

Multi-Tenant Retail Property

# MCDONALD'S / DOMINO'S RETAIL CENTER

211 ELM ST W, ANNANDALE, MN 55302

FOR SALE



1

CAMERON CROPSEY, CCIM  
952.594.5616  
ccropsey@inventureproperties.com



# PROPERTY SUMMARY

211 ELM ST W, ANNANDALE, MN 55302



## PROPERTY DESCRIPTION

The Annandale Retail Center is located in Annandale Minnesota with direct frontage to highway 55, a major thoroughfare in the area. Tenants include both McDonalds Corporation and Dominos Pizza. In addition to being located on the main thoroughfare in town, it is also located on a hard corner with the only signalized intersection in Annandale along highway 55, making this the main turn in for the city. The leases feature a favorable structure allowing for most building expenses to be passed through to the tenants. McDonalds has a corporate guaranteed lease and Domino's is a strong multi-unit franchisee. This is a great bite size deal with a low rent McDonalds in a market with limited competition for business. Domino's has over 6 years remaining on their lease with annual increases and a favorable 7% increase later in 2025.

## PROPERTY HIGHLIGHTS

- McDonald's Corporate Guaranteed Lease
- Hard Corner Location - Only Signalized Intersection Along Highway 55 in Annandale
- Next Closest McDonald's or Domino's are Located Over 10 Miles Away
- The Only Other National Food Chains in Annandale are Dairy Queen and Subway
- Property Leased to Two National QSR Brands
- Low Rent, Low Price Point Investment

Multi-Tenant Retail Property

# PROPERTY INFORMATION

211 ELM ST W, ANNANDALE, MN 55302



FOR SALE

Sale Price	\$1,395,847
------------	-------------

## LOCATION INFORMATION

Building Name	McDonald's / Domino's Retail Center
Street Address	211 Elm St W
City, State, Zip	Annandale, MN 55302
County	Wright

## BUILDING INFORMATION

Building Size	5,342 SF
NOI	\$76,812.00
Cap Rate	5.50%
Year Built	2012

## PROPERTY INFORMATION

Property Type	Multi-Tenant Retail
Property Subtype	Free Standing Building
Lot Size	0.98 Acres (42,689 SF)

## PARKING

Number of Parking Spaces	55
--------------------------	----

# RENT ROLL - MCDONALD'S

211 ELM ST W, ANNANDALE, MN 55302



FOR SALE

Tenant	Landlord Responsibilities	Rent Commencement Date	Lease Expiration	Square Footage	Annual Rent /SF	Annual Rent	Annual CAM / SF	Annual CAM + Property Taxes	Termination Option	Rental Increases / Renewal Options			
										Option	Date	Annual Rent /SF	Annual Rent
McDonald's	HVAC Repairs and Replacements	10/25/2012	10/24/27	3,334	\$19.96	\$66,549.96	\$6.61	\$22,022.14	None	Option 2	10/25/27	\$21.96	\$73,205.04
										Option 3	10/25/32	\$24.15	\$80,525.52
										Option 4	10/25/37	\$26.57	\$88,578.07
										Option 5	10/25/42	\$29.22	\$97,435.88
										Option 6	10/25/47	\$32.15	\$107,179.47
										Option 7	10/25/52	\$35.36	\$117,897.41
										Option 8	10/25/57	\$38.90	\$129,687.16

# RENT ROLL - DOMINO'S

211 ELM ST W, ANNANDALE, MN 55302

Tenant	Landlord Responsibilities	Rent Commencement Date	Lease Expiration	Square Footage	Annual Rent /SF	Annual Rent	Annual CAM / SF	Annual CAM + Property Taxes	Termination Option	Rental Increases / Renewal Options			
										Option	Date	Annual Rent /SF	Annual Rent
Domino's	None outside of CAM	10/1/2021	9/30/31	2,008	\$14.25	\$28,614.00	\$12.11	\$24,316.34	9/30/2026 - Requires 12 month written notice	Annual Rent Increases	10/1/24	\$14.25	\$28,614.00
											10/1/25	\$15.25	\$30,622.00
											10/1/26	\$16.25	\$32,630.00
											10/1/27	\$17.25	\$34,638.00
											10/1/28	\$18.25	\$36,646.00
											10/1/29	\$19.25	\$38,654.00
											10/1/30	\$20.25	\$40,662.00
										Option 1	10/1/31	\$20.86	\$41,881.86
											10/1/32	\$21.48	\$43,138.32
											10/1/33	\$22.13	\$44,432.47
											10/1/34	\$22.79	\$45,765.44
											10/1/35	\$23.48	\$47,138.40
										Option 2	10/1/36	\$24.18	\$48,552.55
											10/1/37	\$24.90	\$50,009.13
											10/1/38	\$25.65	\$51,509.41
											10/1/39	\$26.42	\$53,054.69
											10/1/40	\$27.21	\$54,646.33

