

# UPLAND

NET LEASE SALES



**\$4.6M CORPORATE KINDERCARE | AVG HH INC \$115K+**



**FAST GROWING MN SUBURB | 5-MILE POP 160,000**

LOCATION: Lakeville, MN  
 PRICE: \$4,645,000  
 CAP RATE: 6.50%  
 NOI: \$301,932.80  
 LEASE TYPE: NN  
 LEASE EXP. DATE: 4/30/2029  
 BUILDING SIZE: 9,675 SQ FT  
 LOT SIZE: 1.24 Acres  
 5-MILE POP.: 159,735  
 5-MILE AVG HH INCOME: \$113,384

Corporate lease with 10+ years remaining, rent increase in year 16, and three 5-year renewal options.

Great 1031 investment.

Excellent demographics with 1-mile average household income over \$115,000, and 5-mile population of 159,735. Traffic counts average 20,300 vehicles daily on Cedar Ave. and 11,900 on Dodd Blvd.

Lakeville is one of the fastest growing suburbs in the metropolitan area. Pending new home starts for 2018-2019 is 483 lots, with 1,311 new homes developed since 2011. KinderCare is one mile north of The Grove at Avonlea, a master planned housing community.

Lakeville is located 20 miles south of Minneapolis-St. Paul, and 20 minutes from the MSP airport.

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 MORE INFORMATION

## Look Upland

Where Properties & People Unite!

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