

OFFERING MEMORANDUM

8156 HWY 65 NE SPRING LAKE PARK, MN 55432



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EXECUTIVE SUMMARY

\$990,000

Sale Price

6.20%

CAP

\$61,200

NOI

LOCATION	8156 Hwy 65 NE Spring Lake Park MN 55432
LEASE TYPE	NNN
LEASE EXPIRATION	December 31, 2030
COUNTY	Anoka
YEAR BUILT	1976
OPTIONS	(1) additional (5) year option
OCCUPANCY	Single Tenant
LANDSIZE	0.71 acres
BUILDING SIZE	2,048 SF
ROFR	Yes - 10 days



INVESTMENT HIGHLIGHTS



- > Long-term NNN lease with No landlord responsibilities
- > Plentiful Traffic Drivers, Retail and Non-Retail
- > Strategically located in an outstanding population growth area
- > Extremely high traffic counts per day with very favorable traffic patterns
- > Sales are up at this location

NEARBY RETAIL



Pizza Hut
Pizza Delivery • \$

Hope's Chinese
Restaurant Buffet
Chinese • \$

Hy-Vee

Hy-Vee Wine & Spirits
Liquor store

Starbucks

Hy-Vee Fast &
Fresh Express

Maguire Refining
Gold dealer

Caribou
COFFEE

Spark School of
Music - Spring Lake...

