



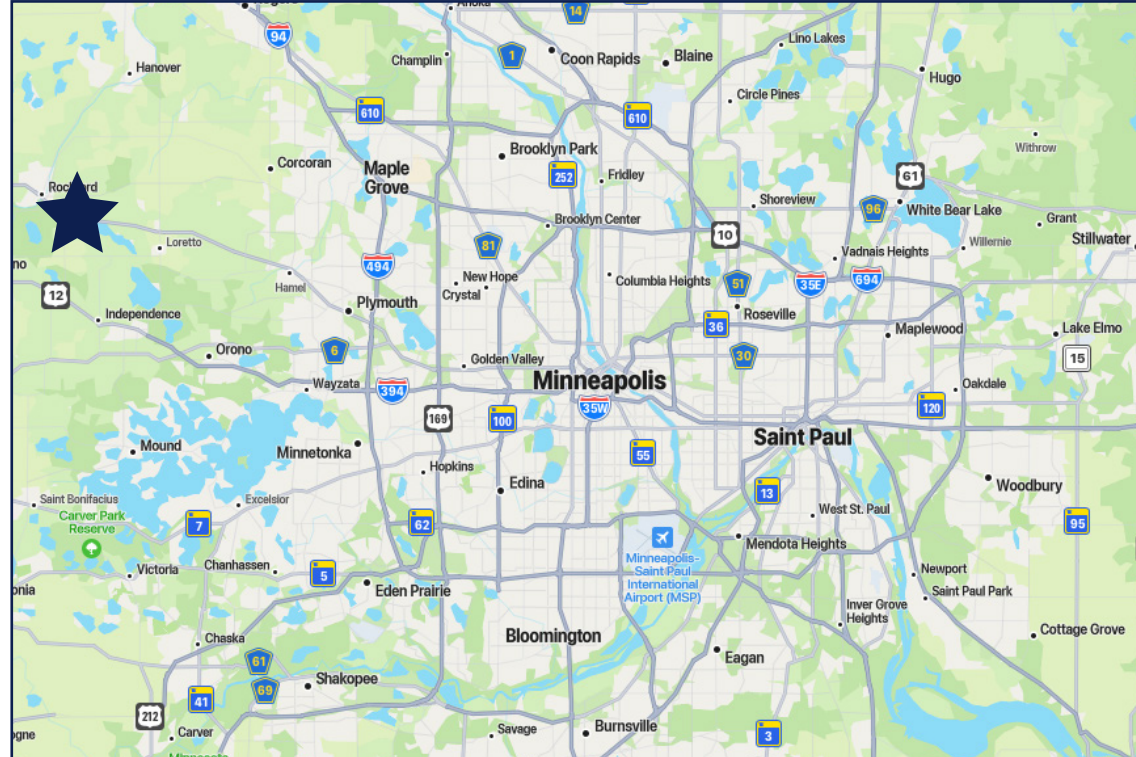
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

KIRBY PIERI
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ADDRESS	7500 Highway 55
CITY, STATE	Greenfield, MN 55373
SPACE AVAILABLE	1,940 SF
LOT SIZE	1.06 Acres
LEASE RATE	\$27.50 PSF
SALE PRICE	\$1,200,000
CAM/TAX EST.	\$17.23 PSF
YEAR BUILT	2005
EXISTING TENANT INCOME	Rent Roll Available with NDA



TRAFFIC COUNTS	
HWY 55	15,100 VPD
REBECCA PARK TRAIL	3,508 VPD
DOGWOOD ST	3,987 VPD
WOODLAND TRAIL	3,015 VPD

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	980	8,310	18,405
MEDIAN AGE	41.8	40.2	41.8
MEDIAN HH INCOME	\$125,000	\$115,844	\$114,334
AVERAGE HH INCOME	\$159,454	\$159,530	\$159,226

- ACCESS
- Signalized intersection access
 - Excellent visibility along Hwy 55 retail corridor
 - Convenient access for Greenfield and Rockford Commuters.

