

SUN DANCE BUSINESS CENTER 2

FOR SALE | 1090 2ND ST S | SARTELL, MN 56377

MRG
REALTY PARTNERS



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MRG REALTY PARTNERS

MRG Realty Partners is a leading boutique commercial real estate brokerage in the Twin Cities, with a strong presence in the Upper Midwest, Florida, Tennessee, Texas, and Montana. Renowned for exceptional client service and deep market expertise, the firm has facilitated hundreds of millions in property transactions. Committed to excellence and integrity, MRG Realty Partners provides personalized support throughout the real estate process, focusing on building lasting relationships and delivering outstanding results.

Reach out to us now to learn more about our unparalleled results and middle-market expertise. We simply do it better.

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EXECUTIVE SUMMARY

MRG Realty Partners LLC is pleased to present an investment opportunity in Sartell, MN, which features a retail center anchored by Dollar Tree, a BBB-rated tenant occupying over 50% of the property. Located at a high-traffic intersection, benefiting from nearby retailers and recent upgrades, including a new roof (2022) and ADA-compliant ramps.

With leases that include annual rent escalations, this property offers strong income stability, making it an attractive investment in a thriving retail market.

Please reach out now to listing agents for more information.



PROPERTY OVERVIEW

Address	1090 2nd St S
Parking	75 Spaces
Year Built	2002
Gross Lease-able Area	20,177 SF

REVENUE SNAPSHOT

Sales Price	Call Listing Agent
NOI	\$ 198,131.40
Current Occupancy	100%
Total Tenants	8





SUBJECT PROPERTY



INVESTMENT HIGHLIGHTS

INVESTMENT-GRADE ANCHOR:

Dollar Tree, the anchor tenant with a BBB S&P credit rating, occupies over half of the center and demonstrates a strong commitment to this location with recent capital investments and a lease extension through 2027.

RECENT CAPITAL IMPROVEMENTS:

The property has seen numerous upgrades, including a new roof (2022), regular HVAC servicing, annual parking lot maintenance, and recent renovations. New ADA compliant concrete ramps add accessibility, enhancing its overall appeal.

INFLATION HEDGE:

Leases include annual or periodic rent escalations, providing protection against inflation and steady cash flow growth.