Timothy & Associates

Water Doctors Water
Treatment Company

Aspen Mills
Uniform store

Spring Lake Park
Police Department

JWK Engineering
& Sales

Park Auto Body

82nd Ave NE

Fillmore St NE

81st Ave NE

Hwy 65 NE

Central Ave NE

Hwy 65 NE

Central Ave

65

108

85

108

81st Ave NE

81st Ave NE

Buchanan St NE

Hayes

TENANT PROFILE



19,866 branches
worldwide



Founded in 1958



Exists in all US
States



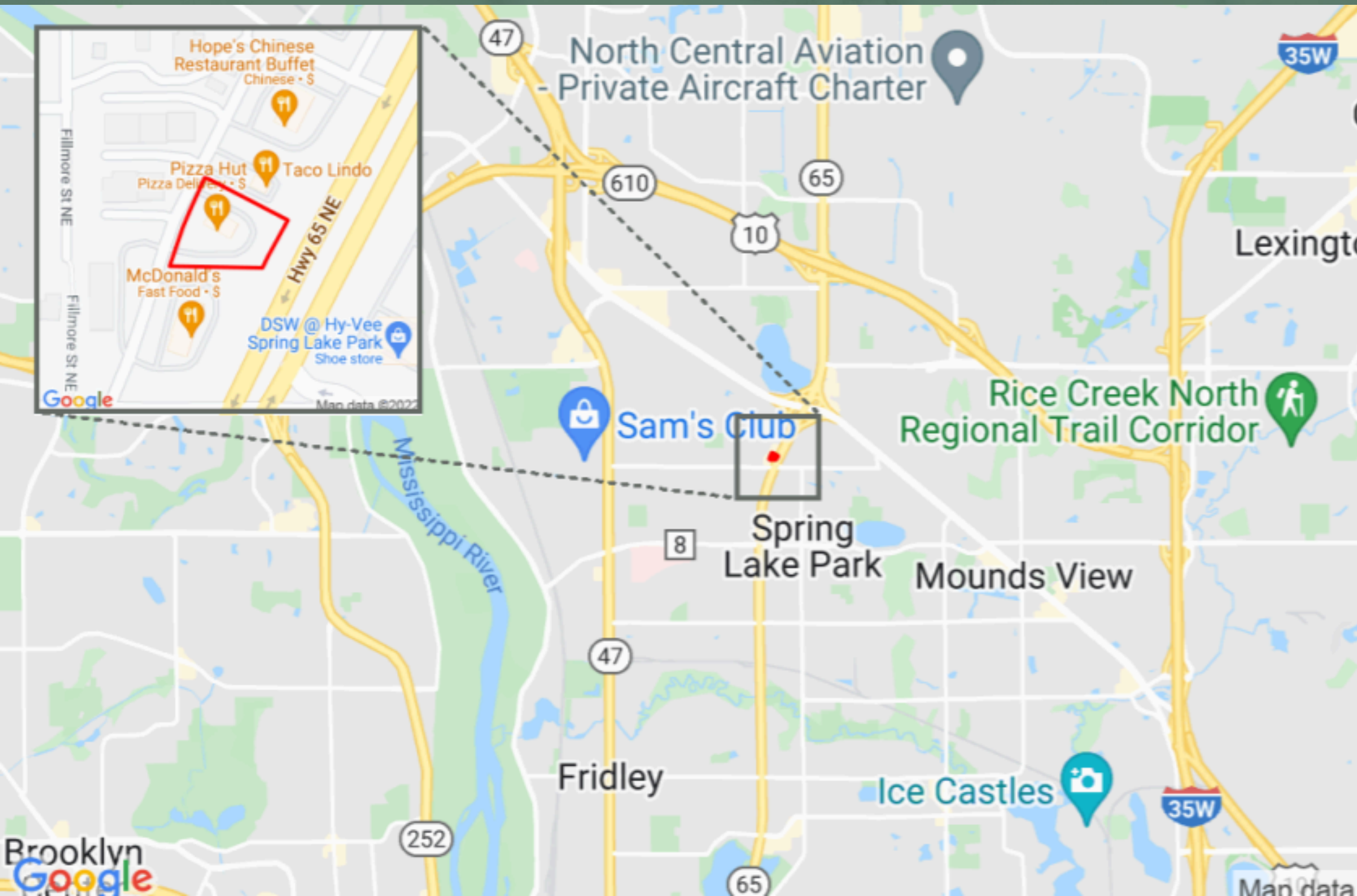
Parent company

Pizza Hut is an American multinational restaurant chain and international franchise founded in 1958 in Wichita, Kansas by Dan and Frank Carney.

They serve their signature pan pizza and other dishes including pasta, breadsticks, and desserts. The chain has 17,639 restaurants worldwide as of 2020, making it the world's largest pizza chain by the number of locations.



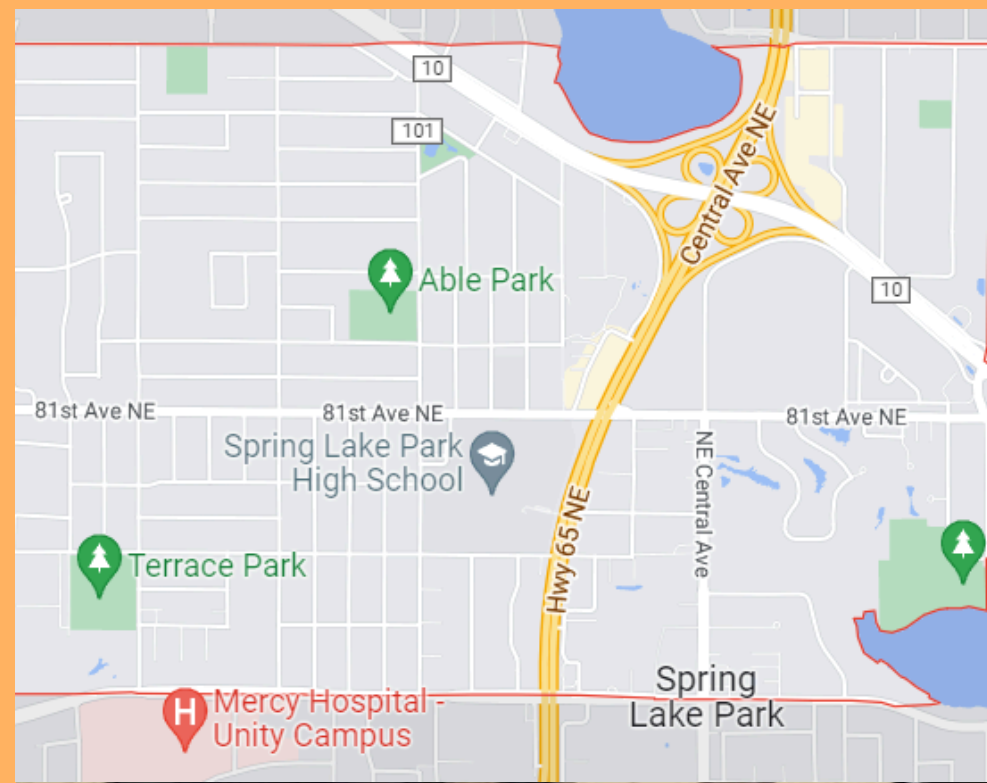
PIZZA HUT, SPRING LAKE PARK, MN



ABOUT SPRING LAKE PARK

Spring Lake Park is a city in Anoka and Ramsey counties in the state of Minnesota.

The population was 6,905 at the 2021 census. The city is located mainly within Anoka County. Minnesota State Highways 47 and 65 and County Highway 10 are three of the main routes in the city. As of the census of 2021, there were 6,905 people, and 2,746 households living in the city. The population density was 3,464 inhabitants per square mile.



