



Brooklyn Park, Mn

Actual Site

**ABSOLUTE NNN
GROUND LEASE**

**LOW GROUND RENT;
EXTREMELY HEALTHY
RENT TO SALES RATIO**

**10% RENT INCREASES
EVERY 5 YEARS**

10+ YEARS REMAINING



NNLG NATIONAL NET LEASE GROUP

CUSHMAN & WAKEFIELD

**CORPORATE-BACKED ABSOLUTE
NNN GROUND LEASE | 10+ YEARS
REMAINING**

The property is secured by a 15-year absolute NNN ground lease with Raising Cane's Restaurants, LLC, offering more than 10 years of remaining term. The lease structure provides truly passive ownership with zero landlord responsibilities for maintenance, repairs, or capital expenditures.

**STRATEGICALLY POSITIONED OFF HWY
610 EXIT/OFF-RAMP**

The property benefits from a strategic location directly off the exit ramp of State Highway 610, providing immediate access for both commuter and local traffic. With approximately 85,755 vehicles per day along the corridor, the site captures strong drive-by visibility and convenient ingress and egress from one of the region's primary east-west thoroughfares.

**PRIME SIGNALIZED HARD CORNER AT
KEY RETAIL INTERSECTION**

Raising Cane's is prominently positioned at the signalized hard corner, offering excellent frontage and visibility along a heavily traveled retail intersection with combined daily traffic counts exceeding 28,778 vehicles.

**LOW GROUND RENT | STRONG SALES
PERFORMANCE**

The asset benefits from below-market ground rent, resulting in a favorable rent-to-sales ratio that supports long-term tenant profitability. As a designated Certified Training Location, this site reflects strong store-level performance, operational efficiency, and above-average sales volumes, reinforcing the tenant's long-term commitment to the location.


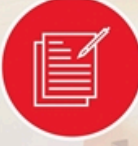





**HIGH-QUALITY 1.85 ACRE SITE |
MODERN DRIVE-THRU PROTOTYPE**

Situated on an oversized 1.85-acre parcel, the property features a modern 3,384 SF prototype designed for high-volume operations, including a dual-lane drive-thru that maximizes throughput.

**DENSE DEMOGRAPHICS | STRONG TWIN
CITIES MARKET FUNDAMENTALS**

The property is located within a dense suburban trade area supported by approximately 85,000 residents within a three-mile radius and strong average household incomes exceeding \$127,000.



-  **\$3,093,750**
PRICE
-  **10+ YEARS**
REMAINING
LEASE TERM
-  **10%**
RENT INCREASE
EVERY FIVE YEARS
-  **3,384 SF**
BUILDING SIZE
-  **1.85 AC**
LOT SIZE
-  **2021**
YEAR BUILT
-  **DUAL LANE**
DRIVE-THRU



INFORMATION REQUEST

BLAKE TAGMYER
Executive Director
+1 858 558 5670
blake.tagmyer@cushwake.com
License No. 01912759

CONOR MCGOUGH
Associate
+1 858 558 5627
conor.mcough@cushwake.com
License No. 02236653

BRANDON PRICE
Senior Director
+1 858 558 5673
brandon.price@cushwake.com
License No. 01822998

AMY THOMPSON
Brokerage Specialist
+1 858 546 5440
amy.thompson@cushwake.com
License No. 02214440