



**\$1,760,000**

**7.65% CAP RATE**

**100 N MAIN ST  
PINE ISLAND, MN 55963**



**Absolute-NNN Lease | ±19 Years Remaining With 2% Annual Rent Increases  
Brand New Pine Island, MN Location Along N Main St With Strong Traffic Exposure | Property  
Undergoing Remodel to BP Gas Station Entirely At Tenant's Expense | Proven Consumer Demand  
Backed By Established and Successful Operator | Potential for 100% Bonus Depreciation**

**Marcus & Millichap**  
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# WHY INVEST?



## Strategic Pine Island Corner Location Supported by Residential & Regional Commuter Traffic Near Hwy 52

- **Strategically Located Just Off U.S. Highway 52**, A Major Regional Corridor Providing Direct Connectivity Throughout Southeastern Minnesota And The Rochester MSA
- **Freestanding BP Gas Station & Convenience Store** With Strong Visibility, Convenient Access, And On-Site Parking Positioned To Capture Local Residents And Daily Commuter Traffic
- **Positioned At A Strategic Corner Location** With Excellent Exposure And Immediate Access From Center Drive and Main Street
- **Located Near Major Employers And National Retailers Including Land O'Lakes And Dollar General** Supporting Consistent Consumer Traffic Throughout The Trade Area
- **Benefits From Strong Traffic Exposure** Along A Key Regional Thoroughfare Connecting Pine Island, Rochester, And Surrounding Residential Communities



## Long-Term NNN Lease With ±19 Years Remaining | Strong Yield With Built-In Annual Rent Growth

- **±19 Years Remaining On A NNN Lease**, Providing Stable, Passive Income With Zero Landlord Responsibilities
- **Strong In-Place Cash Flow**, With \$134,640 In Annual Base Rent (\$11,220/Month) Backed By Established Operator KeyStone Retail and Affiliates (39 Units)
- **Attractive Rent Growth Structure**, Featuring 2% Annual Increases
- **Long-Term Income Security**, With Four (4) Five-Year Renewal Options, Extending Potential Lease Duration And Investment Upside
- **High-Yield Investment Opportunity Offered At A 7.65% Cap Rate**, Supported By A Proven Operating Location Within The Rochester Trade Area



## Established Operator | Globally Recognized Fuel & Convenience Brand

- **Operated And Guaranteed By Established Operator KeyStone Retail and Affiliates (39 Units)**, With A Demonstrated Track Record Of Operating Fuel And Convenience Retail Locations Across Multiple Markets
- **Global Convenience & Fuel Brand — BP Is One Of The Most Recognized Energy And Fuel Brands In The World**, With Thousands Of Locations Across The U.S. And A Strong International Presence
- **Widely Known For Its Fuel, Convenience Retail, And Grab-And-Go Offerings**, Driving Consistent Consumer Demand Through Daily Commuter Traffic And Accessible Neighborhood Locations



# INVESTMENT SUMMARY

Address:	 100 N Main St, Pine Island, MN 55963
Branding:	BP
Guarantor:	KeyStone Retail and Affiliates (39-Units)
Price:	\$1,760,000
Cap Rate*:	7.65%
NOI*:	\$134,640
Building Size (SF):	±1,800 SF
Lot Size (AC):	±0.39 Acres
Year Built/Renovated:	1994/2026

# LEASE TERMS

Lease Commencement:	8/26/2025
Lease Term Expiration:	8/31/2045
Term Remaining:	±19 Years
Lease Type:	NNN (Fee-Simple)
Landlord Responsibilities:	None
100% Bonus Depreciation:	Eligible**
Monthly Rent*:	\$11,220
Annual Base Rent*:	\$134,640
Rental Increases:	2% Annually
Renewal Options:	4 x 5 Years

\*Annual Rent, NOI, and Cap Rate reflect the upcoming rent increase scheduled for 9/1/2026. If close of escrow occurs prior to rent increase, Seller to credit Buyer rent on a prorated basis through the rent increase date.

