of small-city character, regional connectivity, and access to nearby employment, retail, education, and healthcare centers in the St. Cloud area.

Historically, Sauk Rapids developed as an early trading, milling, transportation, and riverfront community, with its growth influenced by the Mississippi River, rail connections, and regional commerce. Today, the city blends established neighborhoods, commercial corridors, parks, and riverfront amenities, giving it appeal for families, local businesses, and residents. Strong access to outdoor recreation, proximity to St. Cloud, and continued community investment make Sauk Rapids a practical and attractive community within the Central Minnesota region.

SAUK RAPIDS, MN

ESTIMATED POPULATION	±13,800
HOUSEHOLDS	±5,660
AVG HOUSEHOLD INCOME	±\$71,841

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