

# UPLAND

NET LEASE SALES



**\$2.4M NNN CORPORATE ARBY'S @ 6.50% CAP**



**CORP. GUARANTY | 16,500 VPD | REGIONAL CTR**

LOCATION: Bemidji, MN  
PRICE: \$2,434,356  
CAP RATE: 6.50%  
NOI YEARS 12-15: \$158,233.16  
NOI YEARS 16-20: \$166,144.82  
LEASE TYPE: NNN  
LEASE EXP. DATE: 11/30/2027  
BUILDING SIZE: 3,000 SQ FT  
LOT SIZE: 1.08 Acres  
15-MILE POP.: 39,902  
15-MILE AVG HH  
INCOME: \$70,157

Guaranty by Arby's Restaurant Group. NNN lease with approximately 9 years remaining, two 5-year renewal options, and a scheduled rent increase.

Located on Paul Bunyan Drive NE, a high demand retail area, where traffic counts average 11,500-16,500 vehicles daily.

Perfect 1031 exchange opportunity.

Arby's is less than a mile west of Bemidji State University with over 6,300 students, and less than a half mile east of Treknorth High School. Area retailers include Walmart, Caribou Coffee, The Home Depot, Target, Menards, Market Place Foods, The Paul Bunyan Mall, and more.

Bemidji acts as a regional center for shopping, arts, entertainment, education, health services, worship, and government services.

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## Look Upland

Where Properties & People Unite!

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