

Future Home of  
**TRACTOR SUPPLY CO.**  
TractorSupply.com

**Walmart**  
Supercenter

**DOLLAR TREE**

**FOR LEASE**  
800.291.1454

New Parking Lot  
Milled & Overlayed

- ✓ Price **\$997,000**
- ✓ Price/SF **\$29.97**

# RETAIL REDEVELOPMENT VALUE-ADD INVESTMENT

Interstate Location – Junior Anchor Box Reposition Opportunity

1227 Timberlane Dr, Sauk Centre, MN 56378

**FASTENAL**



# Retail Redevelopment Value-Add Investment

1227 Timberlane Dr, Sauk Centre, MN 56378

# FASTENAL

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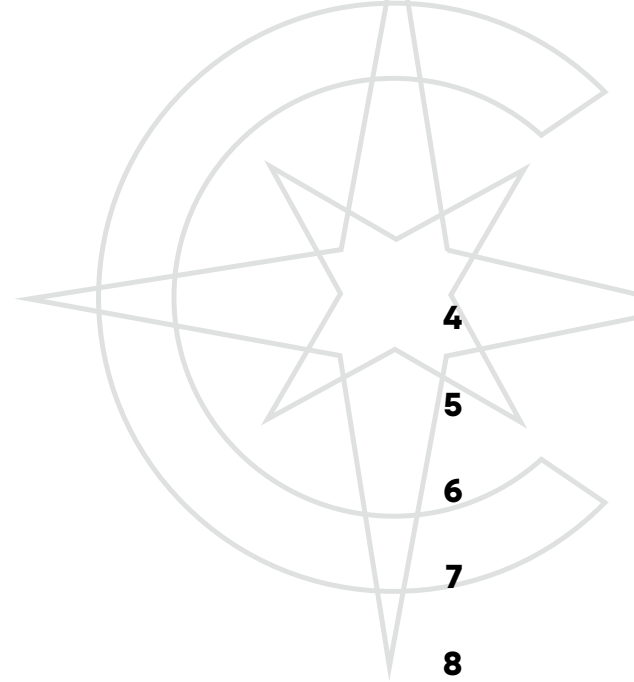
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Future Home of  
**TRACTOR SUPPLY CO.**  
TractorSupply.com

**Walmart**  
Supercenter

Four Seas  
Buffet

**DOLLAR TREE**

Sauk Centre  
Ambulance

**AmericInn**  
BY WYNDHAM

24,114 VPD

12TH ST S

**FASTENAL**  
Options  
Financial  
Feldt  
Financial

New Parking Lot  
Milled & Overlaid

**McDonald's**

**Caribon**  
COFFEE.  
**TACO BELL**

8,196 VPD

**COBORN'S** **ACE** **Home Depot**  
**O'Reilly** **DQ**

**Travelodge**  
BY WYNDHAM

**TRUCKERS INN**  
TRUCK STATION

# Investment Overview

We are pleased to present to qualified investors an opportunity to purchase an ideally located junior anchor box redevelopment value-add opportunity that is positioned adjacent to a regional Walmart Supercenter in Sauk Centre (St. Cloud), Minnesota. This is a regional retail destination and rare investment opportunity directly off the Interstate-94/Main St (US Hwy 71) interchange with a combined 33,373 cars per day right next to national brands that signal this location as a best-in-market site for retail. These neighboring tenants include Dollar Tree, McDonald's, Taco Bell, Caribou Coffee, Dairy Queen, O'Reilly Auto Parts, Ace Hardware, Coborn's Grocery, AmericInn by Wyndham, and Holiday Stationstores (Circle K).

This 33,272 SF property features a 26,000+ square foot vacant box ready for re-leasing, a new front parking lot just milled and overlaid, as well as three paying tenants on short-term leases that provide an investor with the flexibility to redevelop the entire building as well as sizable current income that offset ownership costs while the property is being repositioned. These tenants include Central Minnesota LifeCare Center, Inc. dba Options for Women, Feldt Financial Services, and Fastenal – a publicly-traded company (Nasdaq: FAST) and a component of the Nasdaq-100 and S&P 500.

