

INVESTMENT SUMMARY

PRICE	\$2,450,000
CAP	6.31%
NOI	\$154,679.52
LEASE TYPE	NNN
NOI INCREASES	Annual CPI Increase Minimum 1.00% & Maximum 3.00%
YEAR 9:	\$154,679.52
YEARS 10-20	Annual 1-3% CPI Inc
LEASE EXPIRATION	March 26, 2037

- 7-Eleven/Speedway has vacated the property & continues to pay rent. There are approximately 11 years remaining on the NNN lease with annual CPI increases (minimum of 1% and maximum of 3% each year).
- 8 fuel dispenses and a car wash.
- Redevelopment opportunity.
- Ability to receive additional rent by leasing 1,500 square foot apartment.
- 7-Eleven acquired Speedway in May of 2021. 7-Eleven has over 13,400 stores in the United States, a S&P Rating of A and revenues exceeding \$62.7 Billion.
- Well located near The Home Depot, Menards, Dick’s Sporting Goods, Fresh Thyme, Starbucks, and Crossroads Center, a 890,000 square foot retail mall.
- High traffic counts of 23,800 vehicles per day on Division Street.
- Strong demographics within a 5-mile radius population over 102,000 and average household income exceeding \$85,000.
- St. Cloud is home to St. Cloud State University with over 10,000 students, St. Cloud Technical College with 4,800 students and St. Cloud Hospital with 489 beds.

LEASE NOTES:

Potential rent from 1,500 SQ. FT. apartment.
Tenant has ROFR.

PROPERTY INFORMATION

BUILDING NAME	Speedway / 7-Eleven
ADDRESS	1435 Division Street Waite Park, MN 56387
BUILDING SIZE	5,743 SQ. FT.
LOT SIZE	1.285 Acres
COUNTY	Stearns
YEAR BUILT	1994

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	5,383	39,281	102,906
2030 POPULATION	5,376	40,573	105,259
2025 MEDIAN HOUSEHOLD INCOME	\$52,857	\$66,083	\$65,156
2025 AVERAGE HOUSEHOLD INCOME	\$62,983	\$84,349	\$85,376

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

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

PROPERTY	Speedway
TENANT	Northern Tier Retail, LLC
PARENT	7-Eleven, Inc.
REVENUES	\$62.7 Billion
NET WORTH	\$9.1 Billion
S&P RATING	A
WEBSITE	https://www.speedway.com/
WEBSITE	https://www.7-eleven.com/



7-Eleven is the parent company of Speedway and operates over 84,000 locations worldwide and 13,400 in the United States.

As the world’s first convenience store and globally recognized brand, 7-Eleven is committed to making its customer a convenient one stop shop for customers. 7-Eleven has acquired Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken and Biscuits. Although 7-Eleven is primarily a gas station, it also sells some groceries, household items, and more.

Speedway LLC (Speedway), headquartered in Enon, Ohio, is the nation’s largest company owned and operated convenience store chain with approximately 3,800+ stores located coast to coast.

SuperAmerica gas and convenience stores, referred to as SA by generations of Minnesotans looking to fuel up their vehicles and purchase snacks and sodas, was rebranded under the Speedway name. The name change comes after Marathon Petroleum’s \$23 billion purchase of SuperAmerica owner Andavor was completed in October 2018.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

Keith A. Sturm, CCIM
keith@upland.com
(612) 376-4488

Deborah K. Vannelli, CCIM
deb@upland.com
(612) 376-4475

Amanda C. Leathers
amanda@upland.com
(612) 436-0045

www.nnnsales.com

Look Upland. Where Properties & People Unite!

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

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.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.