

FOR SALE

2039-2045 E Minnesota St.

\$995,000



9% In Place Cap Rate



Three (3) Units

Gross Income

NOI

2025: \$103,500 \$89,675

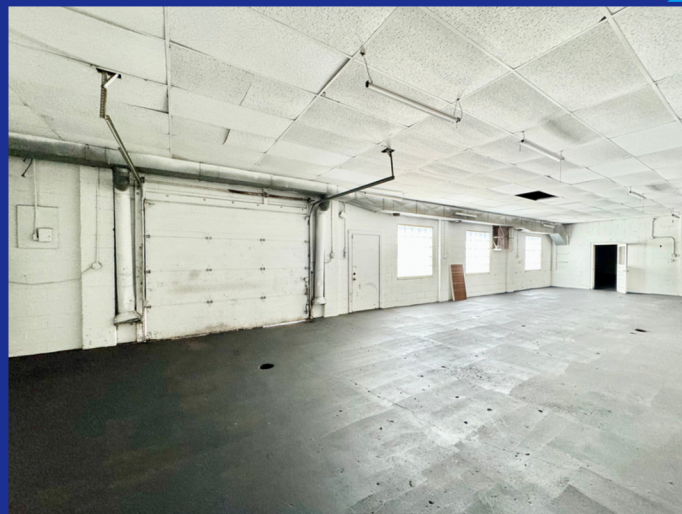
2026: \$109,800 \$94,660

2027: \$109,800* \$94,160*



GARDNER PROPERTY GROUP

- 100% Leased to 2027*
- Modified Gross Leases
- C5 Zoning
- Automotive Current Use
- Secure Fenced Area
- 7,650 RSF
- 15,600 SF Parcel Size
- 9' to 14' Clear Height
- Eight (8) Drive-Ins



Demographics	3 miles	5 miles	10 miles
2024 Total Population	108,730	239,091	814,839
2024 Median Age	33.5	33.9	34.9
2024 Total Households	47,174	101,403	327,589
2024 Average Household Income	\$81,408	\$78,512	\$86,548
2024 Average Home Value	\$233,646	\$237,575	\$263,623
2024 Total (NAICS11-99) Businesses	6,308	11,796	29,021



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