

FOR LEASE

# McDonald's/Verizon

685 Opportunity Park Dr, Paynesville, MN 56362

*Presented By:*

**Mike Bobick, CCIM**   **Lisa Diehl, CCIM, CPM**

Principal

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SECTION 1

# PROPERTY INFORMATION

**McDonald's/Verizon**

685 Opportunity Park Dr, Paynesville, MN 56362

# Property Summary



## PROPERTY DESCRIPTION

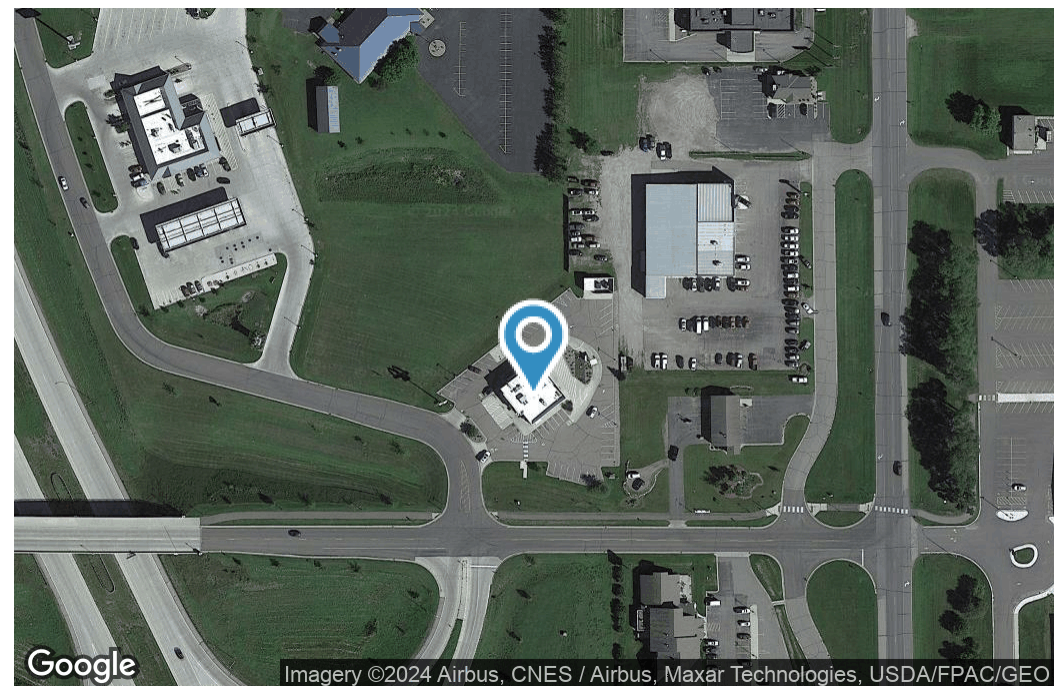
This is a McDonald's/Verizon concept which was built in 2013. McDonald's was profitable when their lease ended in early 2023. See agents for details. The restaurant space is approximately 2,990 square feet and is fully functional with many of the finishes and improvements still in place.

## OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Estimated 2024 Operating Cost:	\$9.25/SF/YR
Available SF:	2,990 SF
Lot Size:	52,142 SF
Building Size:	4,210 SF

## SALE OPPORTUNITY

Make an inquiry on a potential purchase of the property.



# Property Description



## LOCATION

This property is located in Paynesville, Minnesota and features excellent visibility from State Trunk Highway 23 with convenient access via on/off ramps located directly in front of the property at Veterans Drive. The property is close to Paynesville Area Middle/High School, CentraCare Paynesville Hospital and lodging. The property is located on a prominent corner in front of a relatively new, clean industrial park.

## SITE

The site is roughly triangular and primarily asphalt and concrete impervious surface. There are 52 parking spaces with well-designed drive through and convenient ingress and egress. There is a large dumpster enclosure at the back of the property, as well as a 10' x 12' outbuilding for storing lawn and parking lot equipment.

## EXTERIOR

Brick with stucco accents

## INTERIOR

Typical drywall in dining areas. Kitchen and back area has clay tile flooring and commercial kitchen wall finishes.

