

INVESTMENT SUMMARY

PRICE	\$3,300,000
CAP	6.35%
NOI	\$210,090.20
NUMBER OF TENANTS	2
PERCENT OCCUPIED	100%

- Corporate O'Reilly Auto Parts & Dollar Tree with approximately 6 1/2 years remaining on the lease term.
- O'Reilly has a S&P Investment Grade rating of BBB with 6,100+ stores in 48 states and revenues of \$15.8 Billion.
- Dollar Tree has a S&P Investment Grade rating of BBB with 16,000+ stores in 48 states and revenues of \$30.6 Billion.
- Low rent psf with Dollar Tree at \$10.00 psf and O'Reilly pay rent \$15.95 psf.
- Average household income of \$123,529 within a 5-mile radius, and population of 19,477.
- Visibility from Highway 169 where traffic counts average 28,565 vehicles daily.
- Nearby retailers include Speedway, Dairy Queen, Caribou Coffee, Holiday, Subway, Hardee's, and more.

OCCUPANTS

O'Reilly Auto Parts
Dollar Tree

PROPERTY INFORMATION

BUILDING NAME	O'Reilly Auto Parts/Dollar Tree
ADDRESS	25945 Gateway Dr Zimmerman, MN 55398
BUILDING SIZE	15,506 SQ. FT.
LOT SIZE	4.47 Acres
COUNTY	Sherburne
YEAR RENOVATED	2022
YEAR BUILT	2000

LEASE NOTES:

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	3,511	12,825	19,477
2030 POPULATION	3,782	13,715	20,725
2025 MEDIAN HOUSEHOLD INCOME	\$87,885	\$105,873	\$109,096
2025 AVERAGE HOUSEHOLD INCOME	\$108,104	\$120,563	\$123,529

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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YEAR END	December 31, 2023
PROPERTY	O'Reilly Auto Parts
TENANT	O'Reilly Auto Enterprises, LLC
REVENUES	\$15.8 Billion
NET WORTH	(\$1.7 Billion)
S&P RATING	BBB
WEBSITE	www.oreillyauto.com

O'Reilly Auto Parts is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. O'Reilly provides products to both professional service providers and do-it-yourself customers to ensure continued growth, service, and success in all markets.

O'Reilly currently operates 6,000+ stores in 48 U.S. States and Puerto Rico and 48 ORMA stores in Mexico.

O'Reilly intends to be a dominant supplier of auto parts by offering retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level.

YEAR END	February 3, 2024
PROPERTY	Dollar Tree
TENANT	Dollar Tree, Inc
REVENUES	\$30.6 Billion
NET WORTH	\$7.3 Billion
S&P RATING	BBB
WEBSITE	www.dollartree.com

Ranked 137 on the Fortune 500 list, Dollar Tree, Inc. is two iconic brands—Dollar Tree and Family Dollar. With stores in thousands of communities across the United States and Canada, Dollar Tree is known for providing unparalleled values and a “thrill of the hunt” shopping experience. Dollar Tree offers an assortment of products such as seasonal celebrations, party supplies, snacks, crafts, cleaning supplies, and much more.

Dollar Tree, Inc., currently operates 16,340 stores in 48 U.S. States and 5 Canadian Provinces.

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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