

ABSOLUTE NNN INVESTMENT OFFERING

McCoy's Copper Pint

1710 Crossings Blvd, Shakopee, MN 55379

\$6,000,000

Purchase Price

6.60%

Cap Rate

8,580 SF

Building Size

OFFERING MEMORANDUM

Confidentiality & Disclaimer

This Offering Memorandum ("OM") is provided by NAI Gateway solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This OM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of NAI Gateway.

This OM does not constitute an offer of a security or an offer of any investment contract. It contains descriptive materials, financial information, and other data compiled by NAI Gateway for the convenience of parties who may be interested in the Property. Such information is not all-inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. NAI Gateway has not independently verified all of the information contained herein and makes no representations or warranties of any kind concerning its accuracy or completeness.

The Property may be withdrawn from the market without notice, and its owner(s) reserve the right to negotiate with any number of interested parties at any time. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity.

By accepting this OM, you agree to hold and treat its contents in the strictest confidence, and that you will not disclose its contents in any manner detrimental to the interest of the Owner without the prior written consent of NAI Gateway.

Exclusively Offered By: Michael Houge, CCIM, SIOR (612) 701-6282 | Angie Frandrup Demonte, LEED AP (612) 387-3618 | Amelia Larson (952) 491-3069





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

Executive Summary · Investment Highlights · Lease Abstract · Rent Proforma

02

PROPERTY INFORMATION

Property Overview · Site Plan · Floor Plans · Photos · Co-Tenancy & Traffic · Demographics

03

AREA OVERVIEW

Regional Map · Location Map · Twin Cities MSA · City of Shakopee · Mystic Lake Proximity

04

TENANT OVERVIEW

Tenant Profile

INVESTMENT OVERVIEW

Executive Summary · Investment Highlights · Lease Abstract · Rent Proforma



INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

NAI Gateway is pleased to exclusively offer for sale McCoy's Copper Pint, an $\pm$ 8,580 SF, two-story free-standing restaurant property situated on $\pm$ 1.64 acres in the rapidly growing Shakopee submarket of the Minneapolis-St. Paul MSA. Built in 2019 and 100% occupied, the Property is positioned to trade as an Absolute NNN investment, offering a purchaser truly passive ownership at the intersection of County Road 21 and County Road 18, and just one block from U.S. Highway 169.



\$6,000,000

Purchase Price

6.60%

CAP RATE

\$396,000

NET OPERATING INCOME

20+ Years

TERM REMAINING

Absolute NNN

LEASE TYPE

2019

YEAR BUILT

$\pm$ 8,580 SF

BUILDING SIZE

$\pm$ 1.64 AC

LOT SIZE

INVESTMENT HIGHLIGHTS

Absolute NNN Structure

Zero landlord responsibilities across a 20-year initial lease term — the tenant is responsible for taxes, insurance, maintenance, and all capital items, providing truly passive ownership.

Dominant Retail Corridor

Positioned at County Road 21 & County Road 18, and one block from U.S. Highway 169, which carries approximately 80,000–99,500 vehicles per day.

Affluent, Growing Trade Area

Median household income of \$186,345 within 1 mile and \$122,416 within 5 miles — well above state and national averages — supporting a strong discretionary dining spend.

Located in the Twin Cities MSA

Part of the 16-county Minneapolis-St. Paul metro, one of the most diversified major economies in the Midwest and home to numerous Fortune 500 headquarters.

Newer Construction, Long-Term Lease

Free-standing, two-story building constructed in 2019, fully leased at \$396,000 in the first-year rent, minimizing near-term capital exposure for a purchaser with 2.00% percent annual rental escalations.

Best-in-Class Area-Tenancy

Surrounded by The Home Depot, Panera Bread, Chipotle, Chili's, Five Guys, Starbucks, PetSmart, and the Marcus Southbridge Crossing Cinema, all within 0.2 miles.

Strong Restaurant Fundamentals

The 1-mile trade area posts a Market Potential Index of 108–138 for full-service dining, sit-down dinner visits, and premium check sizes, versus a national baseline of 100.

Scott County Growth

Shakopee is the Scott County seat, one of the fastest-growing counties in Minnesota, with county population up more than 5% since 2020 and continued residential, retail and industrial expansion.

