

Address	13135 Main St.
City, State	Rogers, MN 55374
Building SF	5,193 SF
Lot Size	0.75 Ac
Occupancy	Fully Leased
Year Built	2019
Tenants	3
Current NOI	\$178,653.96
Asking Price	\$2,975,000
CAP Rate	6.00%

Area Demographics			
Population		Median HH Income	
1 Mile	4,618	1 Mile	\$161,297
3 Mile	17,791	3 Mile	\$152,935
5 Mile	42,990	5 Mile	\$130,792
Average HH Income		Median Age	
1 Mile	\$186,674	1 Mile	38.0
3 Mile	\$177,670	3 Mile	38.0
5 Mile	\$160,949	5 Mile	38.4

Upland Real Estate Group, Inc. is pleased to exclusively market the multi-tenant property for sale in Rogers, MN.

The property features a diverse mix of national tenants; Dunkin Donuts, Prose Nails, and Jersey Mike's Subs. The property also shares acces with Freddy's Frozen Custard and Steakburgers. The property is conveniently situated on the main exit of I-94 in Rogers. Providing excellent visibilty and access to the property. Rogers is a strong retail trade area with limited retail vacancy. Further proving itself as a premier, out-of-metro retail hub.

These highlights prove to be indispensible for customers looking for convenient coffee and food option without sacrificing time to drive to another retailer.

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