

THRIFTY WHITE PHARMACY

211 S Main Street | Mahnomen, MN 56557



SINGLE TENANT NET-LEASE INVESTMENT

Thrifty White Pharmacy is one of the Midwest's most respected independent pharmacy organizations, known for its strong community presence and trusted healthcare services. Founded in 1884, the company has grown to more than 90 locations across the Upper Midwest while maintaining its commitment to hometown service and patient care. As an employee-owned company, Thrifty White fosters accountability, exceptional customer service, and long term stability built on more than a century of community relationships.

The company focuses on small to mid-sized towns with populations between 2,000 and 25,000 residents, where it often serves as the primary local pharmacy and healthcare hub. With limited retail and healthcare competition in these markets, Thrifty White consistently captures strong customer loyalty and daily traffic through accessible, full-service pharmacy care.

The Thrifty White Pharmacy in Mahnomen, MN is a freestanding building with a drive thru situated on main street with high visibility and easy access. The pharmacy serves a close-knit rural community with limited competition, and is near clinics and medical providers, ensuring steady prescription traffic.

Mahnomen, Minnesota, serves a vibrant trade area of approximately 1,905 residents, with a broader county population of 5,296. The community is young and engaged, with a median age of 35 and an average household income of \$47,387. Strong local and tribal connections, combined with steady traffic from nearby towns and institutions like White Earth Tribal College, ensure a reliable and loyal customer base—making this location a convenient and essential retail destination.



SALE PRICE
\$667,000



CAP RATE
14.07%



LEASE EXPIRATION
3/31/2030

PRICING DETAILS

Sale Price	\$667,000
Cap Rate	14.07%
Square Feet	3,000
Tenancy	100% Leased
Year Built	2015
Annual Rent	\$93,872
Taxes (2025)	\$5,600/yr Paid by tenant
Insurance	Paid by tenant

LEASE ABSTRACT

Tenant Trade Name	Thrifty White Drug
Lease Start	9/11/2014
Lease Expiration	3/31/2030
Renewal Options	2-5-year options remain with 6-12 months' notice by tenant. 10% rent increase with each renewal.
Rent PSF	\$31.29
Base Rent 2026	\$93,872
Landlord Responsibilities	Footings, concrete slab, foundation, bearing walls (not roof) and structural components. Landlord has Limited Reimbursement Obligations for roof, HVAC and parking lot. (see Lease, section 6c).
Tenant Responsibilities	All maintenance, repairs and replacements.

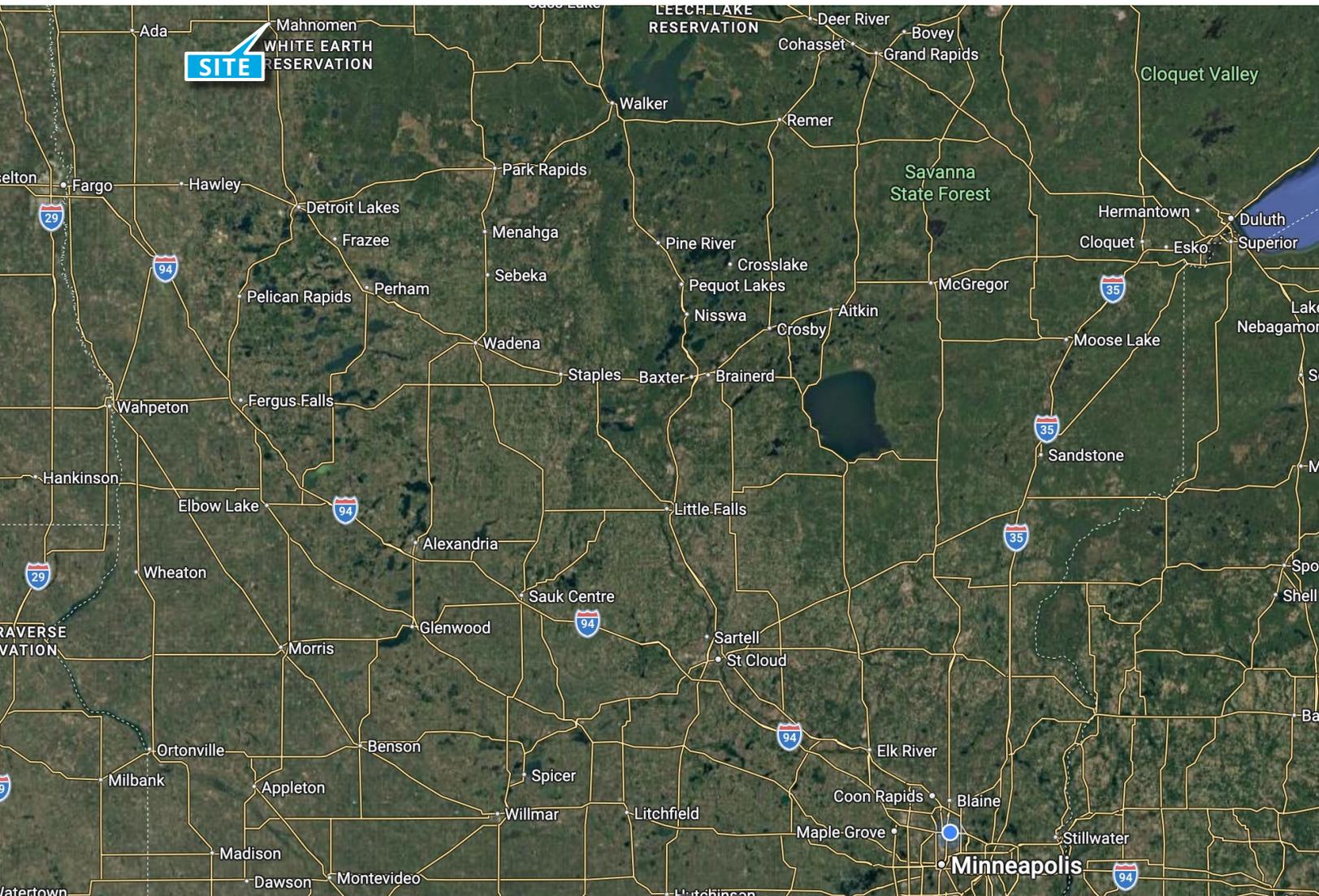
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LOCATION OVERVIEW



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