Sauk Centre is part of the St. Cloud MSA – the largest population center in the state's central region and located on I-94 connecting Fargo, ND with the Twin Cities of Minneapolis-Saint Paul.

This is a unique opportunity to buy a strategically located retail, value-add investment with huge potential for repositioning via lease-up or redevelopment at an attractively low price per square foot.

## Property Details:



Building Size  
**33,272 SF**



Lot Size  
**2.95 Acres**



Parcel No. (APN)  
**94.58460.0012**  
**94.58460.0014**  
**94.58460.0016**  
**94.58460.0018**



# Investment Highlights

## ✓ Retail Box Reposition Opportunity - Regional Draw - Attractively Low Price Per Square Foot

- Vacant 26,000+ SF Junior Anchor Box in Great Condition – Positioned for Lease-Up - New Front Parking Lot Milled & Overlayed
- Walmart Supercenter Shadow-Anchored – Interstate-94 On-Ramp Location (24,114 Cars Per Day)
- Significant Current Income from Short-Term, Flexible-Leased Tenants Offsets Ownership/Redevelopment Costs
- Tenants include Fastenal (Nasdaq: FAST): \$35.82 Billion Market Cap, 3,334 Locations, \$7.25 Billion in Revenue (2023), S&P 500 & Nasdaq-100 Component

## ✓ Walmart Supercenter Adjacent– Regional Retail Center – Next to Dollar Tree

- Adjacent to National Brands including McDonald's, Taco Bell, Caribou Coffee, Dairy Queen, O'Reilly Auto Parts, Ace Hardware, Coborn's Grocery, AmericInn by Wyndham, Holiday Station stores (Circle K)

- Signalized Intersection of Main St (US Hwy 71) & 12 St S – 17,428 Cars per Day
- St. Cloud MSA – 1.5 Hours from the Twin Cities – Supportive Business Climate – Delivered Free & Clear of Debts

## ✓ Rare Income Investment with Huge Upside –Value-Add Retail Investment (23% Occupancy)

- Large Lot – 2.95 Acres – Potential Parking Lot Development (164 Parking Spaces)
- Clean Environmental Report (2022) – No Cotenancy Clauses Restrictions
- Includes Pylon Signage and Dual Loading Docks – Fee Simple Ownership (Land & Building)
- Upside Through Leasing – High Demand Retail Market: Only 4% Vacancy Rate