INVESTMENT OVERVIEW

LEASE ABSTRACT

Tenant	Willy McCoys of Shakopee, LLC
Premises	± 8,580 SF
Lease Type	Absolute Triple Net (NNN)
Initial Term	20 Years
Year 1 Annual Rent	\$396,000
Rent Commencement	September 1 st , 2026
Lease Expiration	August 31 st , 2046
Rental Increases	2.00% Annually
Renewal Options	Four (4), Five-Year Options to Extend
Landlord Responsibilities	None
Taxes, Insurance, CAM, Roof & Structure	Tenant's Responsibility
Guarantor	Corporate



PROPERTY INFORMATION

RENT PROFORMA

\$396,000

YEAR 1 ANNUAL RENT

2.00%

ANNUAL ESCALATIONS

\$481,088

AVG. ANNUAL RENT

\$576,897

YEAR 20 ANNUAL RENT

LEASE YR	CALENDAR YR	ANNUAL RENT	MONTHLY RENT
1	2027	\$396,000	\$33,000
2	2028	\$403,920	\$33,660
3	2029	\$411,998	\$34,333
4	2030	\$420,238	\$35,020
5	2031	\$428,643	\$35,720
6	2032	\$437,216	\$36,435
7	2033	\$445,960	\$37,163
8	2034	\$454,880	\$37,907
9	2035	\$463,977	\$38,665
10	2036	\$473,257	\$39,438

LEASE YR	CALENDAR YR	ANNUAL RENT	MONTHLY RENT
11	2037	\$482,722	\$40,227
12	2038	\$492,376	\$41,031
13	2039	\$502,224	\$41,852
14	2040	\$512,268	\$42,689
15	2041	\$522,514	\$43,543
16	2042	\$532,964	\$44,414
17	2043	\$543,623	\$45,302
18	2044	\$554,496	\$46,208
19	2045	\$565,586	\$47,132
20	2046	\$576,897	\$48,075

Reflects a 20-year initial term commencing February 1, 2027 with fixed 2.00% annual rental increases. Four (4), Five-Year Renewal Options after Initial Term.

PROPERTY INFORMATION

[Property Overview](#) · [Site Plan](#) · [Floor Plan](#) · [Photos](#) · [Co-Tenancy & Traffic](#)

PROPERTY INFORMATION

PROPERTY OVERVIEW

LOCATION INFORMATION

Building Name	M cCoy's Copper Pint
Street Address	1710 Crossings Blvd
City, State, Zip	Shakopee, MN 55379
County	Scott
Market	Minneapolis-St. Paul Suburban
Sub-Market	Shakopee
Cross-Streets	Co Rd 21 & Co Rd 18

BUILDING INFORMATION

Building Size	± 8,580 SF
Building Class	A
Occupancy	100%
Year Built	2019
Number of Floors	2

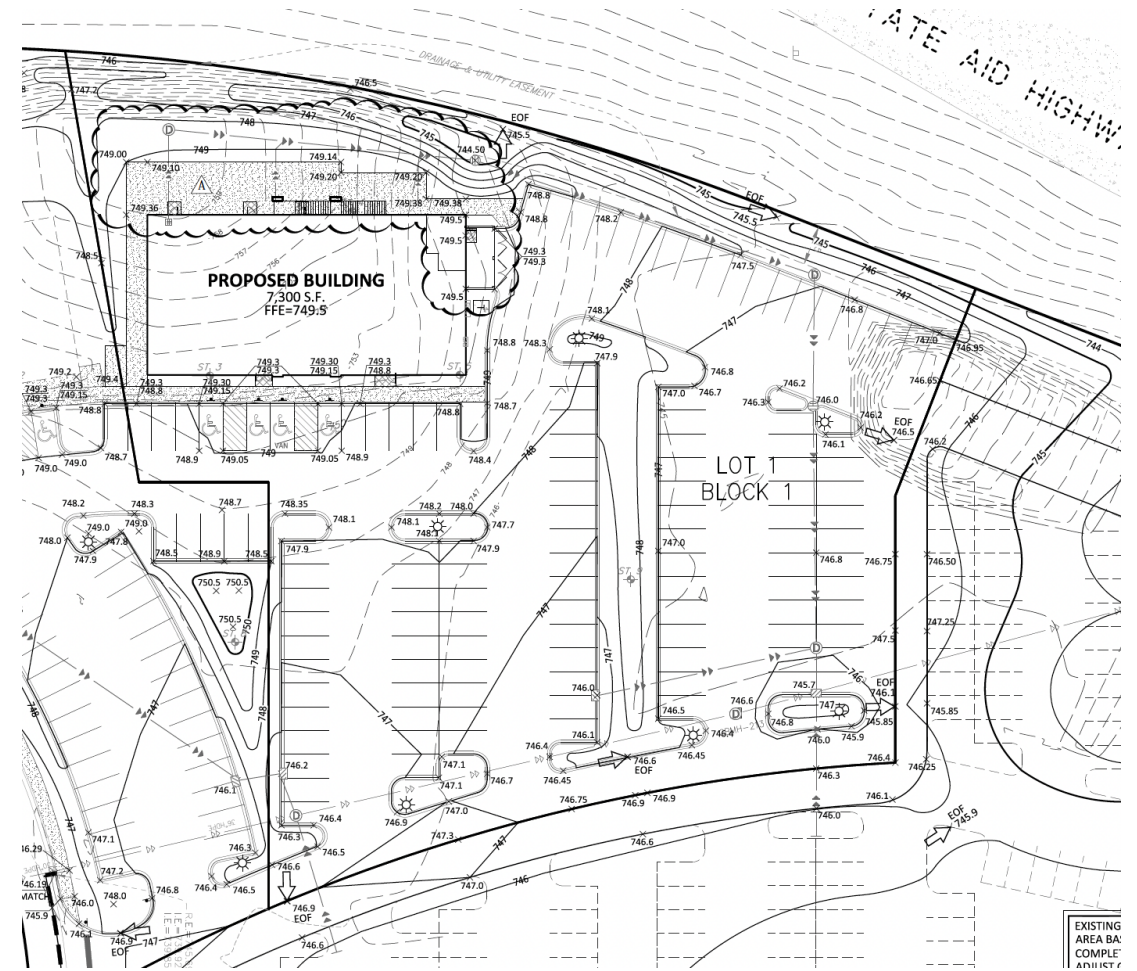
BUILDING INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	B1 (Highway Business)
Lot Size	± 1.64 Acres
APN #	274810010
Lot Frontage	± 355 ft
Lot Depth	± 250 ft
Traffic Count	29,800 VPD (Co Rd 21), 16,500 VPD (Co Rd 18)