# FINANCIAL SUMMARY

211 ELM ST W, ANNANDALE, MN 55302



FOR SALE

## INCOME SUMMARY

McDonald's	\$66,550
Domino's	\$28,615
CAM Reimbursements	\$46,338
<b>GROSS INCOME</b>	<b>\$141,503</b>

## EXPENSES SUMMARY

Building Maintenance	\$1,830
HVAC Repairs & Maintenance	\$2,866
Roof Repairs & Maintenance	\$510
Building Grounds	\$3,560
Snow Removal	\$8,600
Management Fee	\$5,692
Building Insurance	\$9,422
Property Taxes	\$30,000
Common Utilities	\$2,210
<b>OPERATING EXPENSES</b>	<b>\$64,690</b>

<b>NET OPERATING INCOME</b>	<b>\$76,812</b>
-----------------------------	-----------------

# TENANT PROFILES - MCDONALD'S

211 ELM ST W, ANNANDALE, MN 55302



FOR SALE



## TENANT PROFILE - MCDONALD'S

Our mission is to make delicious feel-good moments easy for everyone. The backbone of our Brand is, and always has been, a commitment to a set of core values that define who we are and how we run our business and restaurants. As the consumer landscape shifts, we are using our competitive advantages to further strengthen our brand. McDonalds has done extremely well throughout the Covid 19 Pandemic and through to today. According to Yahoo Finance their stock has provided a 25% return over the last 3 years and better yet, over 55% return over the last 5 years.

## TENANT OVERVIEW

Tenant:	McDonald's Corporation
Founded:	1948
Locations:	41,800+
Total Revenue:	\$25.49 Billion (2023)
Headquarters:	Chicago, IL
Website:	<a href="https://corporate.mcdonalds.com/">https://corporate.mcdonalds.com/</a>
Guarantee	Corporate

## RENT SCHEDULE

OPTION PERIOD	ANNUAL RENT	PSF
Option 1 (Current)	\$66,549.96	\$19.96
Option 2	\$73,205.04	\$21.96
Option 3	\$80,525.52	\$24.15
Option 4	\$88,578.07	\$26.57
Option 5	\$97,435.88	\$29.22
Option 6	\$107,179.47	\$32.15
Option 7	\$117,897.41	\$35.36
Option 8	\$129,687.16	\$38.90

# TENANT PROFILES - DOMINO'S

211 ELM ST W, ANNANDALE, MN 55302



## TENANT PROFILE - DOMINO'S

Domino's believes in doing the right thing, putting people first, creating inspired solutions, championing our customers, and growing and winning together. Domino's came from humble beginnings in 1960, with just one store. Now, as the largest pizza company in the world, Domino's proudly continues its legacy of delivering great-tasting pizza to customers' doors. The Annandale Domino's is owned and operated by a multi-unit franchisee that has years of experience successfully operating Domino's restaurants.

## TENANT OVERVIEW

Tenant:	D & D Pizza, Inc.
Locations:	4+ (need to confirm # of units)

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	PSF
10/1/24 (Current)	\$28,614	\$14.25
10/1/25	\$30,622	\$15.25
10/1/26	\$32,630	\$16.25
10/1/27	\$34,638	\$17.25
10/1/28	\$36,646	\$18.25
10/1/29	\$38,654	\$19.25
10/1/30	\$40,662	\$20.25
10/1/31 (Option 1)	\$41,881	\$20.86
10/1/36	\$48,552	\$24.18