\*\*Property should qualify for 100% bonus depreciation under IRC §168(k), permanently restored by the OBBBA. Buyer must confirm eligibility with their CPA or tax consultant. Broker is not a tax advisor and makes no representation or warranty regarding the availability, applicability, or amount of any tax benefit. Buyer is solely responsible for conducting independent tax due diligence and bears all risk associated with any tax position taken.

**\$1,760,000**  
LISTING PRICE

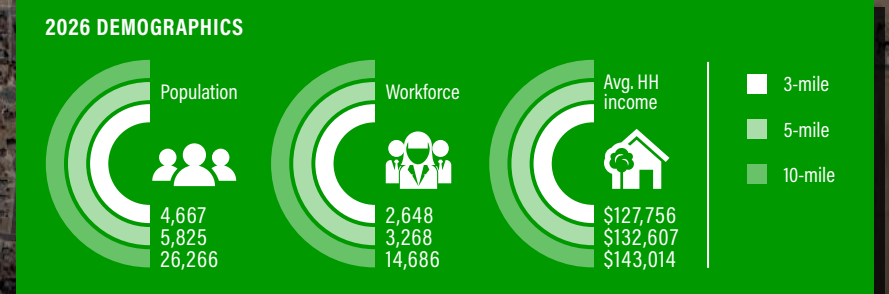
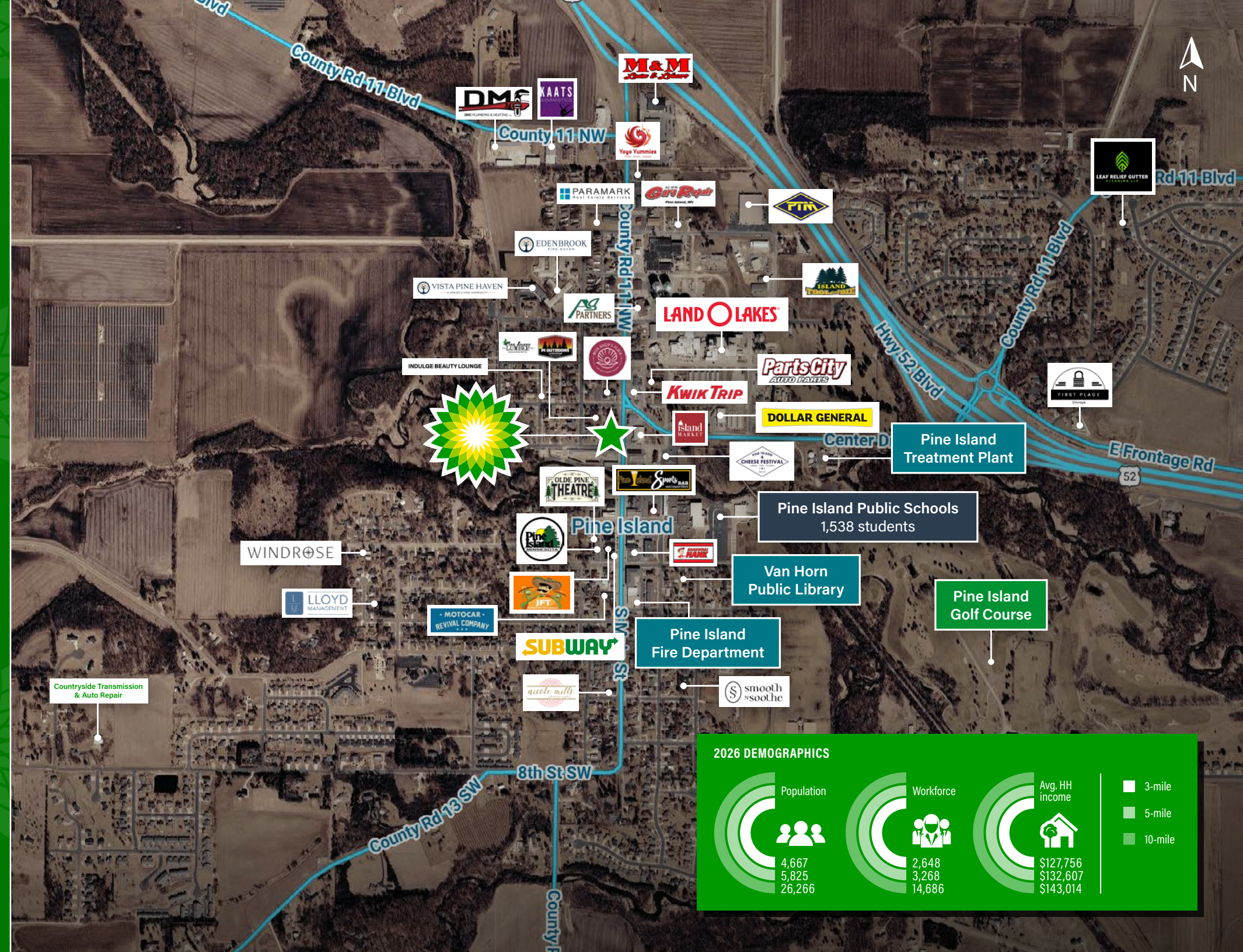
**7.65%**  
CAP RATE\*