PARKING & TRANSPORTATION

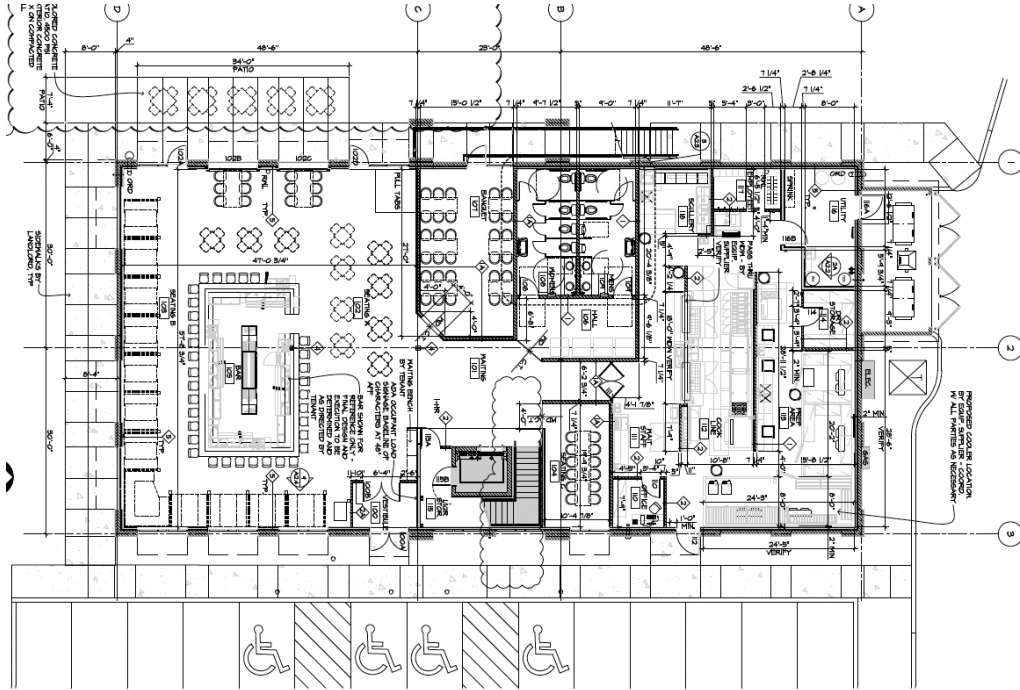
Parking Type	± 131 Surface Spaces
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SITE PLAN