DEMOGRAPHICS

CITY, STATE

Minneapolis, MN

POPULATION

158,889

AVG. HH SIZE

2.58

MEDIAN HH INCOME

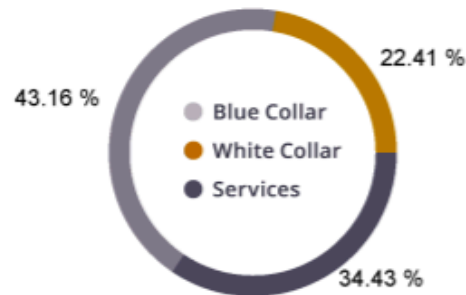
\$61,790

HOME OWNERSHIP

Renters: **16,378**

Owners: **45,431**

EMPLOYMENT



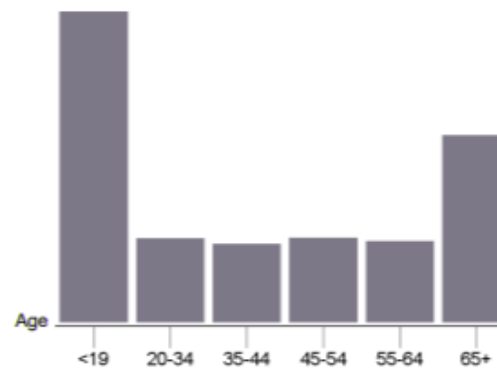
51.35 % Employed
1.73 % Unemployed

EDUCATION

High School Grad: **31.58 %**
Some College: **25.64 %**
Associates: **7.62 %**
Bachelors: **26.34 %**

GENDER & AGE

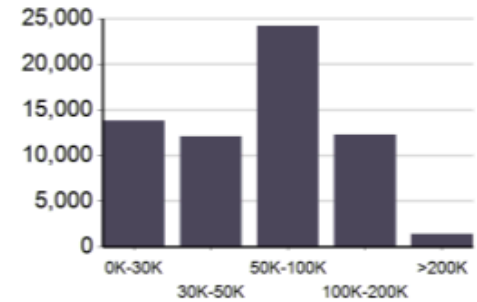
49.35 % Male **50.65 %** Female



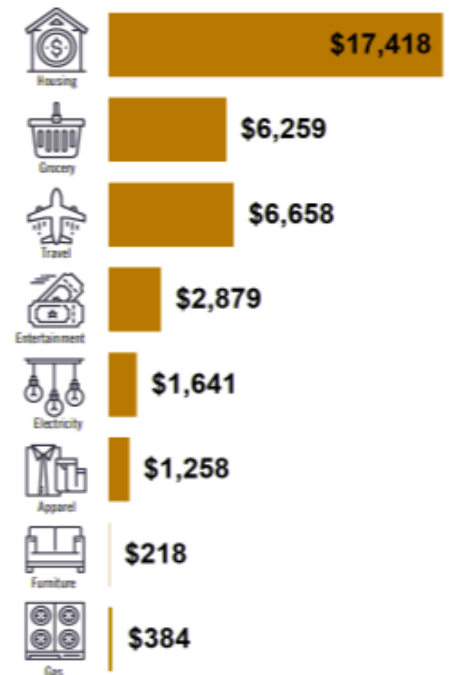
RACE & ETHNICITY

White: **74.91 %**
Asian: **3.64 %**
Native American: **0.28 %**
Pacific Islanders: **0.00 %**
African-American: **6.60 %**
Hispanic: **7.05 %**
Two or More Races: **7.53 %**