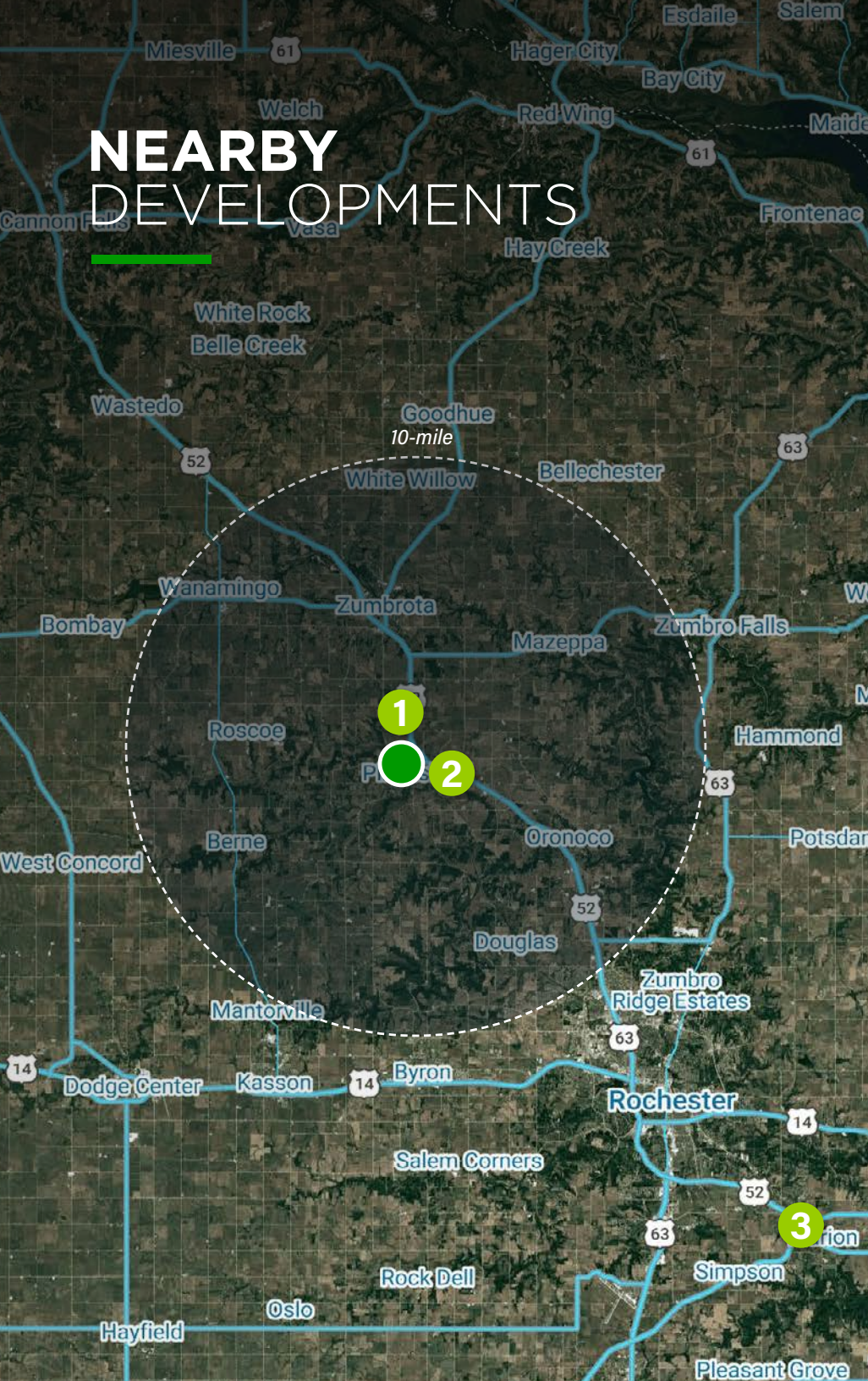
**±19 YRS**  
LEASE TERM

**\$134,640**  
NOI\*

**NNN**  
LEASE TYPE

**±1,800 SF**  
BUILDING SIZE





# NEARBY DEVELOPMENTS



## 1. Project Skyway: Google Data Center & 482-Acre Technology Campus (Technology / Industrial)

Google was confirmed in February 2026 as the anchor tenant of