PROPERTY HIGHLIGHTS

- Existing Drive Thru
- **Former Subway** - Plug-and-Play restaurant opportunity
- **±1,940 SF endcap** with excellent frontage and signage
- **Signalized intersection** location along Hwy 55
- Positioned within Greenfield’s primary retail node, just south of Rockford Highschool
- Serves Greenfield, Rockford, and western Hennepin County commuters

AREA RETAILERS

- **Tractor Supply Co**
- **Dollar Tree**
- **Kwik Trip**
- **Circle K**
- **Dominos**
- **Dollar General**



POTENTIAL USES

- **Quick Service Restaurant**
- **Coffee / Cafe**
- **Fast Casual Restaurant**
- **Pizza / Sandwich Shop**
- **Ice Cream / Dessert**
- **Smoothie / Juice Bar**
- **Medical / Service Retail**

Rare Restaurant Opportunity in Western Hennepin County

Very little restaurant inventory serves the Greenfield/Rockford trade area, creating a strong opportunity for quick service and fast casual operators.



WH
Wright-Hennepin
Cooperative Electric Association
A Minnesota Energy Cooperative

**DOLLAR
GENERAL**

Carver Park

Rockford
Middle School

Rockford High
Practice Fields

Rockford Elementary
Arts Magnet School

Rockford High School

Rebecca Park Trail

3,508 VPD

M
MARATHON

Casey's

KwikTRIP

Kingspan

**TECH
WARRIOR**

kln
Farm Drink

**TSC TRACTOR
SUPPLY CO**

SITE

**AUTOWORKS
COLLISION CENTER INC**

15,100 VPD

DOLLAR TREE

MINNESOTA
55



TSC TRACTOR SUPPLY CO

WEST HENNEPIN AUTO & TIRE

Dogwood St

Existing Drive Thru

Existing Subway

Holiday

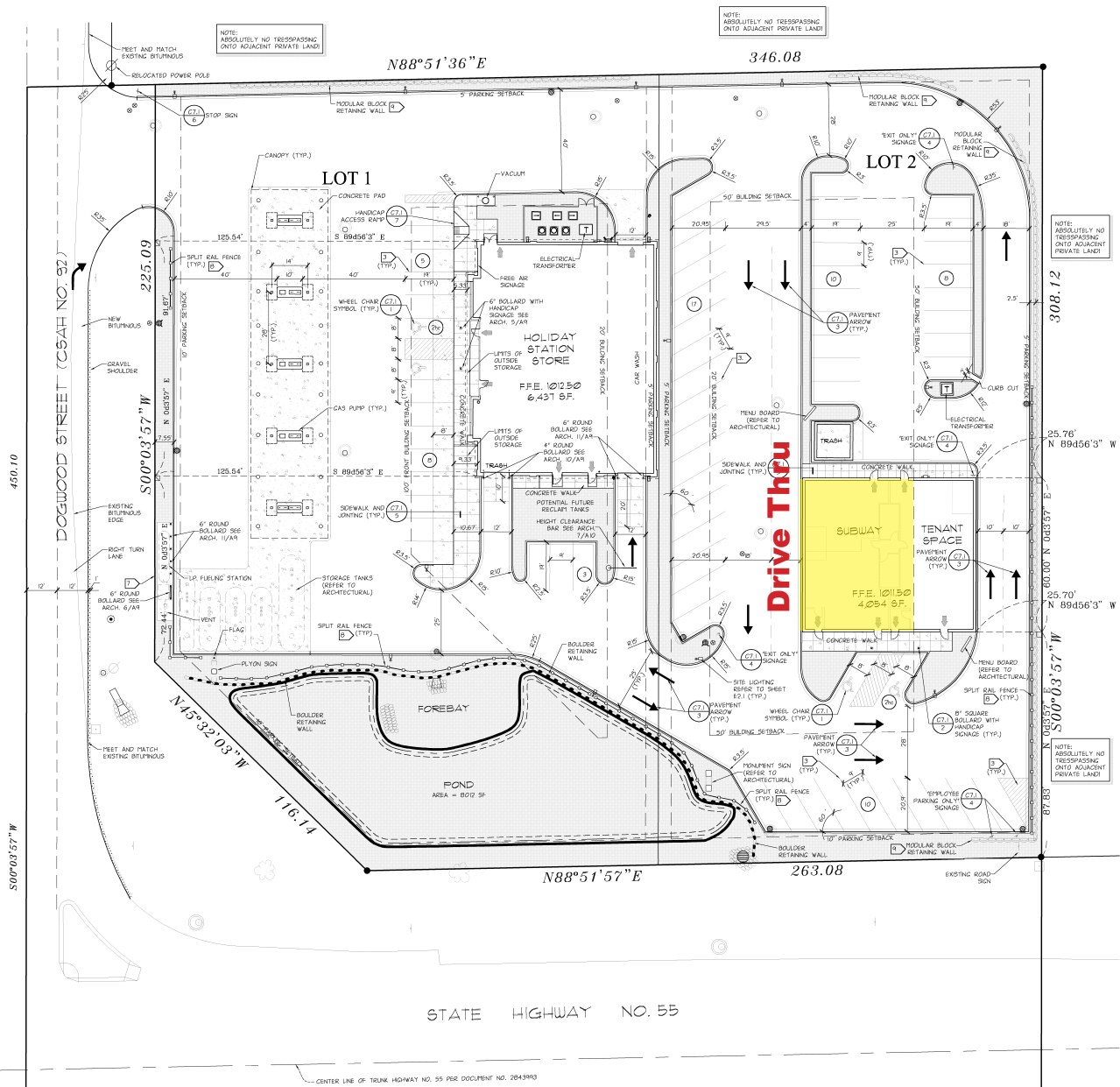
Lake Sarah Dental
Preserving your natural smile