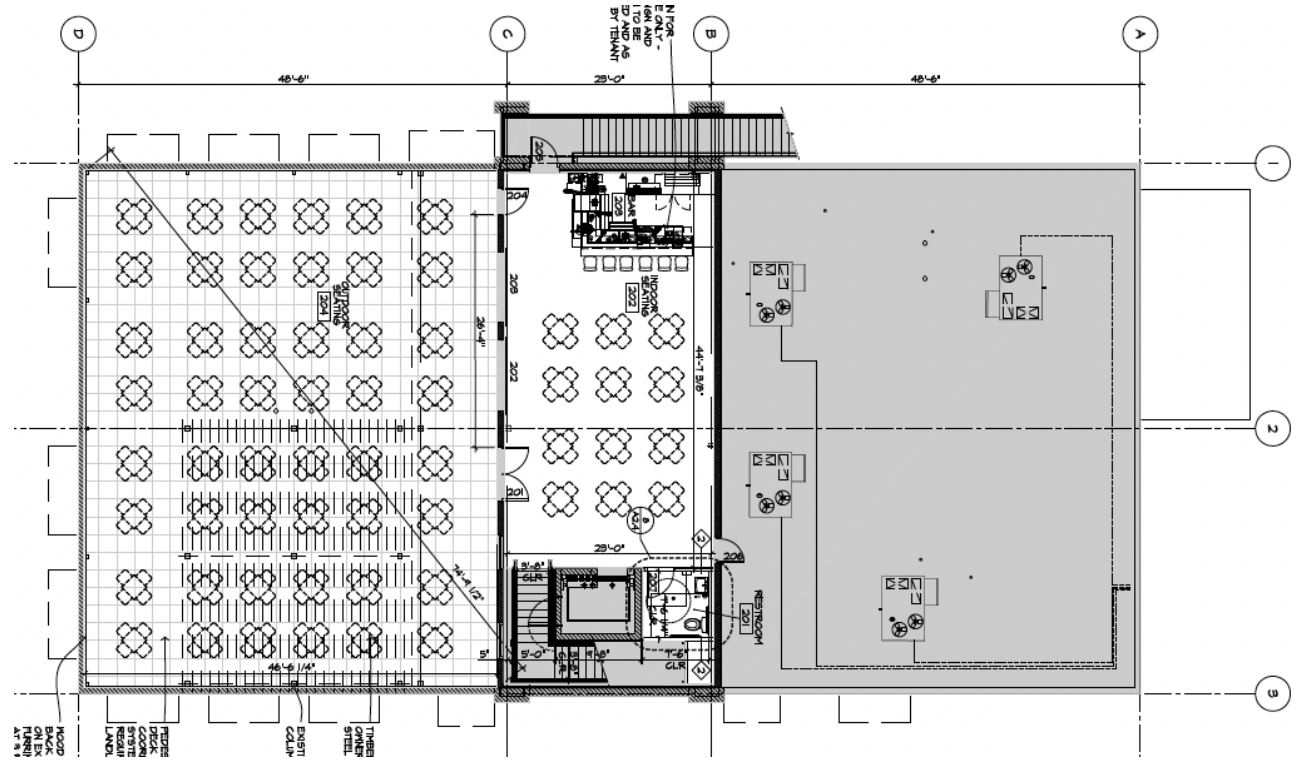
PROPERTY INFORMATION

FLOOR PLAN



Floor 1

Floor 2



PROPERTY INFORMATION

PROPERTY PHOTOS



PROPERTY INFORMATION

RETAIL CO-TENANCY & TRAFFIC

99,500+ VPD

ON U.S. HWY 169

22,800+ VPD

ON COUNTY RD 21

161

BUSINESSES WITHIN 1 MILE

NEARBY RETAILERS (within ~0.2 miles)



Source: Esri Business Locator & Traffic Count Map, McCoy's Copper Pint site data, 2026.

MCCOY'S COPPER PINT | 1710 CROSSINGS BLVD, SHAKOPEE, MN 55379

AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2026)	6,100	34,753	135,288
Households (2026)	1,837	12,744	50,470
Median Age	34.6	39.6	39.2
Median Household Income	\$186,345	\$143,689	\$122,416
Median Disposable Income	\$138,743	\$111,481	\$99,238

Source: Esri



MCCOY'S COPPER PINT | 1710 CROSSINGS BLVD, SHAKOPEE, MN 55379

TOP TAPESTRY SEGMENT (1-MILE)

Professional Pride

57.1% of households — married, high-income, highly educated households; frequent fast-casual dining and prioritize fitness and recreation.

