



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell,  
Inc. | A Licensed Minnesota  
Broker #40685007



**DANNY FRANCIS**  
Senior Director  
248.450.3046  
danny.francis@legacycrea.com



**RHONA MEYERS**  
Associate Advisor  
248.728.4698  
rhona@legacycrea.com



**SCOTT REID**  
ParaSell, Inc. – Broker  
949.942.6585  
broker@parasellinc.com



3181 EVERGREEN LN SW, ALEXANDRIA, MN 56308

# PILOT TRAVEL CENTER

**FOR SALE** \$5,600,000 | 6.48% CAP

LEGACYCREA.COM

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Real Estate Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Real Estate Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

|                           |    |
|---------------------------|----|
| INVESTMENT OVERVIEW       | 3  |
| RENT ROLL                 | 4  |
| ADDITIONAL PHOTOS         | 5  |
| REGIONAL MAP              | 6  |
| RETAILER MAP              | 7  |
| AERIAL MAP                | 8  |
| DEMOGRAPHICS MAP & REPORT | 9  |
| BACK PAGE                 | 10 |



## ALEXANDRIA, MN

- Freestanding Pilot Travel Center in Alexandria, MN - Tenants Include Subway + Dan's Diesel Inc
- Affluent Area - Average Household Income Exceeds \$100,000 within 1 Mile Radius of Site
- Excellent Visibility from I-94 - 15,000+ Vehicles Pass Site Daily
- Strong Demos - 8,800+ People Reside within 3 Mile Radius of Site with a Projected +3.89% Population Growth Through 2028
- In Close Proximity to Alexandria Technical & Community College
- Daytime Employees Exceed 13,700 People within 3 Mile Radius of Site
- Absolute NNN Lease Structure with Zero Landlord Responsibilities
- 36,000 SF Building on an Oversized 12.81 Acre Lot - Equipped with 50 Parking Spaces

### PROPERTY DETAILS

|                |             |
|----------------|-------------|
| Building Area: | 36,000 SF   |
| Land Area:     | 12.81 Acres |
| Price:         | \$5,600,000 |
| Year Built:    | 2010        |
| Cap Rate:      | 6.48%       |
| Price (PSF):   | \$155.56    |

### LEASE OVERVIEW

|                           |                   |
|---------------------------|-------------------|
| Remaining Lease Term:     | Varies            |
| NOI:                      | \$362,700         |
| Lease Type:               | NNN               |
| Scheduled Rent Increases: | 10% Every 5 Years |
| Options & Increases:      | (5) 5 Year        |
| Insurance:                | Tenant            |
| Parking Lot Maintenance:  | Tenant            |
| Property Taxes:           | Tenant            |
| Roof & Structure:         | Tenant            |
| HVAC:                     | Tenant            |



