



✓ 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

Investment Contact:

Spencer O'Donnell

Managing Director
Charter Realty

(714) 400-6267 | spencer@charterrealty.com

William Crane

Director
Charter Realty
(404) 538-8091 | wcrane@charterrealty.com

Cormac O'Hagan

Associate
Charter Realty
(503) 830-8167 | cormac@charterrealty.com

Broker of Record:

Brian Brockman

License No. BK3327646
Bang Realty-Naples, Inc.
(513) 898-1551 | bor@bangrealty.com



TABLE OF CONTENTS

Investment Overview

Investment Highlights

Pricing Guidance

Rent Roll

Site Plan

Amenity Map

Demographics - 1, 3 & 5 Mile Rings

10

Demographics -45 Minute Drive Time

11

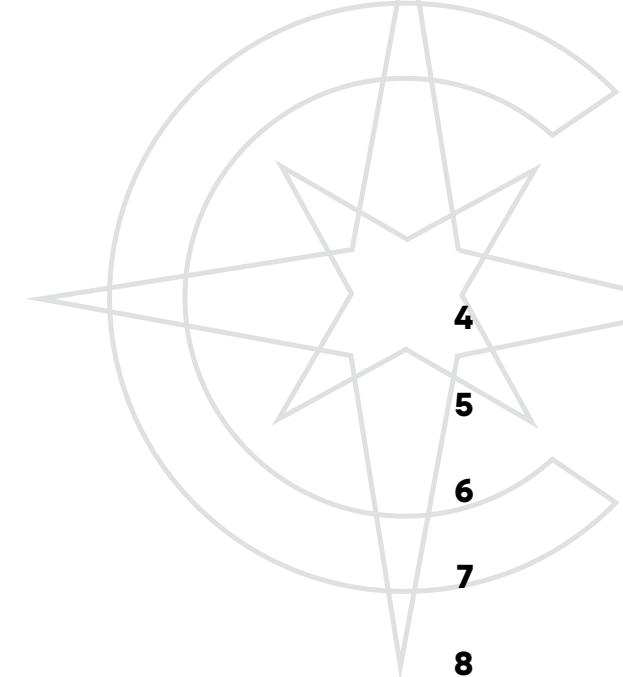
City Overview – Sauk Centre, MN

12

Tenant Overview

13

Contacts





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 overlayed, 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 Covenancy 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**

