

FOR SALE

MULTI-TENANT RETAIL

REDEVELOPMENT OPPORTUNITY

1190 MAIN ST SOUTH, SAUK CENTRE, MN 56378



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MULTI-TENANT RETAIL REDEVELOPMENT OPPORTUNITY



 **SALE PRICE**
\$1,200,000

 **NOI**
\$77,400

 **OCCUPANCY TYPE**
Multiple

 **TOTAL BUILDING SF**
20,522

 **ACRES**
2.18 Acres

 **YEAR BUILT**
1948

INVESTMENT HIGHLIGHTS

- Multi-tenant retail redevelopment opportunity
- 2.18 acres on signalized 4-way intersection
- Property is adjacent to Circle-K, Caribou Coffee, and McDonald's
- Less than a mile away from Interstate 94
- High-demand retail market with only 4% vacancy rate
- Sauk Centre is part of the St. Cloud MSA - the largest population center in the state's central region

RENT ROLL AS OF APRIL 2026

Tenant	Rent (Annual)	Lease Expiration	Options	Landlord Responsibilities	Tenant Responsibilities
Marthaler Specialties LLC	\$7,800	Month-to-Month	None	Roof, structure, HVAC, and Parking Lot	Operating Expenses
Snap Fitness	\$37,200	8/31/2029	(1) Five-Year Option	Roof, & Structure	Everything Else
Kraemer Lumber Company	\$32,400	Month-to-Month	None	Roof & HVAC	Everything Else
\$77,400					



TENANT INFORMATION



Getty St S

Viking Trail

S Limit St

12th St S

PARCEL OUTLINE



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



SAUK CENTRE

Sauk Centre is a well-positioned community in central Minnesota, located along Interstate 94 approximately 100 miles northwest of the Minneapolis-Saint Paul metropolitan area. The city serves as a hub for the surrounding region, drawing residents from nearby communities for everyday goods and services. Its location along a major transportation corridor provides strong accessibility and consistent traffic flow, contributing to a steady level of commercial activity. The local economy is supported by a diverse mix of industries, including healthcare, manufacturing, retail, and service sectors, which collectively provide a stable employment base.

The community benefits from a balanced demographic profile and a consistent level of consumer demand supported by both residents and a broader regional population. A mix of locally owned businesses and established national retailers contribute to a well-rounded commercial environment, while ongoing community investment supports long-term stability. Sauk Centre’s role within the region and its accessibility help sustain reliable economic activity and reinforce its position as an important destination within central Minnesota.

SAUK CENTRE, MINNESOTA	3 MILE	5 MILES	10 MILES
EST POPULATION (2025)	5,596	6,945	14,590
EST HOUSEHOLDS (2025)	2,267	2,765	5,584
EST AVERAGE HH INCOME (2025)	\$90,844	\$94,442	\$96,690

NEARBY AMENITIES



**1190 MAIN ST S
SAUK CENTRE, MN**

SNAP FITNESS 24-7
KRAEMER
THE HOME DEPOT

±9,400 VPD

±7,800 VPD

DAN WELLE
SAUK CENTRE, MN
CHEVROLET • CHRYSLER • DODGE • JEEP • RAM

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

12,500

MULTIFAMILY
APARTMENTS MANAGED

20,000,000

COMMERCIAL
SF MANAGED

\$22,000,000,000

IN CLOSED TRANSACTIONS



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Marc began his career as an accountant for Grant Millman & Johnson PC, working with real estate manufacturing companies, and gained additional experience in commercial real estate while working for a Los Angeles-based developer.

Marc is an accomplished Investment Sales Associate at Friedman Real Estate, bringing nearly a decade of specialized experience in commercial real estate. Recognized as a leading U.S. broker in the automotive commercial real estate sector, he represents a diverse client base that includes corporate entities, family offices, and private investors across the country.

Through his extensive industry experience and strategic networking, Marc has assembled a dedicated team at Friedman that leverages advanced technology, strong relationships, and comprehensive market insight to deliver tailored advisory services. His commitment to excellence and results-driven approach make him a trusted partner in navigating complex real estate transactions nationwide.

SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



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REAL ESTATE 