## RENT ROLL

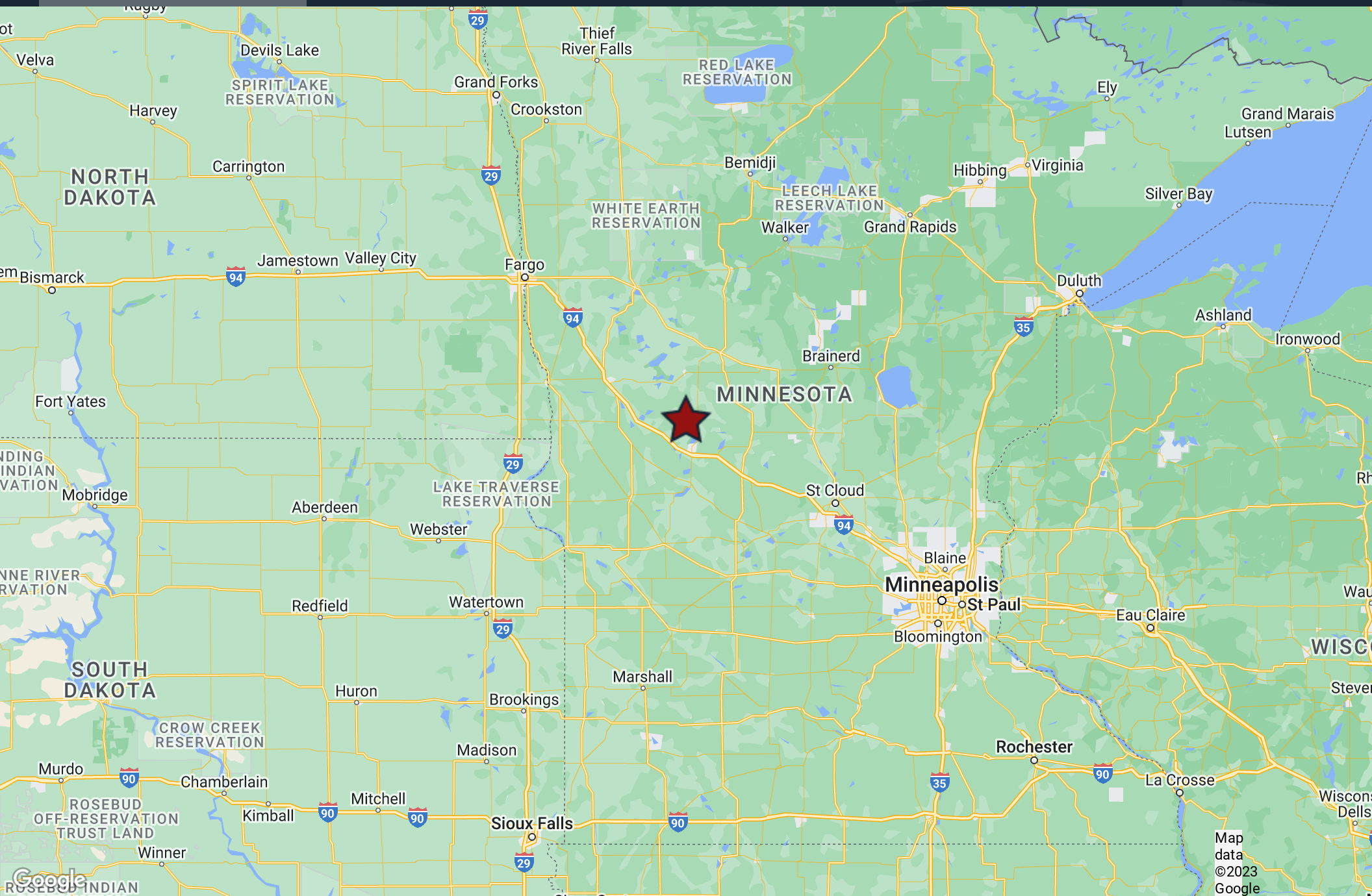
| TENANT              | SIZE (SF)  | EXPIRATION DATE | TERM REMAINING | NOI              |
|---------------------|--|-----------------|----------------|------------------|
| Pilot Travel Center | 20,000 SF  | 3/31/2032       | <8 Years       | \$326,700        |
| Dan's Diesel        | 10,000 SF  | -               | MTM            | \$36,000         |
| Vacancy             | 6,000 SF (Suitable for 1 or can be split for 2 Separate Tenants) | -               | -              | -                |
| <b>TOTALS</b>       | <b>36,000 SF</b>   |                 |                | <b>\$362,700</b> |















Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Google





Pilot SUBWAY DAN'S DIESEL INC

8,790 Vehicles Per Day

Google

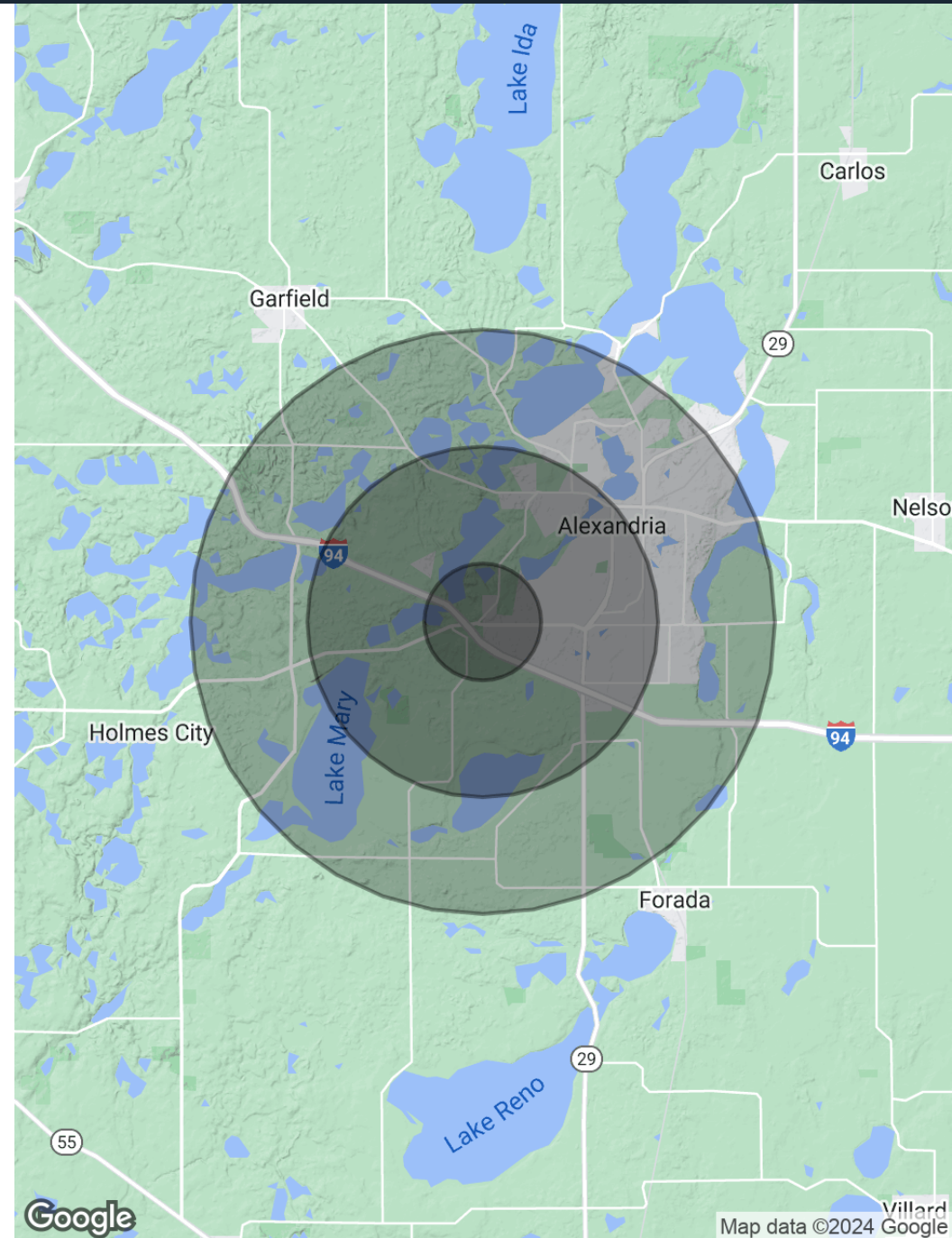
Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 250    | 8,878   | 20,635  |
| Average Age          | 52.1   | 41.4    | 41.9    |
| Average Age (Male)   | 46.8   | 39.3    | 39.2    |
| Average Age (Female) | 54.1   | 42.3    | 42.3    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 99        | 4,082     | 9,199     |
| # of Persons per HH | 1.7       | 1.8       | 1.9       |
| Average HH Income   | \$104,111 | \$75,617  | \$76,998  |
| Average House Value | \$159,998 | \$196,434 | \$207,769 |

2020 American Community Survey (ACS)





# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

DANNY FRANCIS  
Senior Director  
248.450.3046  
danny.francis@legacycrea.com

RHONA MEYERS  
Associate Advisor  
248.728.4698  
rhona@legacycrea.com

SCOTT REID | PARASELL, INC.  
ParaSell, Inc.  
949.942.6585  
broker@parasellinc.com

LEGACYCREA.COM

29777 Telegraph Rd Suite 4526  
Southfield, MI 48034