Project Skyway, a 482-acre technology campus being developed by Ryan Companies US Inc. on the north end of Pine Island. Google's initial building will consist of an approximately 250,000-square-foot data center and a 35,000-square-foot office building on roughly 88 acres.

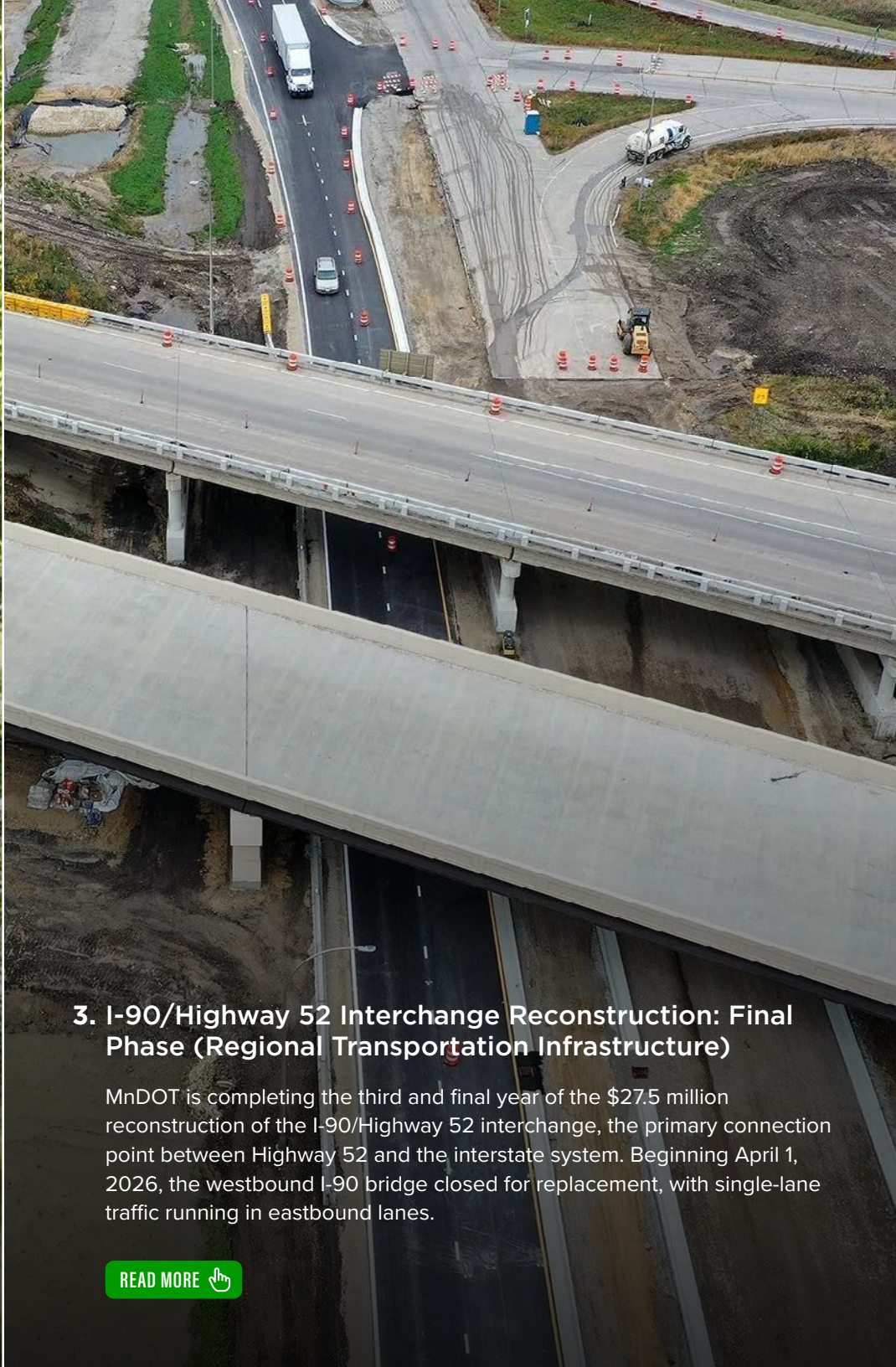
[READ MORE](#)