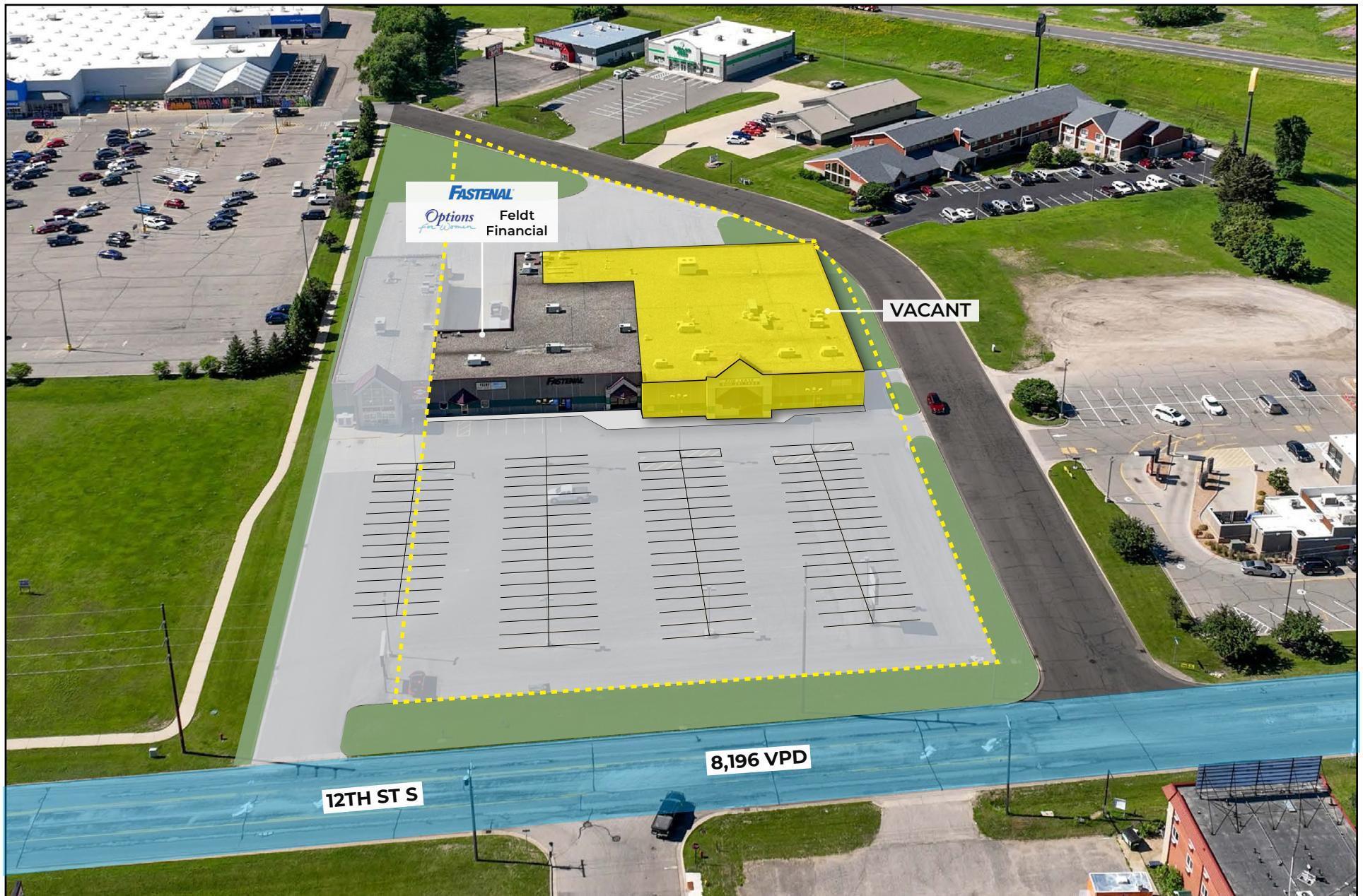


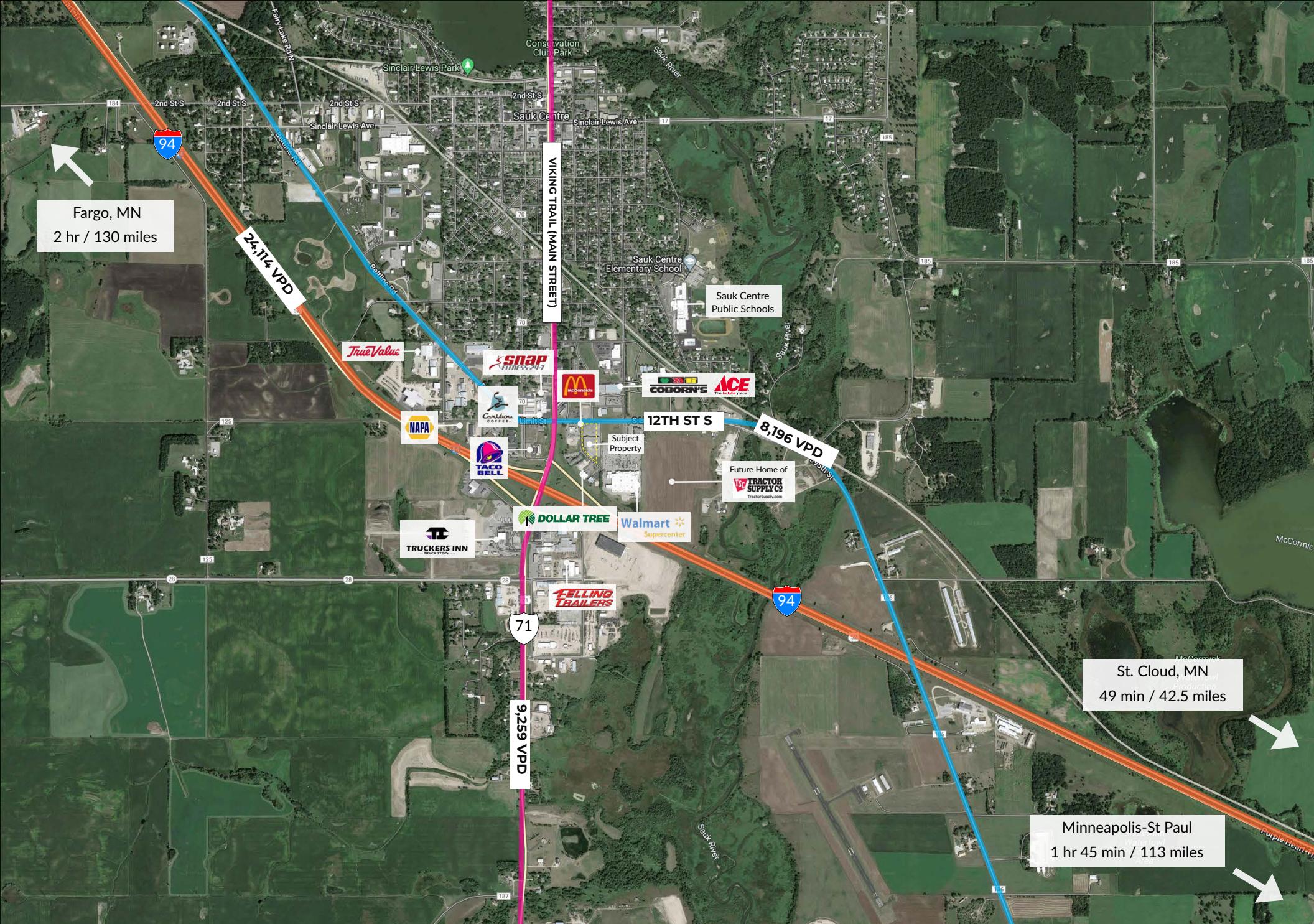
Rent Roll

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-2026	1.7 Years	\$36,000	\$7.20	One 5-Year Extension Option
