

UPLAND

NET LEASE SALES



\$1.9M @ 6% CAP PEP BOYS | AVG HH INC \$114K



NN | POP 155K | FAST GROWING MN SUBURB

TENANT: The Pep Boys - Manny Moe & Jack of California
LOCATION: Lakeville, MN
PRICE: \$1,944,000
CAP RATE: 6.00%
NOI: \$116,640
LEASE TERM: 10 years
BUILDING SIZE: 6,480 SQ FT
5-MILE POP: 154,832
5-MILE AVG. HH INC.: \$113,767

Pep Boys Auto sells brand name and private label auto parts, and provides select services through approximately 1,000 locations in 35 states and Puerto Rico. The tenant on the lease, The Pep Boys - Manny Moe & Jack of California, operate 236 stores.

10 year NN lease, with increases in year 6, and each renewal option.

Excellent demographics with 1-mile average household income over \$119,000 and 5-mile population of 154,832. Traffic counts average 20,300 vehicles daily on Cedar Avenue and 13,700 on Dodd Boulevard.

Located at the Crossroads of Lakeville, a 127,070 square foot upscale shopping development anchored by Cub Foods. North of Dodd Blvd is a new development with plans for a HyVee Mini Store and retail center. Pep Boys is just north of a new master planned housing community.

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Look Upland

Where Properties & People Unite!

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