RESTAURANT MARKET POTENTIAL (1-MILE)

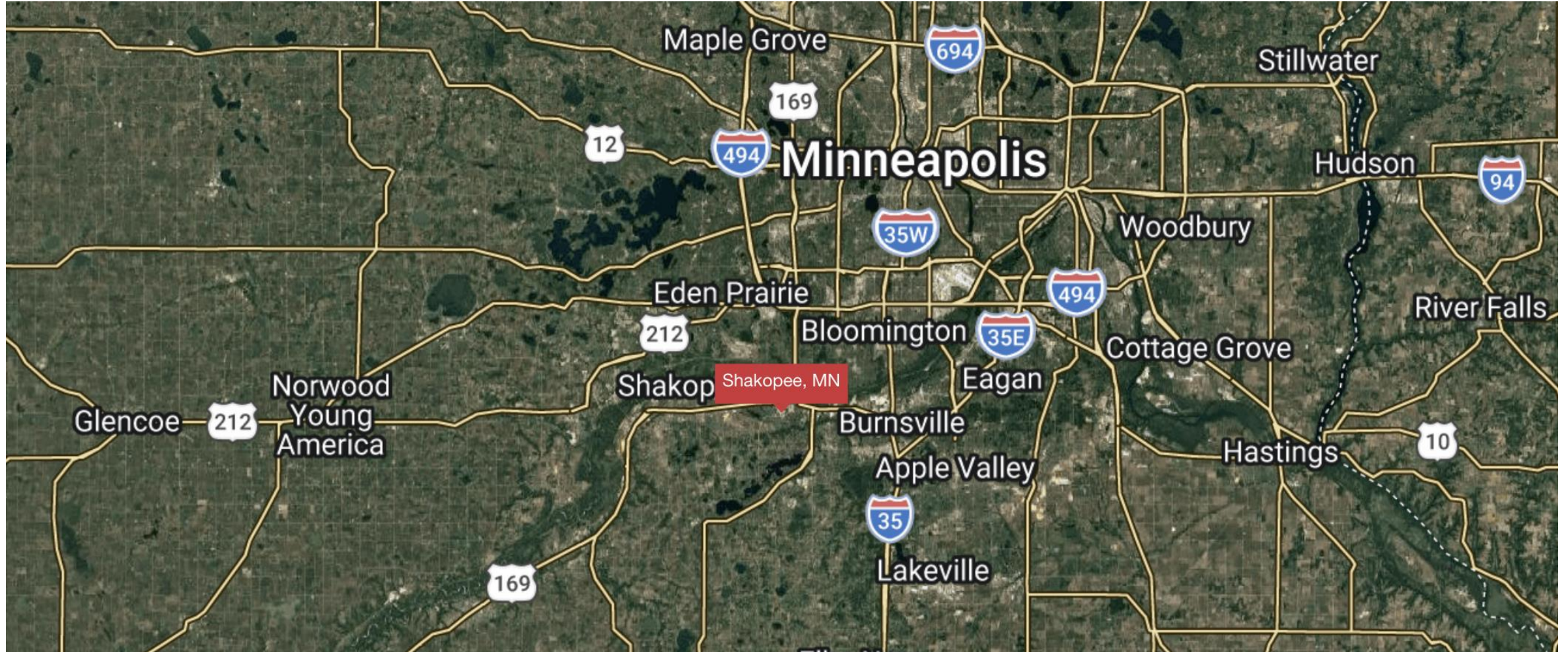
Full-Service Dinner Visit	114 MPI
Weekend Dining Visit	114 MPI
\$201+ / Mo., Full-Service	138 MPI
\$201+ / Mo., Fine Dining	138 MPI

MPI of 100 = U.S. average. Source: Esri Restaurant Market Potential Report, 2026.

AREA OVERVIEW

Regional Map · Location Map · Twin Cities MSA · City of Shakopee · Mystic Lake Proximity