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
TOTALS		33,272 SF				\$50,400		



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

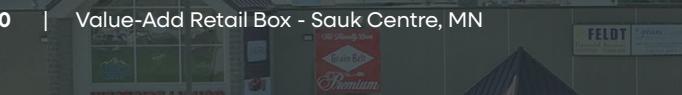
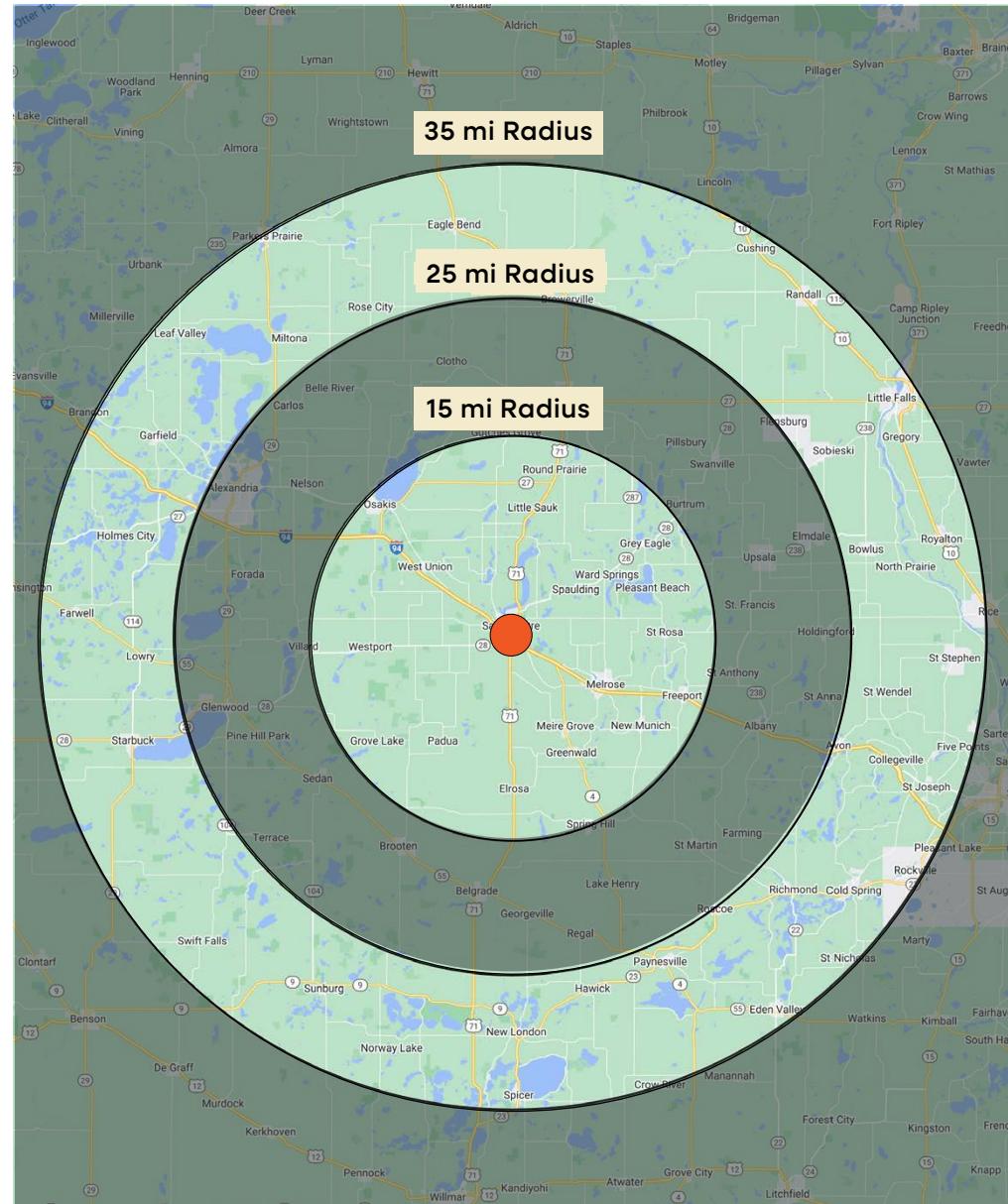
35 Mile Radius:



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



FASTENAL

FOR LEASE
800.291.1454

CHARTER
REALTY

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

Socioeconomic Traits

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.

Socioeconomic Traits

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%

Socioeconomic Traits

These older householders are primarily homeowners. Their children have moved away. Employment in the manufacturing, construction, utilities, health-care, and agriculture industries.

Household Types

Married couples with no children

Household Types

An older market, primarily married couples, most with no children.

Household Types

Married couples, more with no children, and a slightly higher proportion of singles.

Typical Housing

High Rises

Typical Housing

Single Family

Typical Housing

High Rises

ANNUAL HOUSEHOLD SPENDING

\$3,113

Eating
Out

\$1,823

Apparel &
Services

\$5,917

Groceries

\$210

Computer &
Hardware

\$7,036

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.





RETAIL REDEVELOPMENT VALUE-ADD INVESTMENT

Interstate Location – Junior Anchor Box Reposition Opportunity

1227 Timberlane Dr, Sauk Centre, MN 56378



Investment Contact:

Spencer O'Donnell
Managing Director
Charter Realty
(714) 400-6267
spencer@charterrealty.com

William Crane
Director
Charter Realty
(404) 538-8091
wcrane@charterrealty.com

Cormac O'Hagan
Associate
Charter Realty
(503) 830-8167
cormac@charterrealty.com

Broker of Record:

Brian Brockman
License No. BK3327646
Bang Realty-Naples, Inc.
(513) 898-1551 | bor@bangrealty.com



This Offering Memorandum contains select information pertaining to the business and affairs of the subject property for sale. It has been prepared by Charter Realty. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Charter Realty. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Charter Realty, you agree:

- The Offering Memorandum and its contents are confidential;
- You will hold it and treat it in the strictest of confidence; and
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Charter Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Charter Realty or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Image Disclaimer

All photographs, renderings, maps, and other visual materials contained in this Offering Memorandum are provided solely for illustrative and informational purposes. Some images may include stock photography or digitally enhanced visuals and are not necessarily representative of the actual condition, features, or surroundings of the property. Charter Realty and the Seller make no representations or warranties, express or implied, as to the accuracy, authenticity, or relevance of any images provided. No guarantees are made regarding current property conditions, and no part of the visual content should be relied upon as forming the basis for any investment decision. Prospective purchasers are advised to conduct independent inspections and due diligence.

Copyright Disclaimer

All images, illustrations, and other visual content included in this Offering Memorandum are either the property of Charter Realty, licensed for use, or believed to be in the public domain. Any inadvertent use of copyrighted material is unintentional. If you are the rightful owner of any image used herein and believe it has been included in error, please contact Charter Realty immediately. Upon notification, we will promptly remove or replace the material in question.

Charter Realty makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties as to content, accuracy, and reliability. This publication is the copyrighted property of Charter Realty and/or its licensor(s) © 2026. All rights reserved.