

EXCLUSIVE NET LEASED OFFERING



Property Name	Family Dollar
Property Address	391 Cherrywood Street North East Isanti, MN 55040
Price	\$1,657,872
CAP Rate	6.25%
Net Operating Income	\$103,617
Rent per SF	\$12.40
Price per SF	\$198.33
Building Size (SF)	8,359
Lot Size (Acres)	1.21
Year Built	2015
Lease Type	Triple Net (NNN)
Lease Term Remaining	15 Years
Renewal Options	Six, Five-Year Options 10% Increases Every Five Years Starting Year 11
Rental Increases	



Investment Highlights

- ❖ Attractive Rent Escalation
- ❖ Recent Built-to-Suit Construction
- ❖ Investment Grade Credit | Corporate Guarantee

Demographics

	1 Mile	3 Miles	5 Miles
2014 Population	3,568	8,097	16,247
2014 Households	1,365	2,860	5,911
Average HH Income	\$69,366	\$70,593	\$72,518

Location Highlights

- ❖ Situated Adjacent to Minnco Credit Union
- ❖ Located Just Off Heritage Boulevard with Traffic Counts of 12,600 Vehicles Per Day
- ❖ Located 36.5 Miles North of Minneapolis, Minnesota
- ❖ Major Tenants in the Area Include: Subway, McDonald's, BP, Mobil, and Great Clips

