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

CLICK TO REQUEST MORE INFORMATION

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.

Look Upland
Where Properties & People Unite!

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