## 2. City of Pine Island 2026 Street Improvement Project (Municipal Infrastructure)

The City of Pine Island is executing its 2026 street improvement project, with resident meetings beginning in February 2026 and construction underway during the 2026 season. The project involves street reconstruction, underground utility improvements, and pavement resurfacing across designated city street segments.

[READ MORE](#)



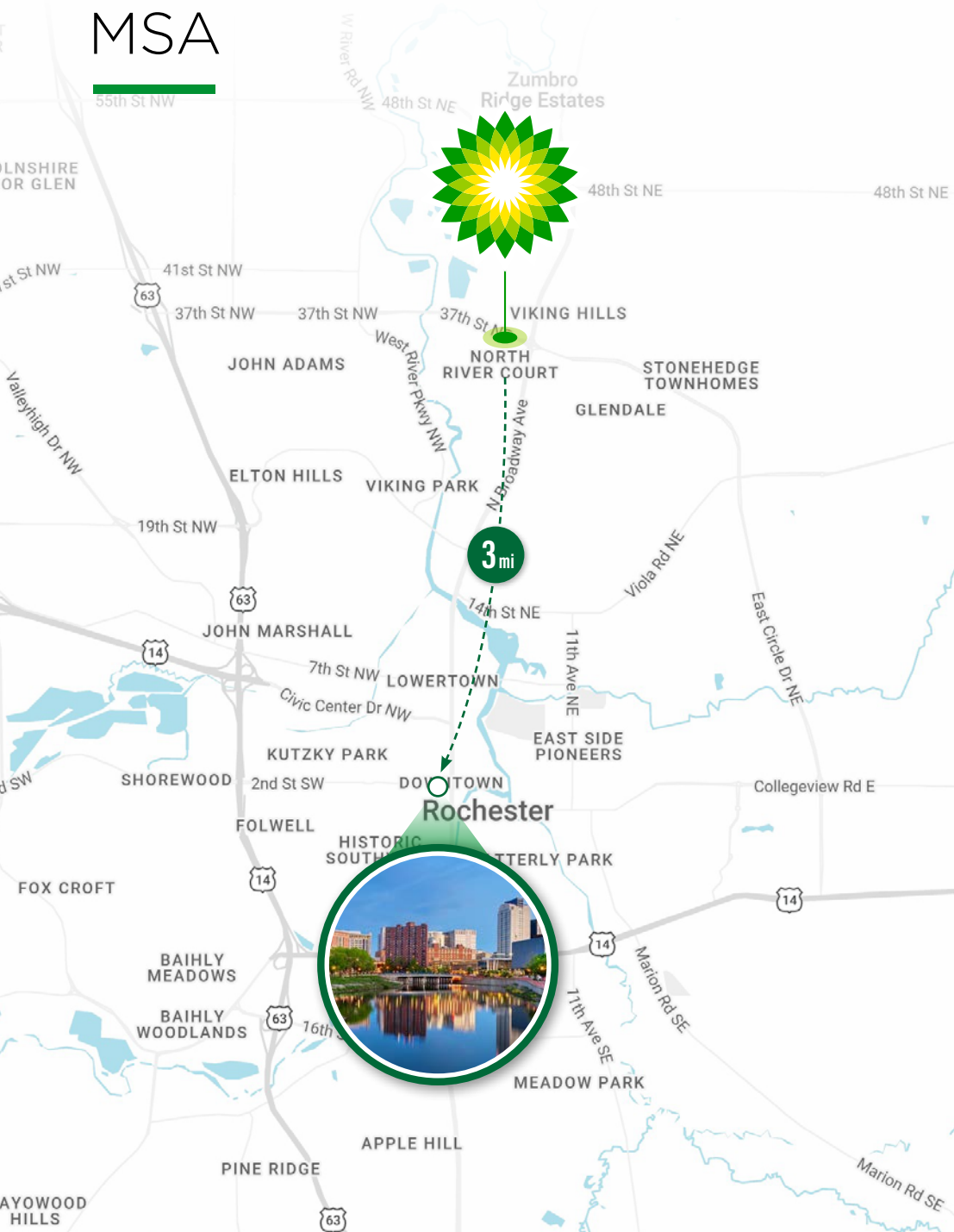
## 3. I-90/Highway 52 Interchange Reconstruction: Final Phase (Regional Transportation Infrastructure)

MnDOT is completing the third and final year of the \$27.5 million reconstruction of the I-90/Highway 52 interchange, the primary connection point between Highway 52 and the interstate system. Beginning April 1, 2026, the westbound I-90 bridge closed for replacement, with single-lane traffic running in eastbound lanes.

[READ MORE](#)



# ROCHESTER MSA



The Rochester Metropolitan Statistical Area (MSA), located in Southeastern Minnesota, is a growing and economically resilient region that serves as a major healthcare and innovation hub for the state. With a population of over 230,000, the Rochester MSA is driven by strong economic sectors including healthcare, biotechnology, education, and advanced manufacturing. The area is anchored by globally recognized institutions such as the Mayo Clinic, which contributes significantly to the region's economic strength and international reputation. The healthcare industry continues to play a central role in supporting medical advancement and long-term economic growth throughout the market.

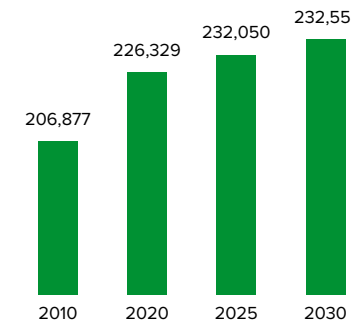
Rochester, widely recognized for its exceptional quality of life and medical leadership, continues to experience steady residential and commercial growth. The region's cultural appeal is strengthened by attractions such as Rochesterfest, which reflect the area's welcoming and community-oriented atmosphere. The Rochester MSA's combination of economic stability, healthcare leadership, and cultural vibrancy underscores its importance as one of the Midwest's leading regional markets.



