

# UPLAND

NET LEASE SALES



## \$1.98M CARIBOU & VERIZON RETAIL CTR W/UPSIDE POTENTIAL



## NEW CONSTRUCTION | MALL OUTPARCEL | COMMERCE CENTER

PROPERTY: Caribou Coffee Retail Center  
 TENANTS: Caribou Coffee & Einstein Bros. Bagels and Verizon  
 LOCATION: Virginia, MN  
 PRICE: \$1,985,000  
 NOI: \$124,740  
 BUILDING SIZE: 4,994 SQ FT  
 YEAR BUILT: 2018  
 15-MILE POP: 31,496  
 15-MILE AVG HH INC.: \$61,600

New construction, three tenant retail center with Caribou Coffee & Einstein Bagels, Verizon, and one vacancy.

Upside opportunity through the lease up of small vacancy. **Probable 8% cap rate after lease up.**

Excellent location as outparcel to Thunderbird Mall on prime retail corridor in Virginia, Minnesota.

Traffic averages 16,000-17,400 VPD on Highway 53.

Virginia is considered the commerce center of the Mesabi Range. Virginia serves as a shopping, industrial, educational, and medical hub for the surrounding communities.

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 MORE INFORMATION

# Look Upland

Where Properties & People Unite!

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