

Dollar Tree

Crosby, MN



Price:
\$2,200,000



Cap Rate:
8.65%

[VIEW FULL OM](#)



Property Photo - Signage may not reflect current building Signage

Offered Exclusively by



Isaiah Harf

Regional Managing Director
iharf@northmarq.com
+1 773.963.2637

Christian Tremblay

Vice President
ctremblay@northmarq.com

Blaise Bennett

Associate Vice President
bbennett@northmarq.com

Josh Burdeen

Analyst
jburdeen@northmarq.com

In association with:

Anne Perrault

MN Broker #40564077

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Dollar Tree property located in Crosby, Minnesota (the "Property"). The Property consists of a 20,000-square-foot freestanding retail building on a 0.99-acre parcel of land. Dollar Tree is operating under a 10-year, net lease with limited landlord responsibilities. The lease also features 5, 5-year extension options with rent escalations at the beginning of each option term, offering investors a hedge against inflation. See Lease Abstract for full details.

INVESTMENT HIGHLIGHTS



Long-Term Net Lease

10-Year Lease
Limited Landlord Responsibilities



New Store Concept



2023 Renovation



Strong Access & Visibility

E Main Street (MN -6)
8,000 VPD



Investment Grade Guarantee from Best-in-Class Tenant

Dollar Tree - BBB/Stable (S&P)



Primary Commercial Corridor



Northmarq

191 N Wacker Dr | Suite 2000
Chicago, Illinois 60606
northmarq.com



Northmarq