

# AspenDental®

964 LYNN RD SW, HUTCHINSON, MN 55350

OFFERING MEMORANDUM

## NEW FIVE YEAR EXTENSION

NOW LEASED THROUGH FEBRUARY 2031





# AspenDental®

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CLICK TO VIEW ON GOOGLE MAPS

**OFFERING PRICE: \$1,900,000    CAP RATE: 7.04%**

GROSS LEASABLE AREA: +/- 3,500 SF

PRICE / SF: \$542.86

NET OPERATING INCOME: \$133,805

CURRENT OCCUPANCY: 100%

YEAR BUILT / RENOVATED: 2015

LOT SIZE: +/- 0.56 AC

TYPE OF OWNERSHIP: Fee Simple

PROPOSED FINANCING: 5 YR TERM / 6.20% RATE / 25 YR AMORT / 65% LTV

CASH ON CASH RETURN: \$36,500 / 5.49%

TOTAL RETURN: \$57,835 / 8.70%







RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current – 2/28/2031	\$133,805	\$11,150	\$38.23	7.04%
Option 1	\$144,515	\$12,043	\$41.29	7.61%
Option 2	\$158,970	\$13,248	\$45.42	8.37%

LEASE TERMS

LEASE TYPE:	Double-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	N/A
RENT COMMENCEMENT:	11/12/2015
LEASE EXPIRATION:	2/28/2031
RENT INCREASES:	At Next Option
OPTIONS:	Two – Five Years



## INVESTMENT HIGHLIGHTS

### BUILDING OVERVIEW

- +/- 3,500 SQUARE FEET
- +/- 0.56 AC PARCEL
- BUILD-TO-SUIT IN 2015

### ASPEN DENTAL

- CORPORATE GUARANTEE
- MORE THAN 1,100 LOCATIONS
- 25+ YEARS IN BUSINESS

### LEASE OVERVIEW

- HAS OPERATED AT THIS LOCATION SINCE 2015
- NEW 5 YEAR LEASE EXTENSION
- 5+ YEARS REMAIN
- TWO-FIVE YEAR OPTIONS

### DOUBLE-NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE

### LOCATION

- HARD CORNER LOCATION
- LOCATED OUT FRONT OF CASH WISE FOODS
- ADJACENT TO TACO BELL
- GREAT VISIBILITY FROM MAIN ST S
- TRAFFIC COUNTS JUST OVER 12,088 VPD

### DEMOGRAPHICS

- OVER 18,100 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$86,766 WITHIN FIVE MILES