Multi-Tenant Retail Property

# BUILDING PHOTO'S

211 ELM ST W, ANNANDALE, MN 55302



FOR SALE



9

CAMERON CROPSEY, CCIM  
952.594.5616  
ccropsey@inventureproperties.com



Multi-Tenant Retail Property

# BUILDING PHOTO'S

211 ELM ST W, ANNANDALE, MN 55302



FOR SALE



10

CAMERON CROPSEY, CCIM  
952.594.5616  
ccropsey@inventureproperties.com

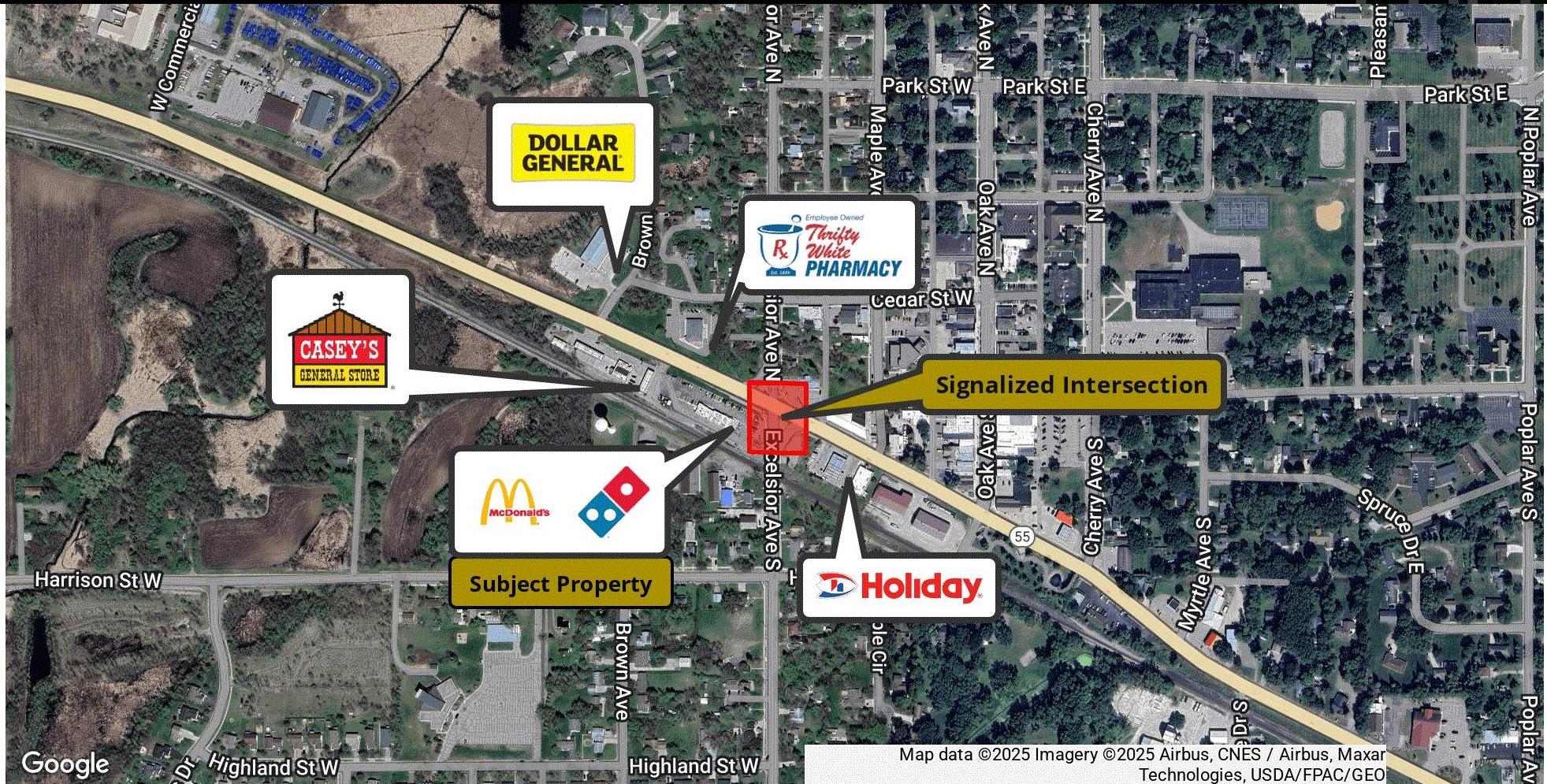


Multi-Tenant Retail Property

# RETAILER MAP

211 ELM ST W, ANNANDALE, MN 55302

FOR SALE



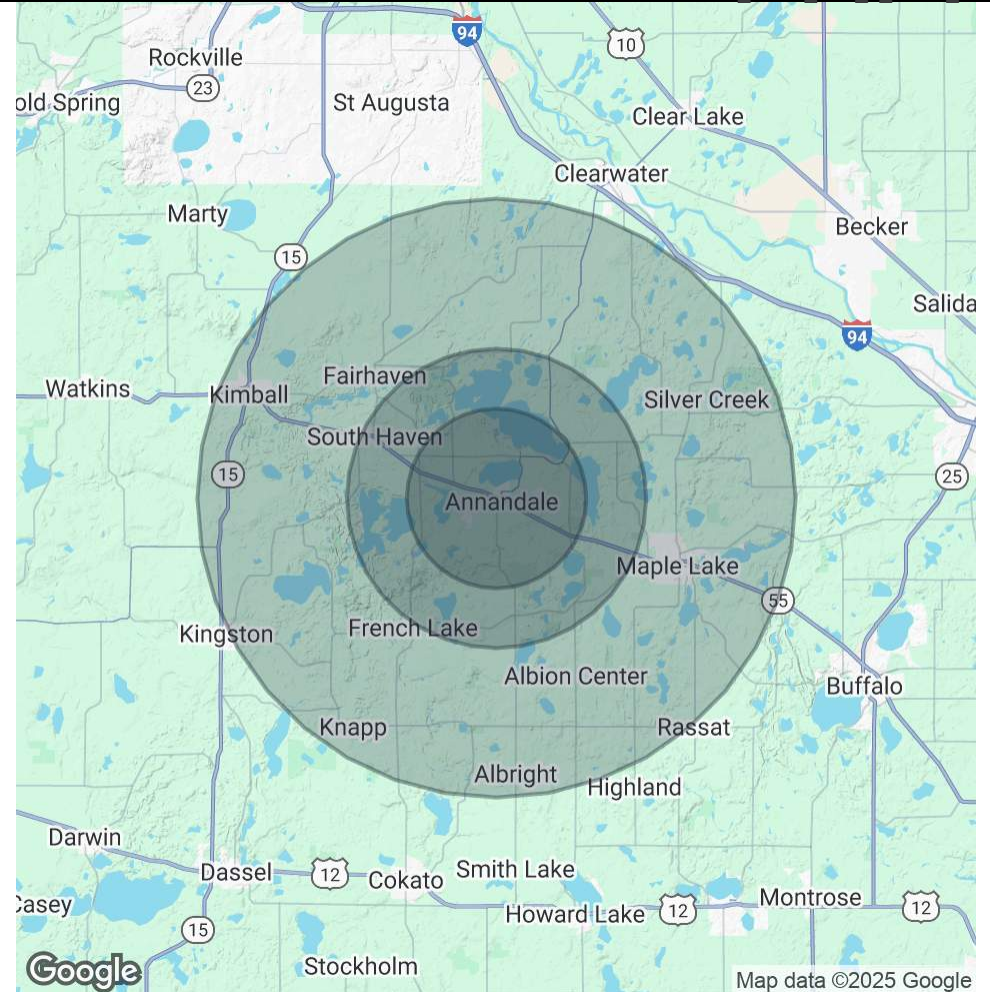
# DEMOGRAPHIC REPORT

211 ELM ST W, ANNANDALE, MN 55302

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,247	7,851	23,251
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,157	3,195	8,910
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$110,263	\$116,298	\$118,614
Average House Value	\$386,068	\$424,958	\$427,117

*Demographics data derived from AlphaMap*

Multi-Tenant Retail Property

# BROKER CONTACT INFORMATION

211 ELM ST W, ANNANDALE, MN 55302



FOR SALE



**CAMERON CROPSEY, CCIM**

Senior Real Estate Advisor

[ccropsey@inventureproperties.com](mailto:ccropsey@inventureproperties.com)

Direct: 952.594.5616

Inventure Real Estate  
3105 1st Street S  
Saint Cloud, MN 56301  
320.309.7598

13

**CAMERON CROPSEY, CCIM**

952.594.5616

[ccropsey@inventureproperties.com](mailto:ccropsey@inventureproperties.com)