REGIONAL MAP



LOCATION MAP



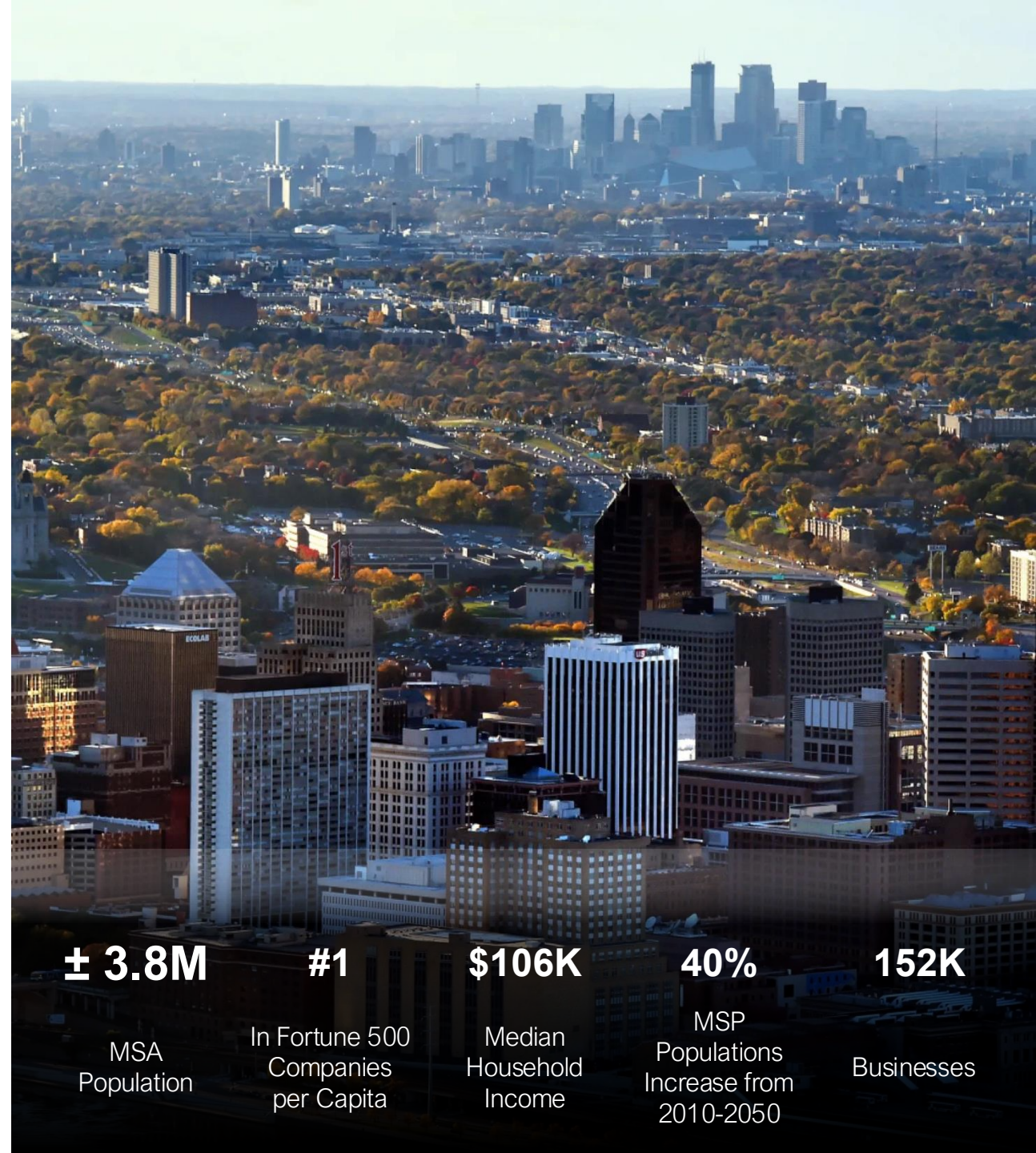
AREA OVERVIEW

ABOUT THE TWIN CITIES

Minneapolis-Saint Paul — the "Twin Cities" — anchors a 16-county metropolitan statistical area spanning Minnesota and western Wisconsin, with a regional population of nearly 4 million. It is consistently ranked among the largest and most diversified metro economies in the Midwest, combining a deep base of corporate headquarters with strengths in healthcare, finance, retail, food & agribusiness, and technology.

Minnesota is home to one of the highest concentrations of Fortune 500 headquarters per capita in the country, including Target, UnitedHealth Group, Best Buy, U.S. Bancorp, General Mills, 3M, and Land O'Lakes — many within the Twin Cities MSA. This corporate density underpins a stable, well-paying employment base and a consistently strong regional consumer economy.

The metro is served by Minneapolis-St. Paul International Airport (MSP), a major Delta Air Lines hub, and is known nationally for its quality of life, extensive lakes and regional park system, top-ranked public school districts, and strong educational attainment. The Shakopee submarket sits along the MSA's fast-growing southwest corridor, connected to downtown Minneapolis via U.S. Highway 169.



± 3.8M

MSA
Population

#1

In Fortune 500
Companies
per Capita

\$106K

Median
Household
Income

40%

MSP
Populations
Increase from
2010-2050

152K

Businesses

AREA OVERVIEW

ABOUT SHAKOPEE, MINNESOTA

Location & Connectivity

Shakopee sits 23 miles southwest of Minneapolis along the Minnesota River, serving as the commercial hub for Scott County. Its position along US Highway 169 and MN State Highway 101 offers direct arterial logistics to the broader Twin Cities metro, driving sustained retail, industrial, and residential expansion.