## PARKING

Surface parking approximately 52 spaces

## UTILITIES

Typical for newer building with heavy power

## CONSTRUCTION

High quality wood frame with face brick and stucco exterior

## LOADING

Back side of the building

# Complete Highlights



## PROPERTY HIGHLIGHTS

- Booths, tables, and stools in place to seat approximately 40 customers
- Drive through lane with two windows
- Grill and fryer hoods in place
- Some outdoor seating
- Two entry points to the restaurant
- Front sales counter in place
- Significant power
- Walk-in cooler and freezer
- Washer/dryer hookups
- Large enclosed dumpster area
- Two ADA compliant restrooms
- Facility is clean and in good condition
- Operating cost approximately \$9.25 per square foot annually



# Additional Photos





SECTION 2

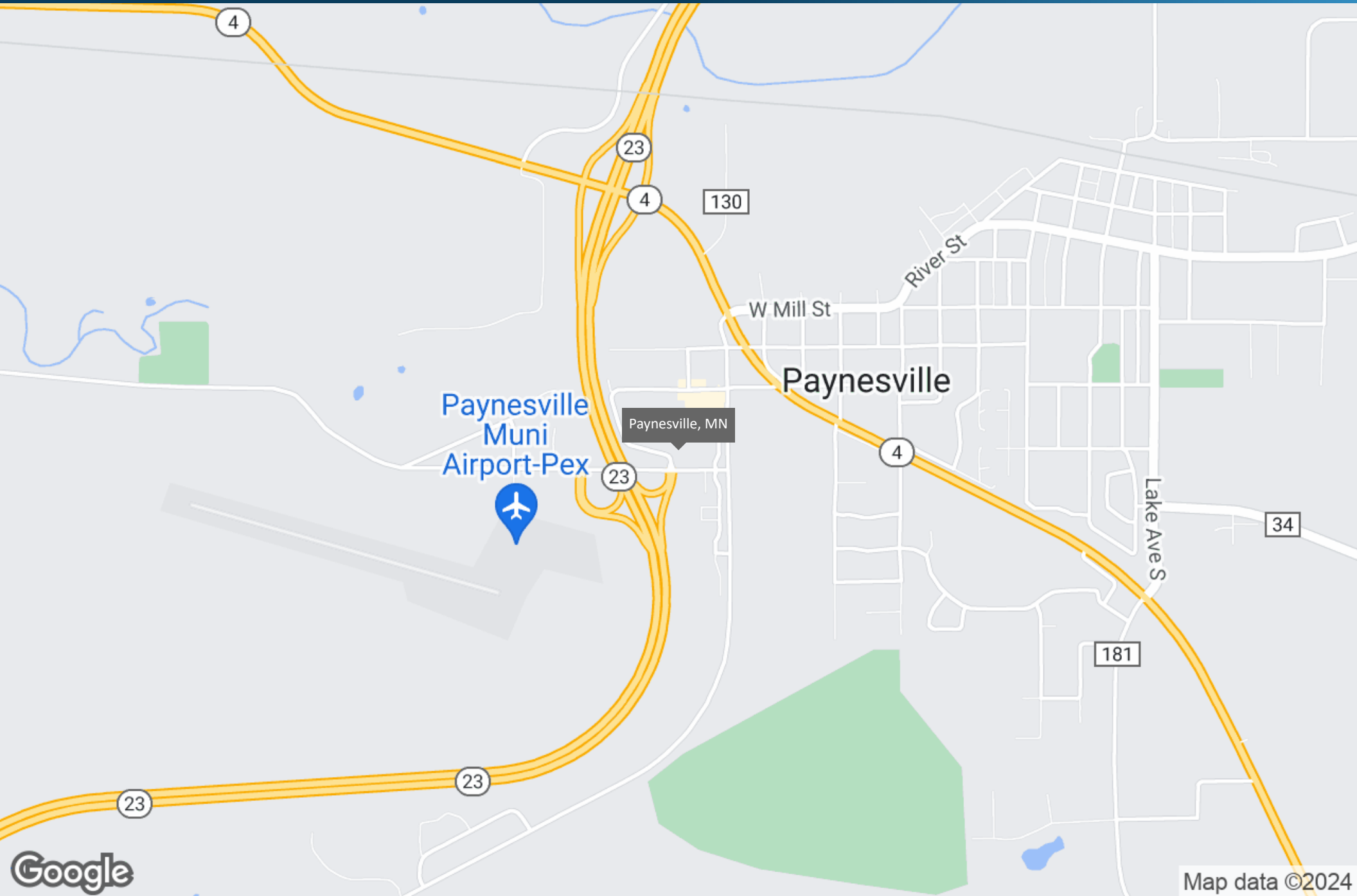
# LOCATION INFORMATION

**McDonald's/Verizon**

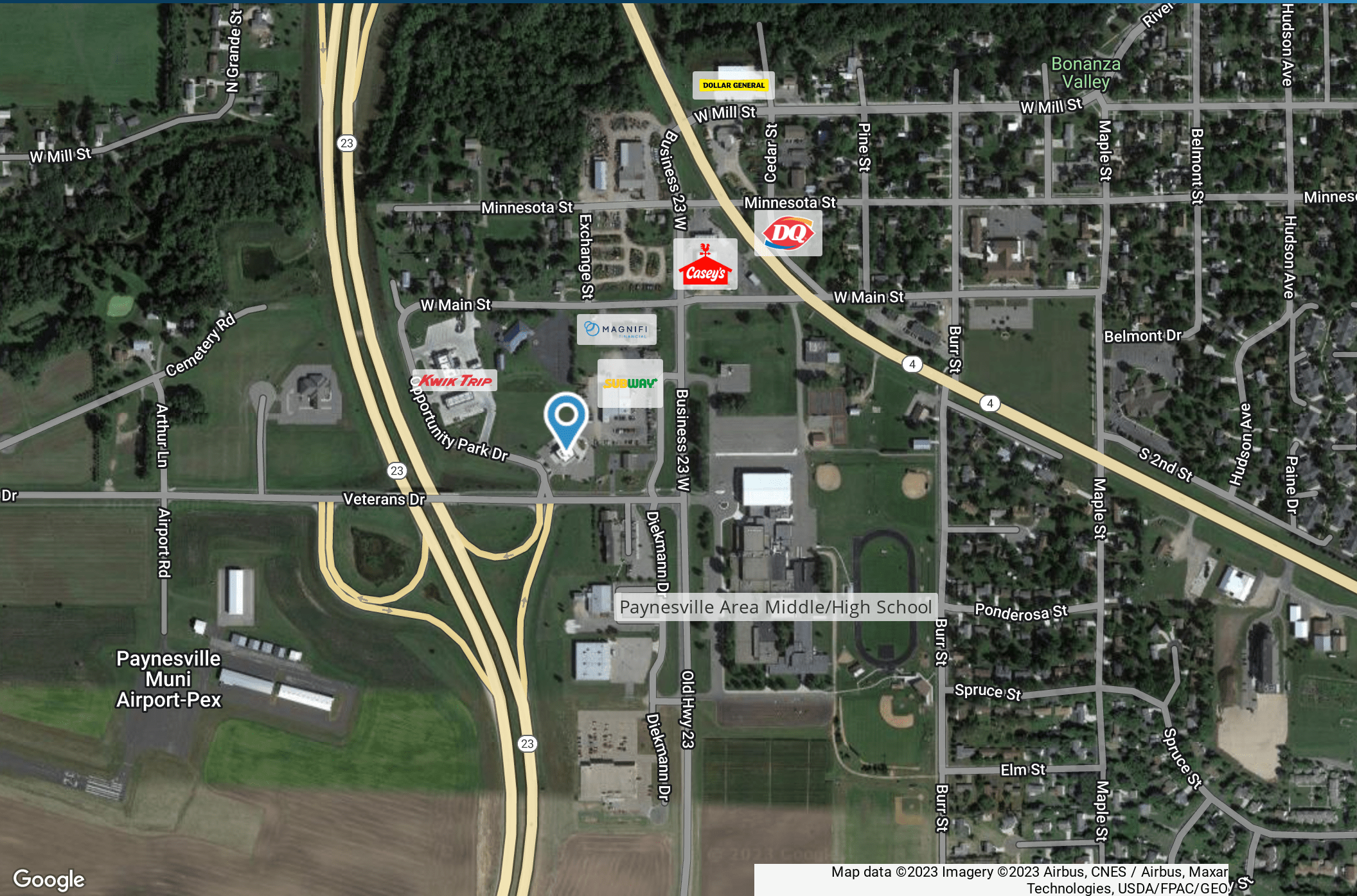
685 Opportunity Park Dr, Paynesville, MN 56362



# Regional Map



# Retailer Map





SECTION 3

# DEMOGRAPHICS

**McDonald's/Verizon**

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## Demographic and Income Profile