# Pricing Guidance

Price **\$997,000**

Price/SF **\$29.97**



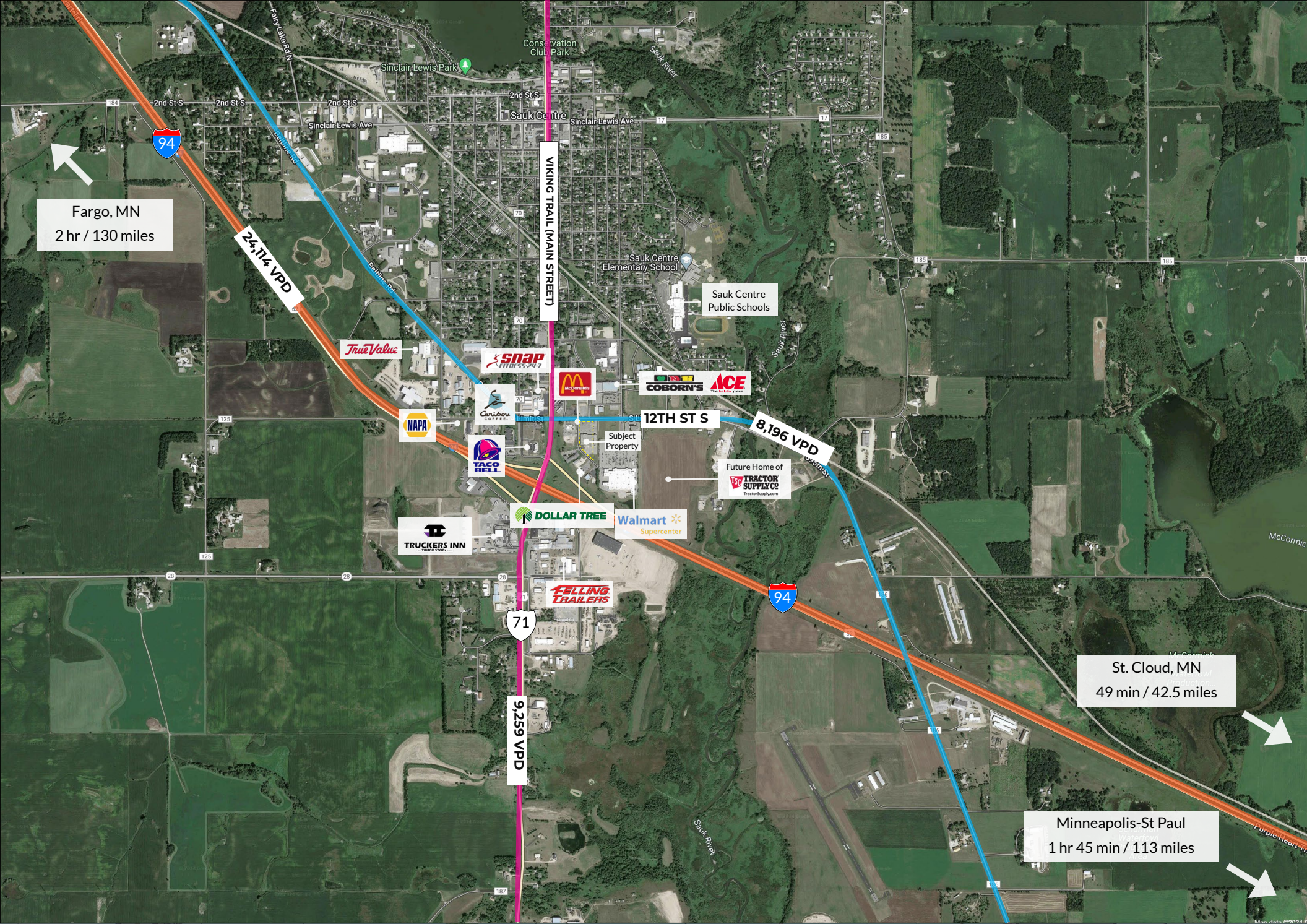
# Rent Roll

Tenant	Lease Type	Square Footage	Lease Start	Lease Expiration	Remaining Lease Term	Annual Rent	Annual Rent PSF	Option Periods & Increases
Vacant Jr. Anchor Box	-	26,068	-	-	-	-	-	-
Fastenal	Gross	5,000	1-Mar-2005	31-Mar-2031	5 Years	\$36,000	\$7.20	None
Central Minnesota LifeCare Center, Inc. dba Options for Women	Modified Gross	2,000	12-Mar-2012	Landlord Has Right to Terminate on 90 Days Notice	1.5 Years	\$12,000	\$6.00	None
Feldt Financial Services	Modified Gross	204	1-Aug-2010	Landlord Has Right to Terminate on 90 Days Notice	1.5 Years	\$2,400	\$11.76	None
<b>TOTALS</b>		<b>33,272 SF</b>				<b>\$50,400</b>		