Demographics & Residential Growth

With a 2026 census estimate of 46,012, Shakopee is the largest municipality in the southwest submarket. It anchors one of Minnesota's fastest-growing counties, where an estimated 12,000 new housing units are planned to accommodate strong workforce migration.

Economic Base & Major Employers

As the largest community in the southwest submarket, its economy is anchored by major employers like: Amazon, Shutterfly, Faber-Castell, CertainTeed, and SanMar, Seagate Technology, TE Connectivity, and Emerson Process Management, St. Francis Regional Medical Group and Entrust.

Entertainment & Commercial Destinations Shakopee serves as a primary regional entertainment destination, pulling significant visitor traffic via:

- Canterbury Commons:
 - A massive mixed-use master development anchored by Canterbury Park horse racing. A new 19,000-capacity Mystic Lake Amphitheater was completed, positioning the district for heightened retail, hospitality, and infill commercial opportunities.
- Valleyfair:
 - The Upper Midwest's largest amusement park, drawing over one million seasonal visitors annually.



46,012

2026 CENSUS ESTIMATE

± 80%

POPULATION GROWTH SINCE 2000

± 159,000

SCOTT COUNTY POPULATION

US-HWY 169

DIRECT METRO ACCESS

AREA OVERVIEW

MYSTIC LAKE PROXIMITY



Mystic Lake Casino and Hotel

Mystic Lake Casino Hotel serves as one of the Upper Midwest's premier gaming, lodging, and entertainment destinations. Owned and operated by the Shakopee Mdewakanton Sioux Community (SMSC), the massive resort destination features a full-service casino, 769 hotel rooms, multiple dining venues, nightlife options, and a world-class golf course. Beyond its gaming floor, the property hosts major indoor concerts and comedy tours year-round. This robust regional draw concentrates steady visitor movement directly along the Highway 169 corridor, generating an ongoing flow of regional traffic that benefits surrounding retail and full-service dining establishments.