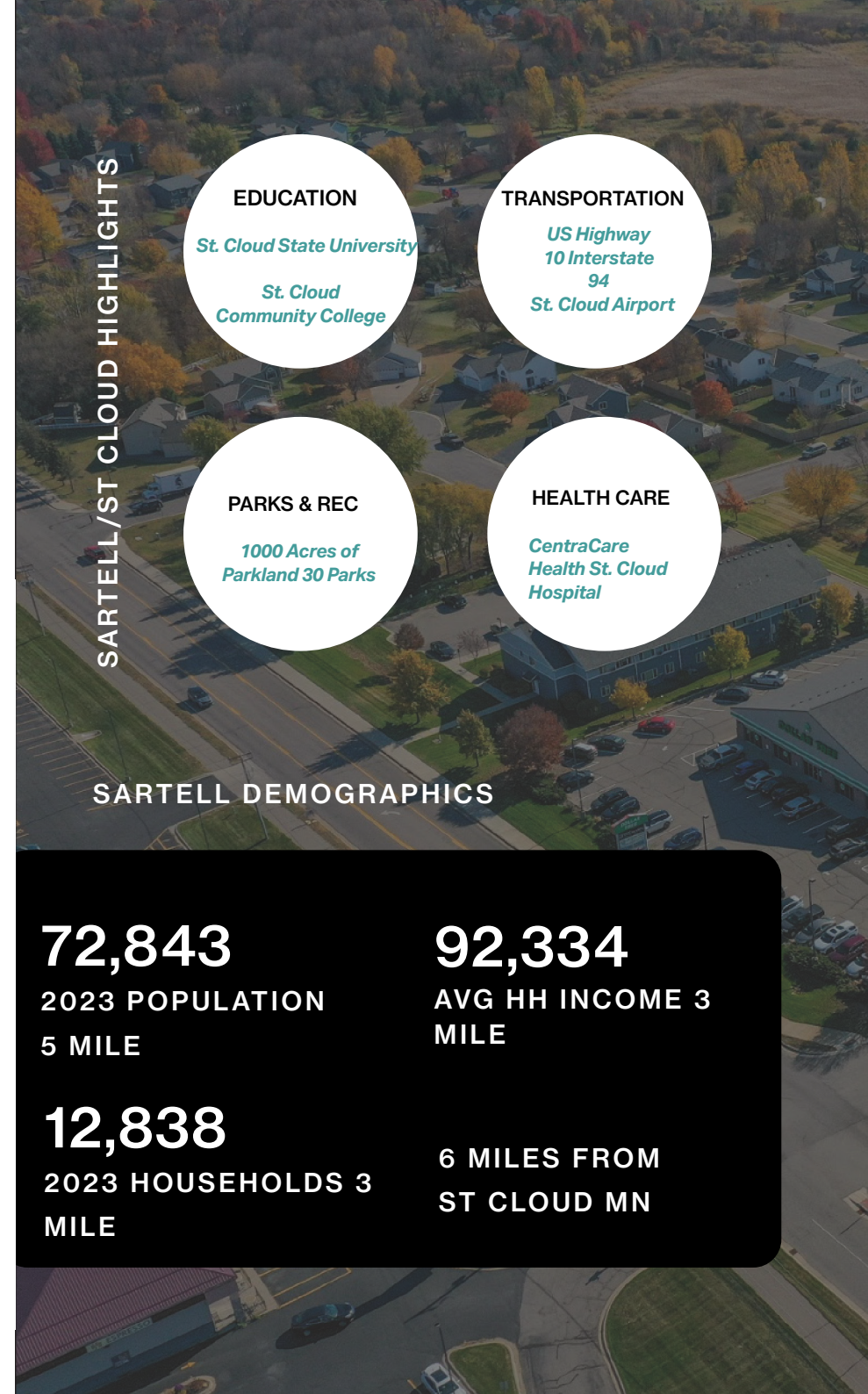
MARKET OVERVIEW

SARTELL, MN

Sartell, Minnesota, located in the heart of central Minnesota across the Mississippi River from St. Cloud, is a charming city. Known for its close-knit community spirit, Sartell offers a blend of small-town charm and modern amenities, making it a welcoming place for families and individuals alike. The city boasts well-maintained parks, including the popular Pinecone Central Park, which features walking trails, sports fields, and a disc golf course for year-round outdoor enjoyment.

Sartell's economy has been growing steadily, supported by various local businesses and industries that contribute to the city's vitality. Its schools are also highly regarded, offering quality education that supports the community's future. With its family-friendly events, recreational facilities, and suburban conveniences, Sartell offers a warm and vibrant lifestyle surrounded by scenic beauty.

Sartell has become a notable retail and commercial hub within central Minnesota, attracting both residents and visitors from surrounding areas. The city's retail center offers a mix of shopping, dining, and service options that enhance its appeal and provide essential amenities for the community.



SARTELL/ST CLOUD HIGHLIGHTS

EDUCATION

St. Cloud State University
St. Cloud Community College

TRANSPORTATION

US Highway 10
Interstate 94
St. Cloud Airport

PARKS & REC

1000 Acres of Parkland
30 Parks

HEALTH CARE

CentraCare Health St. Cloud Hospital

SARTELL DEMOGRAPHICS

72,843

2023 POPULATION
5 MILE

92,334

AVG HH INCOME 3
MILE

12,838

2023 HOUSEHOLDS 3
MILE

6 MILES FROM
ST CLOUD MN

Photo Gallery

1090 2ND ST S, SARTELL, MN, 56377





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