

INVESTMENT SUMMARY		LEASE INFORMATION		PROPERTY INFORMATION	
PRICE	\$1,765,000	LEASE TYPE	NNN	ADDRESS	1305 Crystal Lane Chaska, MN 55318
CAP	7.43%	REMAINING LEASE TERM	5 Years	BUILDING SIZE	4,809 SQ. FT.
NOI	\$131,150.82	RENT COMMENCEMENT	10/1/2010	LOT SIZE	0.67 Acres
RENT/SF	\$27.27	LEASE EXPIRATION	9/30/2030	COUNTY	Carver
PRICE/SF	\$367.02	RENEWAL OPTIONS	Three 5-Year w/ 10% Increases	YEAR BUILT	1998
RENT ADJUSTMENTS	10% Every 5 Years	ZONING	PMD - Planned Multi-Use Development	<ul style="list-style-type: none"> <li>Low Asking Price of \$1,765,000 @ 7.43% Cap Rate.</li> <li>The property has been subleased to Full Throttle Automotive. Lease is guaranteed by TBC Corporation with over 2,000 locations.</li> <li>The Hazeltine National Golf Club is located about 4 miles away from the property which is considered the Best Private Golf Club in Minnesota and has hosted multiple major golf championships. Hazeltine is the future site of the 2024 U.S. Amateur Championship, 2026 KPMG Women's PGA Championship, and the 2029 Ryder Cup. Hazeltine is the only club in the country selected to host the Ryder Cup for a second time.</li> <li>4,800 square feet on 0.67 acres.</li> <li>Nearby retailers include Speedway, Valvoline, Caliber Collision, McDonald's, Holiday, Caribou Coffee, O'Reilly, Napa, etc.</li> <li>Area retailers include Target, Home Depot, Kohl's, Aldi, Starbucks, Walgreens, Arby's, Chipotle, &amp; more.</li> <li>Excellent 5-mile average household income of \$152,740 and 5-mile population of 98,975.</li> </ul>	
3/18/2025 – 3/17/2030:	\$131,150.82				
3/18/2030 – 9/30/2030:	\$144,265.22				

### DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	4,727	40,882	98,975
2030 POPULATION	4,580	42,539	103,008
2025 MEDIAN HOUSEHOLD INCOME	\$99,821	\$105,142	\$115,733
2025 AVERAGE HOUSEHOLD INCOME	\$128,186	\$136,619	\$152,740

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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<b>PROPERTY</b>	Full Throttle Automotive
<b>TENANT</b>	RE Tire II, LLC
<b>GUARANTOR</b>	TBC Corporation
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://www.bigtires.com/">https://www.bigtires.com/</a>



<b>SUBLEASED TO</b>	Full Throttle Automotive, LLC
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://www.ftafullthrottle.com/">https://www.ftafullthrottle.com/</a>

**The property has been subleased to Full Throttle Automotive, which operates 1 location in Chaska.**

Full Throttle Automotive is a family-owned auto repair shop based in Chaska, Minnesota, founded by two partners, John and Ryan. With years of experience working together in the automotive industry, they established their own shop with a commitment to honesty, high-quality workmanship, and exceptional customer service. Their goal is to create a trustworthy environment where customers feel confident leaving their vehicles in expert hands.

The shop offers comprehensive maintenance and repair services for a wide range of vehicles, including routine oil changes, brake and suspension work, as well as heavy-duty diesel and fleet repairs. Their approach emphasizes integrity, clear communication, and technical expertise, ensuring that every vehicle is treated with the same care and attention they would give their own. Full Throttle Automotive is dedicated to building long-term relationships with customers through dependable service and professional care.

**Lease is guaranteed by TBC Corporation with over 2,000 locations.**

TBC Corporation is now one of North America's largest marketers of automotive replacement tires. The brands underneath TBC Corporation include Big O Tires, Midas, National Tire Wholesale, TBC Brands, TBC de Mexico, and TBC International. Its diverse team of nearly 9,000 employees spans over North America and Mexico committing to shape the future and growth of TBC Corporation.

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

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## FULL THROTTLE AUTOMOTIVE

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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