Hwy 55



Torgerson Well Company Inc
Complete Well Service

TIMBER TECH



NOTES

1. BACKGROUND INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHY SURVEY PERFORMED BY LANDFORM ENGINEERS, MINNEAPOLIS, ON DECEMBER 9, 2004, EXPRESSLY FOR THIS PROJECT. ADDITIONAL UTILITY INFORMATION SHOWN WAS PROVIDED BY CITY OF GREENFIELD, TRANSFER AS-BUILT DRAWINGS. UTILITY LOCATIONS TO BE FIELD VERIFIED PRIOR TO EXCAVATION / CONSTRUCTION. IF ANY DISCREPANCIES ARE NOTED, THE ENGINEER SHOULD BE IMMEDIATELY NOTIFIED FOR RESOLUTION.

SITE PLAN NOTES

2. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. PARKING STALLS TO BE STRIPPED WITH A 4" WIDE WHITE PAINTED STRIPE. ACCESSIBLE ACCESSIBLE STALLS TO BE STRIPPED WITH A 4" WIDE WHITE PAINTED STRIPE BY CENTER AND AT 45 DEGREE ANGLES TO STALL.
4. THE CURRENT DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, IS TO BE USED FOR ALL CONSTRUCTION STAKING ACTIVITIES. IF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE DIGITAL FILES EXIST, NOTIFY ENGINEER IMMEDIATELY FOR RESOLUTION. THE BUILDING FOOTPRINT, AS SHOWN ON THIS PLAN AND ON THE DIGITAL FILE SHALL BE COPIED TO THE FINAL STRUCTURAL PLANS PRIOR TO STAKING ACTIVITIES.
5. 8"X8" CONCRETE CURB AND GUTTER IS PROPOSED FOR ALL PRIVATE PROPERTY. 8"X8" CONCRETE CURB AND GUTTER IS PROPOSED FOR ALL PUBLIC STREETS.
6. FEET AND PATCH EXISTING CONCRETE CURB AND GUTTER. PROPOSED TO TRANSITION TO PROPOSED 8"X8" CURB AND GUTTER.
7. LAYOUT BASELINE: BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THIS PROPERTY LINE.
8. CONTRACTOR TO PROVIDE SPECIFICATIONS FOR SPLIT RAIL FENCE TO ENGINEER FOR APPROVAL. SPLIT RAIL FENCE TO HAVE INCLUDE THESE (3) HORIZONTAL RAILS BETWEEN POSTS.
 - DENOTES GREEN SPACE

RETAINING WALLS

- 1. ALL RETAINING WALLS TO BE DESIGNED IN ACCORDANCE WITH LANDFORM'S RETAINING WALL SPECIFICATION. CONTACT LANDFORM FOR A COPY OF THE SPECIFICATION.