3M+

ANNUAL VISITORS

7 MILES

FROM SUBJECT
PROPERTY

125K SF

GAMING FLOOR

30+

SUMMER EVENTS

2.5 MILES

FROM SUBJECT
PROPERTY

± 600K

ANNUAL EXPECTED
VISITORS

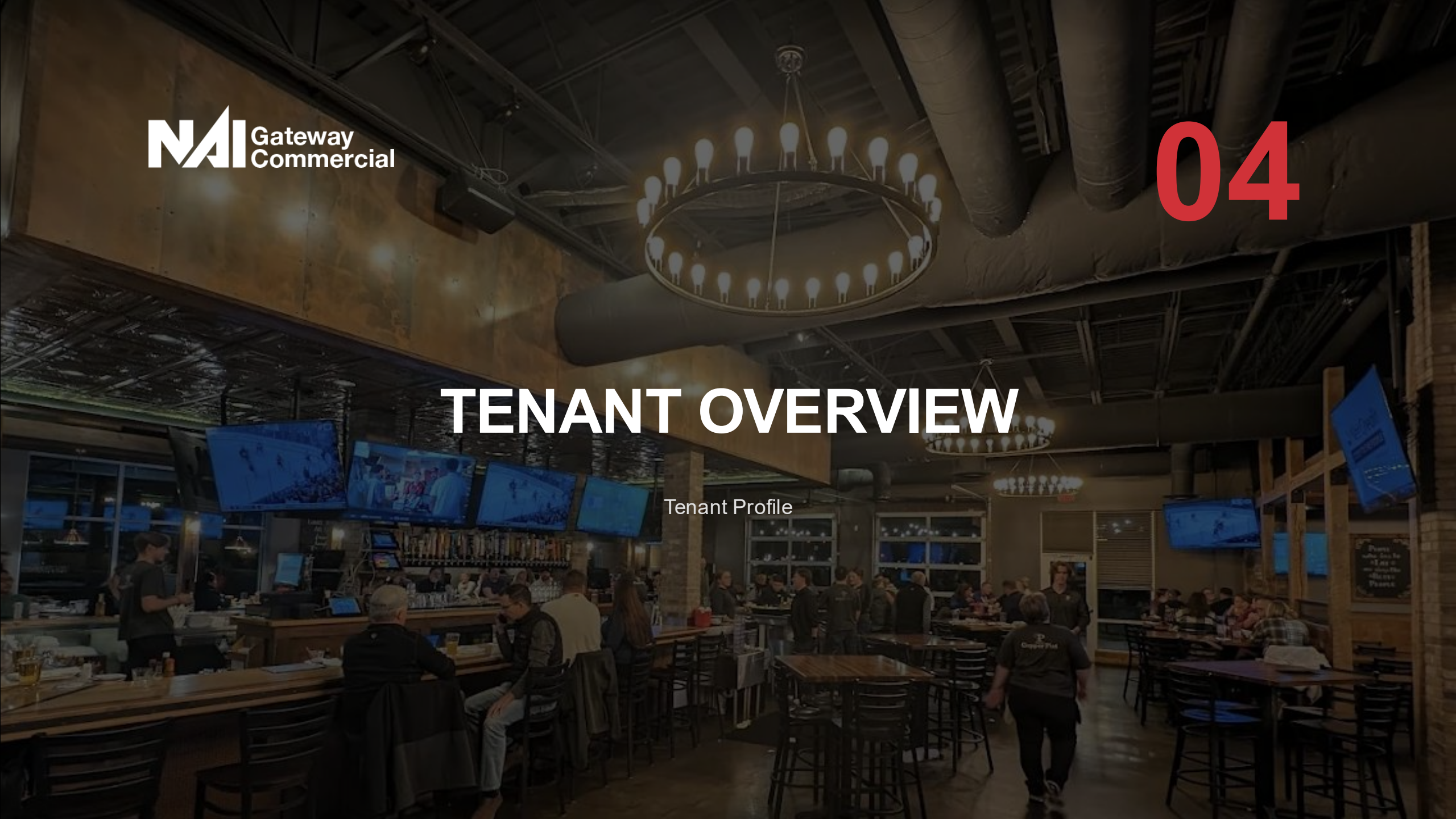
Mystic Lake Amphitheater

Mystic Lake Amphitheater Opened in summer 2026 as Minnesota's largest outdoor concert venue, the newly built Amphitheater—a 19,000-capacity destination operated by Live Nation—has transformed Shakopee into a marquee regional music hub. Situated adjacent to Canterbury Park, approximately 25 minutes from Minneapolis–St. Paul, the venue features a full summer season of major touring acts across rock, country, pop, and hip-hop. Independent economic studies project the amphitheater will generate \$138 million in annual economic impact and \$73 million in direct fan spending at area businesses. Supported by a complimentary shuttle service operating from Mystic Lake Casino Hotel, concertgoer traffic flows heavily through Shakopee's entertainment district. This makes McCoy's Copper Pint a prime first-and-last stop for pre- and post-show dining and drinks.



TENANT OVERVIEW

Tenant Profile



TENANT OVERVIEW

ABOUT THE OPERATOR

With a passion for bringing communities, families, and friends together, the McCoy's operating team is proud to manage eight (8) vibrant restaurant locations throughout the Twin Cities metro area and central Minnesota. Grounded in family ownership since 2008 and hands-on operation, they specialize in creating welcoming neighborhood destinations where exceptional hospitality, great food, and a comfortable atmosphere take center stage.

Their distinct portfolio features three distinct concepts under one family umbrella: Willy McCoy's (with 6 neighborhood staples across Albertville, Andover, Bloomington, Champlin, Chaska, and Ramsey, known for their Prohibition-era vibe, modern American fare, and everyday 2-for-1 drink specials), Willys on the Water (their scenic Big Lake destination), and McCoy's Copper Pint.

The group's philosophy goes beyond just serving a meal; it's about providing a true escape from life's daily routine. Whether guests are stopping in for a casual weeknight dinner, catching the game on big screens, or gathering with loved ones on a sunny patio, each location is thoughtfully designed to make every guest feel right at home.

TENANT SNAPSHOT

Concept	McCoy's Copper Pint
Ownership Model	Family-Owned & Operated
Portfolio	Eight (8) Restaurants Under Management



ACROSS ALL METRO LOCATIONS, THE OPERATOR IS COMMITTED TO:

Quality & Freshness

A broad-based menu of fresh ingredients, house-made items, and crowd-pleasing favorites like classic burgers and creatively crafted sandwiches.

Exceptional Drink Selections

Rotating craft and domestic taps, fine global wines, and an extensive whiskey and bourbon selection, complemented by signature 2-for-1 daily specials.

Inviting Spaces

Open-air dining, large island bars, dog-friendly patios with firepits, and unique indoor/outdoor rooftop decks.



McCoy's Copper Pint

1710 Crossings Blvd, Shakopee, MN 55379

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