

INVESTMENT SUMMARY

PRICE	\$2,450,000
CAP	8.22%
NOI	\$201,500
NUMBER OF TENANTS	2
PERCENT OCCUPIED	100%
PRICE PSF	\$161.72

100% Occupied with Two Community Focused Tenants

- Synergy Dance Center a tenant since 2010 & Revelations Fitness, a new fitness center catering to people recovering from injury or just seeking a new fitness environment. **Recent replacement of Heat Exchangers in 4 HVAC Units.**

Priced Below Building Replacement Cost & Leases Provide 3% Annual Increases

Prime Location

- Adjacent to Great Oaks Academy (K-6), with 430+ students generating consistent traffic and visibility and a 10K sq ft Regional Post Office

Strong Demographics

- Population within 5-mile radius: 53,842 & Average household income: \$141,004

Growing Market: Farmington Developments

- New housing developments in Farmington include single-family homes, multi-family homes, townhouses, and an apartment complex. Developments include Sapphire Lake (70 Acre Development with 131 single-family homes), Vermillion Commons (75.8 Acre townhome development), the Yellow Tree Development (168-unit apartment complex), and more.

OCCUPANTS

Synergy Dance Center
Revelation Fitness

LEASE NOTES:

Net, Net Lease. Tenants pays for expenses as pass through.

PROPERTY INFORMATION

BUILDING NAME	Farmington Center
ADDRESS	109 Elm Street Farmington, MN
BUILDING SIZE	15,150 SQ. FT
LOT SIZE	1.67 Acres
COUNTY	Dakota
YEAR BUILT	2005

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	7,310	23,900	53,842
2029 POPULATION	7,537	24,875	59,415
2024 MEDIAN HOUSEHOLD INCOME	\$83,511	\$112,426	\$114,180
2024 AVERAGE HOUSEHOLD INCOME	\$103,438	\$135,104	\$141,004

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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PROPERTY	Farmington Center
TENANT	Synergy Dance Center, LLC
REVENUES	Private
NET WORTH	Private– Personal Guaranty
S&P RATING	Non-Rated
WEBSITE	https://www.synergydancemn.com/

Synergy Dance Center is a family-owned and operated dance studio that has been enriching the community since 2010. With over 30 years of combined experience among its instructors, Synergy Dance Center offers a welcoming and supportive environment for dancers of all ages and skill levels.

PROPERTY	Farmington Center
TENANT	Revelations Fitness LLC
REVENUES	Private
NET WORTH	Private– Personal Guaranty
S&P RATING	Non-Rated
WEBSITE	

Revelations Fitness is a new fitness center operated by industry veteran Brent Louis. The center caters to people recovering from surgery, with injuries, or seeking a new fitness environment. The sustainable wellness program offers semi-private exercise space.

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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