PARKING SUMMARY

REQUIRED PARKING:
LOT 1 - HOLIDAY STATION (CONVENIENCE RETAIL)
 5 STALLS PER 5000 SF OF GROSS SALES FLOOR AREA
 2,386 SF GROSS SALES FLOOR AREA
 2,386 SF/2000 = 12 STALLS
LOT 2 - SUBWAY/TENANT SPACE (RESTAURANT)
 ONE STALL PER 3,000 SEATS
 10 SEATS (20 FOR SUBWAY, 50 FOR TENANT SPACE)
 10 SEATS/3 = 3 STALLS
TOTAL REQUIRED PARKING STALLS = 15 STALLS

PROVIDED PARKING:
 STANDARD STALLS (94%) 61 EA.
 ACCESSIBLE STALLS (6%) 4 EA.
TOTAL PARKING STALLS PROVIDED = 65 EA.

AREA SUMMARY

LOT #	PERVIOUS	PERVIOUS SF	70.2%
1	PERVIOUS	33,909 SF	29.5%
1	BUILDING	6,437 SF	11.3%
1	TOTAL (151 AC)	37,347 SF	100.0%
2	PERVIOUS	8,207 SF	17.8%
2	PERVIOUS	33,003 SF	73.4%
2	BUILDING	4,044 SF	9.8%
2	TOTAL (106 AC)	45,054 SF	100.0%

NPDES AREA SUMMARY

PERVIOUS	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	2.37 ACRES	50 ACRES	50 ACRES
PERVIOUS	.03 ACRES	1.79 ACRES	1.79 ACRES
TOTAL	2.37 ACRES	2.37 ACRES	2.37 ACRES



APPLICANT/CONTACT
ERIC EBERT
 2350 COUNTY ROAD 10
 CORCORAN, MINNESOTA 55327
 TEL: (763) 488-7844
 FAX: (763) 488-9501



CIVIL SHEET INDEX

SHEET	DATE	DESCRIPTION
001	03/11/2010	CONTRACT
002	03/11/2010	PROPOSED CONSTRUCTION
003	03/11/2010	PROPOSED CONSTRUCTION
004	03/11/2010	PROPOSED CONSTRUCTION
005	03/11/2010	PROPOSED CONSTRUCTION
006	03/11/2010	PROPOSED CONSTRUCTION
007	03/11/2010	PROPOSED CONSTRUCTION
008	03/11/2010	PROPOSED CONSTRUCTION
009	03/11/2010	PROPOSED CONSTRUCTION
010	03/11/2010	PROPOSED CONSTRUCTION
011	03/11/2010	PROPOSED CONSTRUCTION
012	03/11/2010	PROPOSED CONSTRUCTION
013	03/11/2010	PROPOSED CONSTRUCTION
014	03/11/2010	PROPOSED CONSTRUCTION
015	03/11/2010	PROPOSED CONSTRUCTION
016	03/11/2010	PROPOSED CONSTRUCTION
017	03/11/2010	PROPOSED CONSTRUCTION

REVISION HISTORY

DATE	REVISION	BY

PROJECT MANAGER REVIEW

NAME: JY DATE: 08/10/10

CERTIFICATION

Joni Joffe, P.E.
 JONI JOFFE, P.E.
 LICENSE NO. 4332 DATE: 08/10/10
 I hereby certify that this plan was prepared by me, or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of MINNESOTA.