INCOME BY HOUSEHOLD

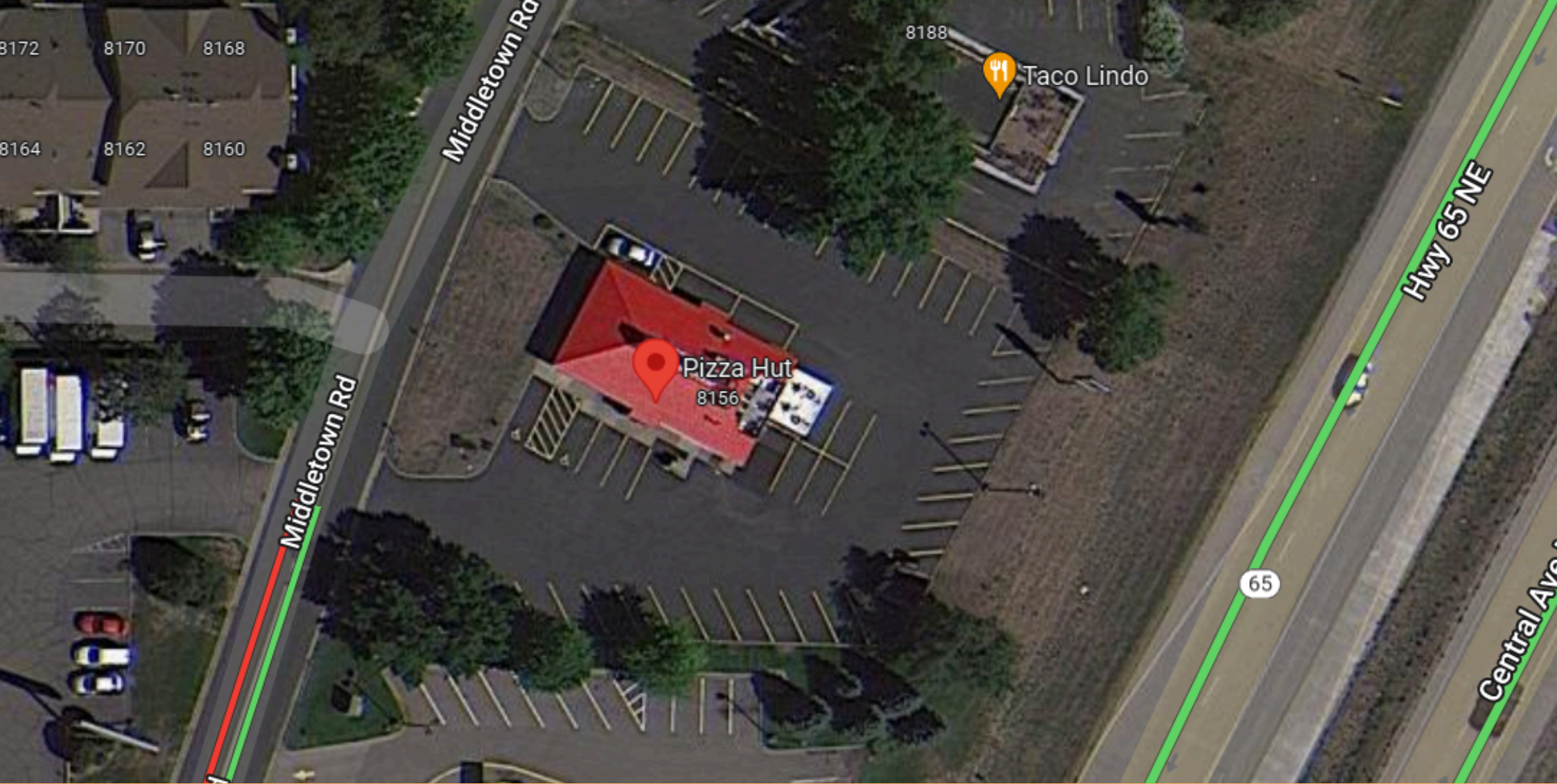


HH SPENDING



TRAFFIC COUNTS

Central Avenue Northeast 1	Co Rd 10 2	W Svc Rd 3	State Hwy 65 4	Co Rd 10 5
Arthur St NE	Co Rd 10	W Svc Rd	State Hwy 65	Co Rd 10
Year: 2022 1,732	Year: 2022 2,143	Year: 2022 2,230	Year: 2022 1,003	Year: 2022 1,475
Year: 2011 680				
Year: 2009 814				
State Hwy 65 6	State Hwy 65 7	Plaza Blvd NE 8	Central Avenue Northeast 9	Osborne Road Northeast 10
State Hwy 65	State Hwy 65	Plaza Blvd NE	Osborne Rd NE	E Svc Rd
Year: 2022 2,003	Year: 2022 1,423	Year: 2022 2,101	Year: 2022 3,842	Year: 2022 2,307
			Year: 2016 3,500	Year: 2018 4,850
				Year: 2016 5,100
CR 8 11	Osborne Road Northeast 12	Able Street Northeast 13	Central Ave NE 14	Sanburnol Drive Northeast 15
Taylor St NE	Central Ave NE	Hwy 10 Svc Rd	Central Ave NE	Jefferson St NE
Year: 2022 7,433	Year: 2022 2,995	Year: 2022 2,947	Year: 2022 350	Year: 2022 2,674
	Year: 2016 3,450	Year: 2019 3,950		Year: 2019 3,650
		Year: 2017 4,050		Year: 2017 3,900
85th Avenue Northeast 16	Middletown Rd 17	Central Avenue Northeast 18	Spring Lake Rd 19	Spring Lake Rd NE 20
Spring Lake Rd	Middletown Rd	Hwy 65	Ardan Ave	Co Rd I
Year: 2022 6,507	Year: 2021 33,109	Year: 2021 37,902	Year: 2019 1,750	Year: 2019 900
Year: 2014 8,100	Year: 2017 37,000	Year: 2017 41,000	Year: 2011 1,750	Year: 2015 940
	Year: 2016 36,500	Year: 2016 40,000	Year: 2007 1,550	Year: 2011 980



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