



CIRCLE K | CROSSTOWN AUTO REPAIR

900 West Burnsville Parkway | Burnsville, MN

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

Keith A. Sturm, CCIM
keith@upland.com
(612) 376-4488

Deborah K. Vannelli, CCIM
deb@upland.com
(612) 376-4475

Amanda C. Leathers
amanda@upland.com
(612) 436-0045

- Fully leased investment property featuring Circle K and Dytech doing business as Crosstown Auto Repair. Circle K has approximately 4 1/2 years remaining on its lease and **is paying Profit Based Rent in addition to Net Rent**. Dytech recently purchased Crosstown Auto Repair business with over 1 year on lease and the owner will negotiate a long term lease prior to the sale.
- High-visibility corner location with convenient access from Interstate 35W **with 93,000+ vehicles per day**, one of the Twin Cities' primary north-south transportation corridors.
- Excellent demographics with a 5-mile population of 189,736 and average household income of \$128,479.
- Positioned within a dominant retail corridor surrounded by major national retailers including Cub Foods, Menards, Walmart, Northern Tool + Equipment, and numerous other shopping and dining destinations. The property is also located less than five miles from Burnsville Center, a regional retail destination featuring more than 60 stores.
- Circle K is part of the global convenience retail platform operated by Alimentation Couche-Tard, with more than 15,000 stores worldwide. The company continues to strengthen its presence throughout the Midwest through the integration of former Holiday Stationstores locations.
- Dytech/Crosstown Auto Repair typically operates as part of GreatWater 360 Auto Care, one of the Midwest's largest independent automotive service platforms with more than 155 locations. Provides comprehensive Auto Repair & Fleet Services.



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INVESTMENT SUMMARY

PRICE	\$5,345,000
CAP	5.50%
NOI	\$294,000*
NUMBER OF TENANTS	2
PERCENT OCCUPIED	100%

OCCUPANTS

Circle K/Holiday
Dytech/Crosstown Auto Repair



LEASE NOTES:

Circle K:
ROFR 30 Days
Landlord responsible for all structural portions of the building. (Foundation, roof, structure, and retaining walls.)

Dytech/Crosstown Auto:
NNN Lease on tenants portion of property.

*NOI estimate based upon expected lease extension with Dytech and estimated average Circle K profit based rent.

PROPERTY INFORMATION

ADDRESS	900 West Burnsville Parkway Burnsville, MN
BUILDING SIZE	7,600 SQ.FT.
LOT SIZE	1.10 Acres
COUNTY	Dakota
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	10,039	69,176	189,736
2031 POPULATION	10,367	69,735	190,661
2026 MEDIAN HOUSEHOLD INCOME	\$66,508	\$90,221	\$101,758
2026 AVERAGE HOUSEHOLD INCOME	\$90,805	\$112,786	\$128,479

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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YEAR END	April 26, 2026
PROPERTY	Circle K Crosstown Auto Repair
PARENT	Alimentation Couche-Tard
TENANT	Holiday Stationstores, LLC
REVENUES	\$71.9 Billion
NET WORTH	\$12.6 Billion
S&P RATING	BBB+
WEBSITE	www.circlek.com

Alimentation Couche-Tard operates convenience stores Circle K, Couche-Tard, Holiday, and Ingo. They operate 15,000+ locations across North America, Europe, and Asia.

Founded in 1928 in Wisconsin, Holiday Stationstores grew from a small family-owned general store into one of the largest convenience store chains in the Midwest. The company expanded throughout Minnesota and neighboring states, building a strong reputation for convenience, fuel services, fresh food offerings, and customer service. Prior to its acquisition, Holiday operated more than 500 locations across the northern United States and was recognized as one of the nation's largest privately held convenience store companies.

Today, Holiday is part of the global Circle K network following its acquisition by parent company Alimentation Couche-Tard in 2017. Circle K operates more than 15,000 convenience stores worldwide and has been gradually integrating Holiday locations into the Circle K brand while maintaining many of the products and services that made Holiday popular throughout the Midwest. The combined platform offers fuel, convenience retail, foodservice, beverages, car washes, and loyalty programs, making Circle K one of the largest convenience store operators in North America.

PROPERTY	Circle K Crosstown Auto Repair
GUARANTY	Perry Lin
TENANT	Dytech MN, LLC dba Crosstown Auto Repair
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	www.crosstownautorepair.com

Crosstown Auto Repair was acquired by Dytech MN in 2026. Dytech is a rapidly growing automotive repair and maintenance company and now operates as part of GreatWater's 155-location automotive service platform.

GreatWater 360 Auto Care is a rapidly growing automotive service platform that partners with and acquires established independent repair shops across the United States while preserving their local brands and customer relationships. Founded in 2016 and headquartered in Michigan, the company provides operational support, marketing, technology, training, and purchasing resources to its network of repair centers. Through a combination of acquisitions and strategic partnerships, GreatWater has expanded to more than 150 locations nationwide, offering a full range of automotive maintenance and repair services. The company's growth strategy focuses on supporting trusted community-based repair businesses while leveraging the scale and resources of a larger national organization.

Crosstown Auto Repair is a well-established full-service automotive repair and tire center serving Burnsville and the south metro Twin Cities area. The business was founded and operated by longtime automotive professional Perry Linn, whose experience in the industry spans decades, beginning in his family's service station and continuing through his training as a Master ASE technician. The shop has built its reputation on providing honest, customer-focused service, offering a wide range of automotive maintenance and repair services including brake repairs, engine diagnostics, tune-ups, wheel alignments, oil changes, transmission service, and tire sales and installation.

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