CONSTRUCTION DOCUMENTS
 JUNE 10, 2005

PROJECT:
HOLIDAY STATION #3526
SUBWAY-RETAIL
GREENFIELD, MN

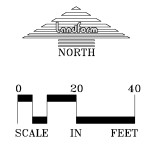


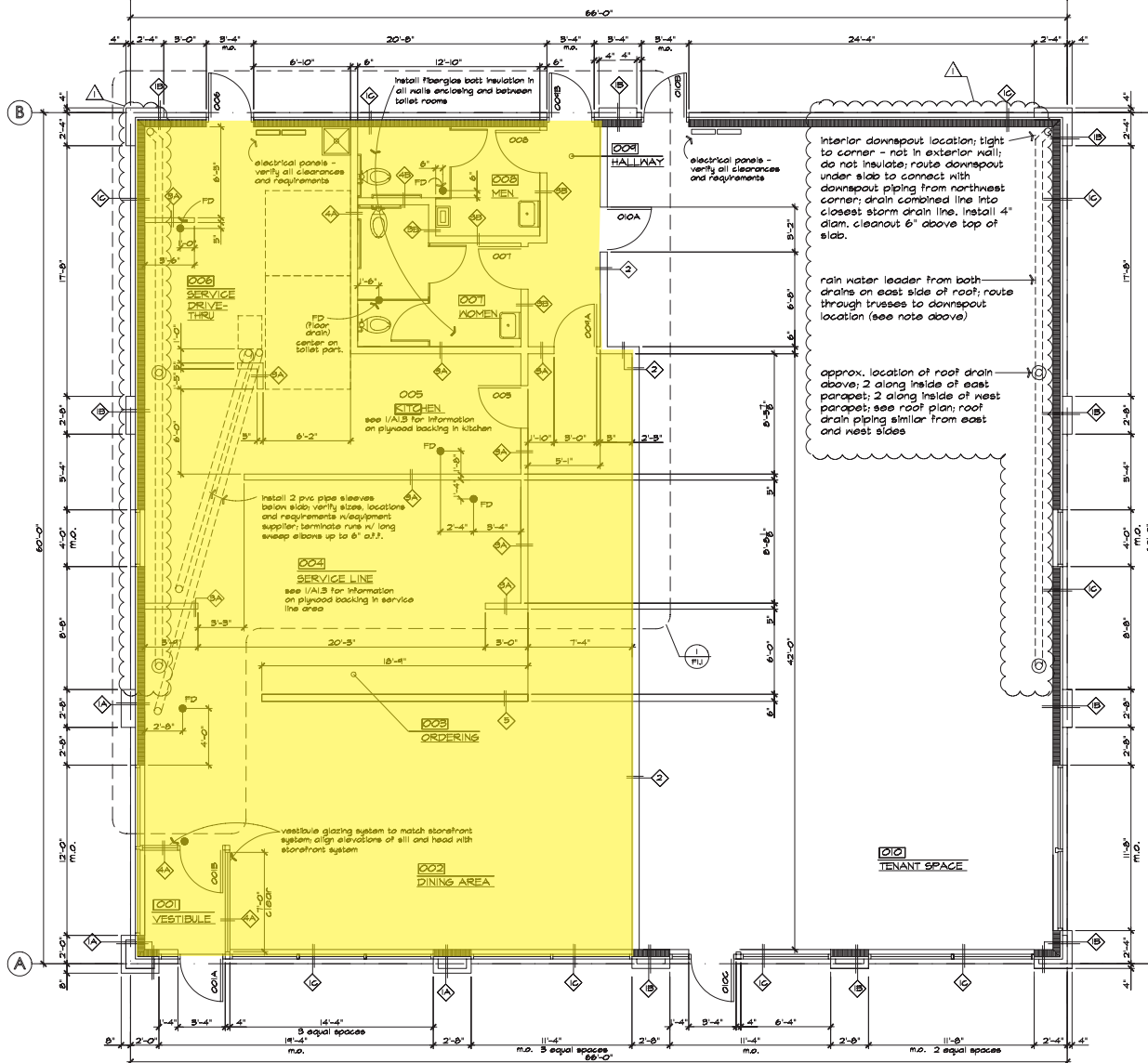
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 PROJECT NO.: E0004069.000

SITE PLAN

C2.1

CALL BEFORE YOU DIG!
Gopher State One Call
 TOWN CITY AREA: 651-454-0022
 TOLL FREE: 1-800-767-1122





ARCHITECTURAL PLAN
SCALE: 1/4" = 1'-0"
(NOTE: SCALE = 1/8" = 1'-0" IF PRINTED ON 11" x 17" PAPER)
PLAN NORTH

WALL TYPE SCHEDULE

EXTERIOR

Exterior Walls - Wood frame construction w/ varied veneer materials.

Basic Construction:

2x6 wood studs @ 24" o.c. w/1/2" plywood wall sheathing and 2 layers type D' building paper on exterior; 6" unfaced fiberglass batts; insulation in cavities; vapor retarder and 5/8" gypsum board finish on interior; see floor plan (this sheet) and sheet A2.1 for extent and configuration(s) of exterior veneer materials; see sheet A1.3 for interior finish materials.