*No. 1 Best Hospital in the World  
Newsweek, 2025*

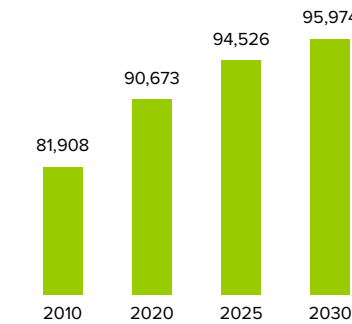
## ROCHESTER MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2025, ROCHESTER



## ROCHESTER MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, ROCHESTER



POPULATION  
**232,050**  
*within MSA*

AVG. HH INCOME  
**\$130,891**  
*within MSA*

DAYTIME POPULATION  
**130,952**  
*within MSA*

At the heart of Rochester's identity is the Mayo Clinic, a globally recognized medical institution that attracts patients and professionals from around the world and reflects the city's longstanding leadership in healthcare and innovation. Beyond its medical prominence, Rochester features a growing arts and cultural scene, with destinations such as the Rochester Art Center and community events showcasing the area's creative and welcoming atmosphere.

### LARGEST EMPLOYERS



Rochester is a city that proudly embraces its innovation-driven economy and strong commitment to educational excellence. The city is home to a growing network of technology, manufacturing, and research-based employers, including major operations from IBM, which contribute to the region's expanding economic landscape and workforce development. On the educational front, Rochester offers a diverse array of opportunities through institutions such as University of Minnesota Rochester, Rochester Community and Technical College, and a respected network of public and private schools. These institutions provide quality education and contribute significantly to the city's community through research and innovation. Together, education and economic development support long-term growth throughout Rochester.

# TENANT PROFILE



Founded in 1909, BP is one of the most recognized and enduring energy companies in the world, built on a legacy of innovation, infrastructure, and global fuel operations. Originally established as an oil production and refining company, the brand quickly gained traction through its expansive retail network, fuel offerings, and large-scale operational capabilities — cultivating strong consumer recognition across international markets. In addition to its core fuel operations, BP's portfolio includes convenience retail, EV charging, lubricants, and renewable energy initiatives designed to meet evolving consumer and industry demands while maintaining its position as a leading global energy company.

Today, BP operates thousands of retail and service locations across the United States and international markets, with a significant global footprint spanning more than 70 countries. The company has embraced modernization through upgraded station formats, digital payment integration, EV charging expansion, and convenience-focused initiatives that prioritize customer experience and operational efficiency. These initiatives have reinforced BP's position as a leader within the highly competitive global energy sector.

BP is a publicly traded global energy company listed on the New York Stock Exchange. Supported by strong global brand recognition, large-scale infrastructure, and continued investment in technology and diversified energy solutions, BP remains a resilient and widely recognized industry leader while continuing to adapt to evolving energy demands and changing mobility trends.

2025 REVENUE	LOCATIONS	EMPLOYEES	MOODY'S RATING
<b>\$190B</b>	<b>21K+</b>	<b>100K+</b>	<b>A1</b>

SOURCE: BP ANNUAL REPORT 2025



# IN THE NEWS



FULL ARTICLE

## BP'S PROFIT MORE THAN DOUBLES IN Q1 AS US GAS PRICES RISE

April 27, 2026 | *Transport Topics*

BP reported first-quarter 2026 profit of approximately \$3.2 billion, significantly outperforming analyst expectations. The company's earnings more than doubled compared to the same period last year, marking its strongest quarterly result since 2023. Much of the increase was attributed to exceptionally strong oil trading performance amid geopolitical instability in the Middle East. Rising crude prices and supply disruptions tied to the Iran conflict created favorable trading conditions for...

## BP TRIALS INSIGHT-LED RETAIL FORMATS ACROSS UPGRADED FORECOURTS

January 5, 2026 | *GroceryGazette*

Fuel retailer bp has reopened four UK retail sites following major upgrades, marking the launch of a test-and-learn programme. The refurbished locations – Pinkham Way in Barnet, Merrow in Guildford, Budbrooke South near Warwick and Poppleton near York – each showcase bp's latest thinking on convenience, store design and food missions. Together, they form a live trial of two new retail formats, with a third multi-mission concept planned for next year and a potential rollout to up to 20 additional...



FULL ARTICLE

# EXCLUSIVELY LISTED BY

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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