## NEW FIVE YEAR EXTENSION

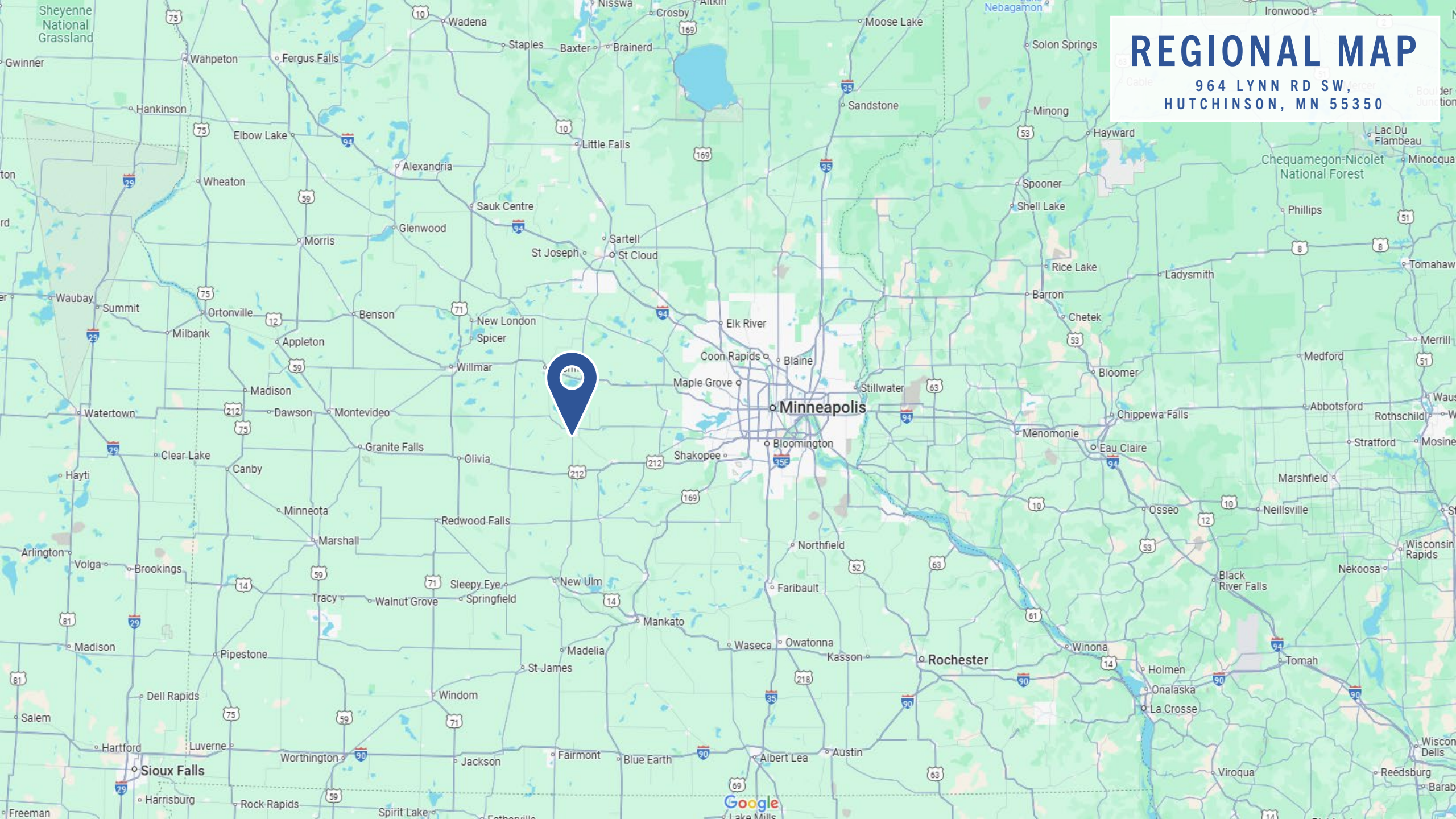
NOW LEASED THROUGH FEBRUARY 2031



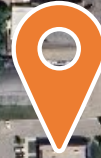


# REGIONAL MAP

964 LYNN RD SW,  
HUTCHINSON, MN 55350







WALGREENS

HUTCHINSON EVENT CENTER  
RIVER OF HOPE  
ADAPTHEALTH MINNESOTA  
FRESENIUS KIDNEY CARE  
AMERICA'S FITNESS CENTER  
KING'S WOK CHINESE RESTAURANT

CASH WISE FOODS

TACO BELL

HOLIDAY STATIONSTORES

MARSHALLS  
DOWNTOWN CLOTHING COMPANY  
TOP DECK GAMING  
WHEEL AND COG  
DUNHAM'S SPORTS  
RUNNINGS

BUFFALO  
WILD WINGS

JIMMY JOHN'S

MCDONALD'S

HUTCHINSON HEALTH

CARIBOU COFFEE

MCCORMICK'S FAMILY RESTAURANT

Google



DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	17,572	18,357	23,181
2024 Population	17,344	18,152	23,109
2020 Population	15,960	16,872	22,541
Median Age	41.2	41.4	42.6

INCOME	3 Miles	5 Miles	10 Miles
Average	\$85,486	\$86,766	\$89,369
Median	\$64,861	\$66,168	\$69,989

TRAFFIC COUNTS	
Main St S	12,088 (2025)

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	7,380	7,682	9,572
2024 Households	7,284	7,595	9,542
2020 Households	6,701	7,054	9,296

Source: © COSTAR 2024



AVERAGE HOUSEHOLD INCOME  
FIVE MILE RADIUS

\$86,766



HOUSEHOLDS WITHIN FIVE MILE  
RADIUS

7,595



POPULATION WITHIN FIVE MILE  
RADIUS

18,152



DAILY TRAFFIC COUNTS

27,806

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ACTIVITY ID: XXXX





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## OFFERING MEMORANDUM

### EXCLUSIVELY LISTED:

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ASSOCIATE

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SENIOR DIRECTOR - NATIONAL RETAIL GROUP

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