Veneer Conditions:

- EIFS on wood furring from el. 16'-9 1/2" to el. 118'-1 1/2"
- 4" brick on 8" nom. wd. furring from sill to el. 116'-9 1/2"
- 4" nom. 'rock face' CMU from el. 99'-4" to el. 102'-0"; top of 3" nom. precast concrete sill cap @ el. 102'-4"
- EIFS from el. 109'-6" to el. 116'-0"
- 4" nom. brick on 4" nom. wd. furring from sill to el. 109'-6"
- 4" nom. 'rock face' CMU from el. 99'-4" to el. 102'-0"; top of 3" nom. precast concrete sill cap @ el. 102'-4"
- EIFS (or windows & EIFS; see elev.) from sill to el. 116'-0"
- 4" nom. 'rock face' CMU from el. 99'-4" to el. 102'-0"; top of 3" nom. precast concrete sill cap @ el. 102'-4"

INTERIOR

- 4" nom. wood or metal studs 24" o.c. w/two layers 5/8" type 'x' gypsum board each side; extend up to roof deck and seal tight; where steel beam aligns over wall continue 2 layers of gypsum board each side of beam and resume wall above beam; gypsum board contin. from floor slab to roof deck; extend taping to roof deck; seal all penetrations; 2 hour fire-rated assembly
- 4" nom. wood or metal studs 24" o.c.; one layer 5/8" gypsum board each side; extend framing to 10'-4" a.f.f. min.; install double, staggered top plates, contin.; brace top of wall to roof trusses 4'-0" o.c. max.; extend gypsum board up to 2" min. above lay-in ceiling grid; extend up to join gypsum board ceilings and soffits
- same as type 3A except framing extends to 3'-4" a.f.f.
- same as type 3A except framing is 6" nominal
- same as type 3B except framing is 6" nominal
- 6" nom. wood or metal framing 24" o.c.; double staggered wood top plates 42" a.f.f. to top; install 4 equally-spaced 3"x3"x3/16" steel tube posts; weld each post to 6" x 6" x 3/8" steel base plate; 4 - 1/2" diam. holes in each base plate; fasten to concrete slab w/1/2" diam. x 5" long bolts or threaded rods embedded in drilled holes w/epoxy; or w/1/2" diam. 'quick-bolts'; extend posts up to bottom of upper top plate (cut 1/4" oversized holes in lower top plates to receive post tops; shim posts tight to plate

DOOR SCHEDULE

DOOR NO.	SIZE	MATL.	CONSTRUCT.	STYLE	HOWR.	FRAME TYPE	NOTES
O01A	36" x 84" x 1/4"	ALUM.	EXTRUDED AL.	FULL GL.	A	ALUM.	1
O01B	36" x 84" x 1/4"	ALUM.	EXTRUDED AL.	FULL GL.	B	ALUM.	1
O02	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	D	HOLLOW METAL	1
O02B	36" x 84" x 1/4"	METAL	SOLID CORE	FLUSH	E	HOLLOW METAL	2
O07	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	B	HOLLOW METAL	1
O08	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	B	HOLLOW METAL	1
O09A	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	C	HOLLOW METAL	1
O09B	36" x 84" x 1/4"	METAL	SOLID CORE	FLUSH	E	HOLLOW METAL	2
O10A	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	C	HOLLOW METAL	3
O10B	36" x 84" x 1/4"	METAL	SOLID CORE	FLUSH	E	HOLLOW METAL	2
O10C	36" x 84" x 1/4"	ALUM.	EXTRUDED AL.	FULL GL.	A	ALUM.	1

DOOR AND STOREFRONT NOTES

- 1 - Aluminum doors and frames, including sidelites vestibules and storefront glazing frames shall have anodized finish; all door (and window) frames to have thermal-break construction.
- 2 - All exterior hollow metal doors to be fully insulated; inside metal facing to be thermally-broken from outside face.
- 3 - 1 1/2 hour fire-rated assembly required

ARCHITRON

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SAINT PAUL, MN 55108
P:(612) 331-0567 F:(612) 378-9715
Info@architron.com

Client
O'Bresky Enterprises, Inc.
Minneapolis, MN

Project
SUBWAY
Greenfield /
Rockford, MN

Designed: _____ Checked: _____
Drawn: _____ Approved: _____
Date: 30Jun09

Issue / Revision Dates
No. Date By Remarks
1 30Jun09 [] Issue for bidding
2 30Jun09 [] Rev #1: see sheet A2.1

Sheet: 2 of 10

ARCHITRON FILE NO.: 9425.00
CONSULTANT FILE NO.: 0000





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