# Site Plan





# Demographics

## 15 Mile Radius:



**Total Population:** 23,968  
**Households:** 9,323  
**Daytime Population:** 13,751  
**Median Age:** 41.3



**Average Household Income:** \$99,5701  
**Median Household Income:** \$99,265

## 25 Mile Radius:



**Total Population:** 76,397  
**Households:** 31,134  
**Daytime Population:** 53,461  
**Median Age:** 41.1



**Average Household Income:** \$99,038  
**Median Household Income:** \$98,749

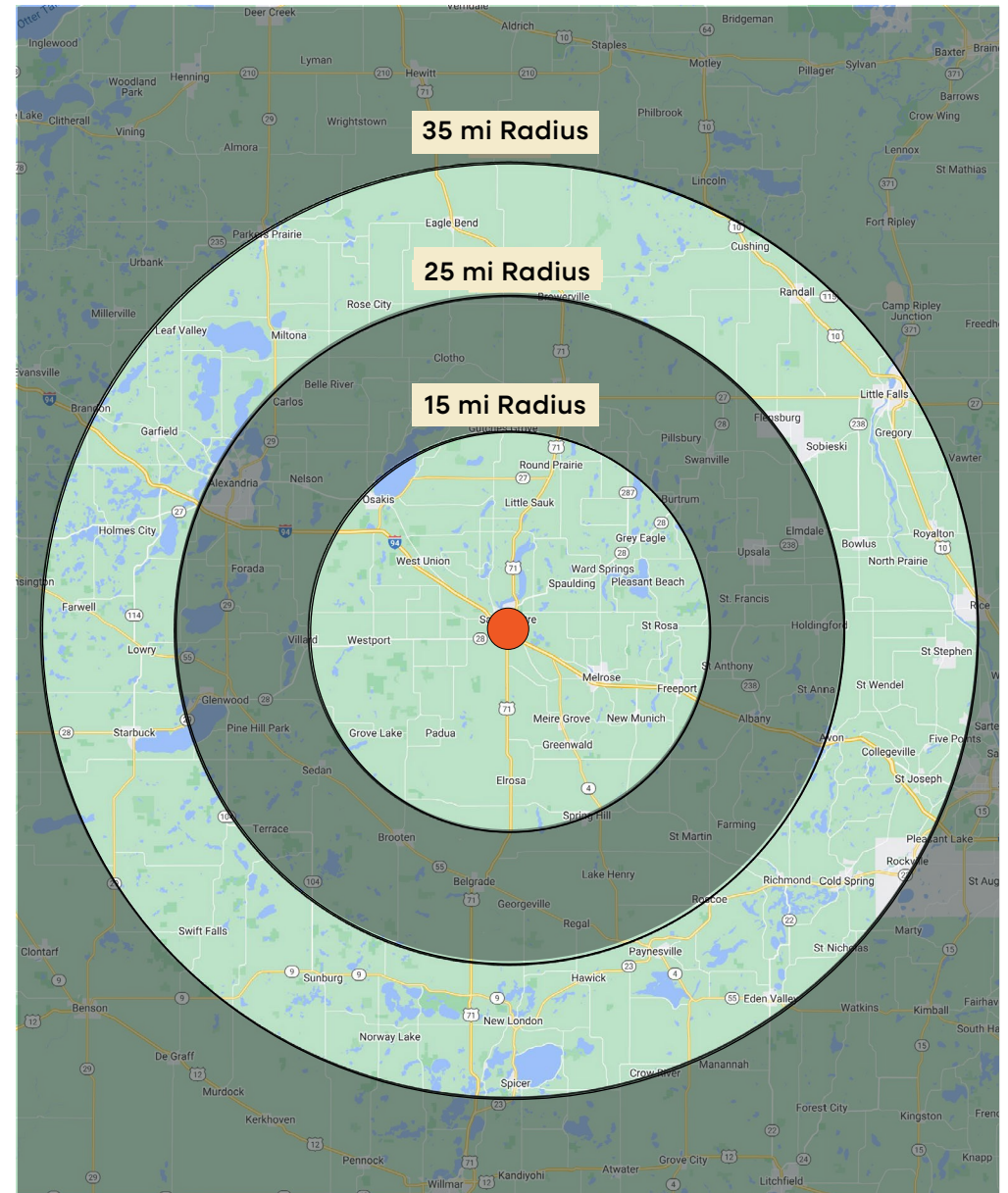
## 35 Mile Radius:



**Total Population:** 173,333  
**Households:** 69,136  
**Daytime Population:** 108,264  
**Median Age:** 40.7



**Average Household Income:** \$105,423  
**Median Household Income:** \$105,111



# Demographics - 45 Minutes Drive



## TOTAL RETAIL SALES

Includes F&B



**\$1,526,089,653**

## EDUCATION

Bachelor's Degree or Higher



**27%**

## OWNER OCCUPIED HOME VALUE

Average



**\$330,329**

## TAPESTRY SEGMENTS

Prairie Living 11,260 households	Green Acres 12,300 households	Heartland Communities 7,425 households
<b>Socioeconomic Traits</b>	<b>Socioeconomic Traits</b>	<b>Socioeconomic Traits</b>
Most rural market, comprising about 1.2% of households, located mainly in the Midwest, with a predominance of self-employed farmers. Faith and religion are important to these residents.	This large segment is concentrated in rural enclaves in metropolitan areas. More than 60% are college educated. Labor force participation rate is high at 66.8%	These older householders are primarily homeowners. Their children have moved away. Employment in the manufacturing, construction, utilities, health-care, and agriculture industries.
<b>Household Types</b>	<b>Household Types</b>	<b>Household Types</b>
Married couples with no children	An older market, primarily married couples, most with no children.	Married couples, more with no children, and a slightly higher proportion of singles.
<b>Typical Housing</b>	<b>Typical Housing</b>	<b>Typical Housing</b>
High Rises	Single Family	High Rises

## ANNUAL HOUSEHOLD SPENDING

<b>\$3,113</b>	<b>\$1,823</b>	<b>\$5,917</b>	<b>\$210</b>	<b>\$7,036</b>
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

## KEY FACTS

- ✓ **Population:** 181,034
- ✓ **Median Household Income:** \$69,261
- ✓ **Median Age:** 40.1
- ✓ **Daytime Population:** 190,270

## City Overview – Sauk Centre, MN

Sauk Centre is centrally situated in Minnesota, approximately 100 miles northwest of Minneapolis and 140 miles southeast of Fargo, North Dakota. It lies along Interstate 94, ensuring convenient access for residents and visitors alike.

### Local Community:

The town is known for their strong community spirit and pride in Sauk Centre's heritage. Throughout the year, Sauk Centre hosts community events and festivals that celebrate its culture and history, including the Sinclair Lewis Days and seasonal celebrations. Surrounded by natural beauty, Sauk Centre offers recreational opportunities at lakes like Sauk Lake and Fairy Lake, as well as local parks such as Sinclair Lewis Park and City Park.

Sauk Centre is the birthplace of author Sinclair Lewis; and his most famous work *Main Street* that led to his 1930 Nobel Prize for Literature is based in a fictionalized version of Sauk Centre.



# Tenant Overview - Corporate Entity



Fastenal is a prominent player in the industrial supply market, offering a comprehensive range of products and services tailored to businesses across various industries. As a leading distributor of fasteners, tools, and other MRO (Maintenance, Repair, and Operations) supplies, Fastenal operates as a crucial partner for companies seeking efficient procurement solutions.

Founded in 1967 and headquartered in Winona, Minnesota, Fastenal has grown into a formidable entity with a widespread presence across North America and expanding global operations. The company's extensive inventory includes over 1 million products, ranging from fasteners and safety supplies to tools and janitorial products, catering to diverse sectors such as manufacturing, construction, and transportation.



## Key Features as a Tenant

- ✓ **Annual Revenue:** Fastenal reported annual revenues of approximately \$7.25 billion in 2023.
- ✓ **Profitability:** The company maintains strong profitability, with net income of around \$1.16 billion.
- ✓ **Growth:** Fastenal has demonstrated consistent growth, with a compound annual revenue growth rate (CAGR) of over 10% over the past decade.
- ✓ **Global Presence:** Operations extend to more than 25 countries worldwide, with 23,201 employees and 3,334 store locations as well as additional distribution centers ensuring efficient supply chain management.
- ✓ **Stock Performance:** Fastenal's stock (NASDAQ: FAST) has shown resilience and growth and is a component of both the Nasdaq-100 and S&P 500.

In addition to its expansive product offerings, Fastenal provides value-added services including inventory management solutions and vending programs that enhance operational efficiency and reduce costs for its clientele. These services are supported by a dedicated team of knowledgeable personnel who contribute to Fastenal's reputation as a trusted partner in industrial distribution.





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