685 Opportunity Park Dr, Paynesville, Minnesota, 56362  
 Ring: 5 mile radius

Lisa Diehl and Mike Bobick

Latitude: 45.37591

Longitude: -94.73351

Summary	Census 2010	Census 2020	2023	2028
Population	4,579	4,546	4,694	4,798
Households	1,910	1,935	2,006	2,068
Families	1,315	1,271	1,323	1,358
Average Household Size	2.35	2.33	2.32	2.30
Owner Occupied Housing Units	1,533	1,519	1,664	1,749
Renter Occupied Housing Units	377	416	342	320
Median Age	44.1	43.0	45.4	45.5
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.44%	0.34%	0.30%	
Households	0.61%	0.44%	0.49%	
Families	0.52%	0.38%	0.44%	
Owner HHs	1.00%	0.62%	0.66%	
Median Household Income	2.98%	2.48%	2.57%	
Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	230	11.5%	194	9.4%
\$15,000 - \$24,999	112	5.6%	78	3.8%
\$25,000 - \$34,999	88	4.4%	80	3.9%
\$35,000 - \$49,999	239	11.9%	213	10.3%
\$50,000 - \$74,999	475	23.7%	463	22.4%
\$75,000 - \$99,999	232	11.6%	239	11.6%
\$100,000 - \$149,999	352	17.5%	415	20.1%
\$150,000 - \$199,999	195	9.7%	284	13.7%
\$200,000+	82	4.1%	102	4.9%
Median Household Income	\$65,174		\$75,480	
Average Household Income	\$88,364		\$102,885	



SECTION 4

# ADVISOR BIOS

**McDonald's/Verizon**

685 Opportunity Park Dr, Paynesville, MN 56362

# Advisor Bio 1



## MIKE BOBICK, CCIM

Principal

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## PROFESSIONAL BACKGROUND

Mike is a senior Commercial Broker and Partner at GC Real Estate Partners, specializing in investment analysis and commercial building sales, including office, industrial, apartment buildings and other investment grade properties. Mike's 35 years in the real estate industry includes experience in property management, investment property sales and real estate development. In 2002 Mike earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors. Career highlights include nearly \$400 million in property sales and approximately 250,000 square feet of commercial lease transactions.

## EDUCATION

Bachelor of Arts degree in Business Administration – St. John's University, Collegeville, Minnesota.

A multitude of industry related seminars and programs including CCIM courses totaling more than 200 hours.

## MEMBERSHIPS

Presently the Chairperson of the Minnesota Commercial Association of Realtors. (MNCAR Board of Realtors)

Past President of the St. Cloud Area Association of Realtors (SCAAR)

Condemnation Hearing Commissioner for Stearns, Benton Counties as well as numerous Central Minnesota cities and municipalities.

Minnwest Bank Advisory Board Member

GC Real Estate Partners  
3900 Roosevelt Rd Ste 125  
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# Advisor Bio 2



**LISA DIEHL, CCIM, CPM**

Principal

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## PROFESSIONAL BACKGROUND

### PROFESSIONAL BACKGROUND

Lisa is a Commercial Broker and Principal of Diehl & Partners, LLC specializing in commercial building leasing and sales, including retail, office, land, and other investment grade real estate. Lisa is a seasoned professional with more than 35 years of commercial real estate and retail experience. Her experience includes: brokerage, site acquisition/selection, land acquisition/disposition, development, property management, and retail.

She has extensive experience in the areas of site selection and development for national companies such as McDonald's, Christian Brothers Automotive, Culver's, Opus Corporation, and Kmart. Other notable firms she has worked with include: Great Clips, Dunn Brothers, Paper Warehouse, Koll Real Estate/The Shelard Group, Inc. and The Dial Companies (formerly based out of Nebraska).

### EDUCATION

A graduate of the University of Minnesota, she earned a BAA Degree in Business and Interior Design. Lisa is a licensed Minnesota real estate Broker. She holds the Certified Commercial Institute Member (CCIM) designation through the CCIM Institute, along with the Certified Property Manager (CPM) designation from the Institute of Real Estate Management.

### MEMBERSHIPS

Organizations Diehl is a member of include: International Council of Shopping Centers (ICSC), National Association of Realtors (NAR), Minnesota Shopping Center Association (MSCA), the Minnesota Commercial Association of Realtors (MNCAR), Minnesota Commercial Real Estate Women Network (MNCREW). She currently serves on the MNCAR Retail Advisory Committee.

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