

Family Dollar | Dollar Tree

Crosby, MN



Price:
\$2,200,000



Cap Rate:
8.65%

[VIEW FULL OM](#)



Representative Photo

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Family Dollar | Dollar Tree property located in Crosby, Minnesota (the "Property"). The Property consists of a 20,000-square-foot freestanding retail building on a 0.99-acre parcel of land. Family Dollar is operating under a 10-year, net lease with limited landlord responsibilities. The lease also features 5, 5-year extension options with rent escalations at the beginning of each option term, offering investors a hedge against inflation. See Lease Abstract for full details.

INVESTMENT HIGHLIGHTS



Long-Term Net Lease

10-Year Lease
Limited Landlord Responsibilities



New Combo Store Concept



2023 Renovation



Strong Access & Visibility

E Main Street (MN -6)
8,000 VPD



Investment Grade Guarantee from Best-in-Class Tenant

Dollar Tree - BBB/Stable (S&P)



Primary Commercial Corridor



Offered Exclusively by



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