



EXECUTIVE SUMMARY

WALGREENS PHARMACY

115 2ND AVE N • SAUK RAPIDS, MN [ST. CLOUD MSA] 56379

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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INVESTMENT SUMMARY

WALGREENS PHARMACY | SAUK RAPIDS, MN [ST. CLOUD MSA]

PRICE

\$11,944,444

ADDRESS

115 2nd Ave N
Sauk Rapids, MN 56379

APN

19.04825.00

BUILDING/LOT SIZE

14,490 SF/1.60 Acres

YEAR BUILT

2011

LEASE EXPIRATION

9/30/2036

TYPE OF OWNERSHIP

Fee Simple

[Text That Looks Like This is Clickable!](#)

SUMMARY



Relocation Store

Having already operated in the market for 15 years, Walgreens moved to this location to accommodate a drive-thru and a larger sales floor. The current location also boasts better visibility, access, and parking for customers traveling over the 2nd Street Bridge from St. Cloud.



Absolute NNN Lease Structure, Rent Guaranteed by Walgreens Corporate

Walgreens is responsible for all expenses at the Property, giving ownership no management obligations, and no exposure to potential capital expenditures. Additionally, the lease is guaranteed by Walgreens corporate, carrying an investment grade credit rating of BBB (Standard & Poor's), and backed by 9,000+ stores in the United States.



Multiple New Apartment Projects Surrounding

A new, upscale 57-unit apartment project ([Mississippi Lofts](#)) was recently delivered across the street from the Subject Property. The City of Sauk Rapids has seen a flurry of apartment development over the last three years, with a total of nearly 300 units delivered.



Numerous Area Traffic Drivers Include Colleges, Grocers, and Hospitals

The Subject Property sits [just a few blocks north of the dominant local grocer](#) (Coborn's), less than one mile from the St. Cloud Technical & Community College (6,000 students), and only one and a half miles from the St. Cloud Area Hospital - CentraCare (484 beds). Additionally, the Property is only three miles from the heart of Downtown St. Cloud and St. Cloud State University (16,000 students and the state's 3rd largest university).



St. Cloud MSA

The St. Cloud trade area is home to over 200,000 residents and a diverse economy underpinned by healthcare (CentraCare, 7,000+ employees), education (3,000+ employees), manufacturing/distribution (8,000+ combined by the top employers), and grocery (1,000+ employees).



Close Proximity to Twin Cities MSA

Sauk Rapids is [less than one hour from the Twin Cities MSA](#). Area residents have easy access to the Minneapolis-Saint Paul International Airport, the Mall of America, and both Downtown Minneapolis and Saint Paul central business districts.

Full Marketing Package Available Immediately Upon Execution of a Confidentiality Agreement - [Click Here to Execute!](#)

PROPERTY PHOTOS

WALGREENS PHARMACY | SAUK RAPIDS, MN [ST. CLOUD MSA]



PROPERTY PHOTO

WALGREENS PHARMACY | SAUK RAPIDS, MN [ST. CLOUD MSA]





TRADE AREA

WALGREENS PHARMACY | SAUK RAPIDS, MN [ST. CLOUD MSA]



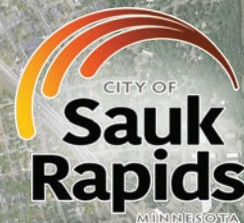
SAUK RAPIDS - RICE
MIDDLE SCHOOL

MISSISSIPPI HEIGHTS
ELEMENTARY SCHOOL



ST. CLOUD
TECHNICAL &
COMMUNITY
COLLEGE
6,000 STUDENTS

 **St. Cloud Hospital**
CENTRAcare Health System
484 BEDS



ALTERNATE TRAVEL ROUTE TO TWIN CITIES
55 MILES TO MINNEAPOLIS-ST. PAUL



CITY OF
ST. CLOUD
MINNESOTA
DOWNTOWN



ST. CLOUD STATE
UNIVERSITY

ST. CLOUD MARKET SNAPSHOT

WALGREENS PHARMACY | SAUK RAPIDS, MN [ST. CLOUD MSA]

Market Snapshot



**205,702
Residents**

St. Cloud MSA
2019 Estimate



**35
Years Old**

2019 Median Age



**Nonstop
Service**

to Fort Myers, Punta Gorda,
and Phoenix/Mesa

www.stcloudairport.com



**10th Largest
City**

in the State



**3rd Largest
University**

in the State
St. Cloud State University
16,000+ Students [2019]

ST. CLOUD REGIONAL AIRPORT IS SERVICED BY:



Major Employers in St. Cloud

CENTRAcare Health

7,748
Employees



2,293
Employees



1,780
Employees

www.ci.stcloud.mn.us/1342/Major-Employers-Details

ST. CLOUD
SCHOOL DISTRICT

1,157
Employees

FULFILLMENT
DISTRIBUTION
CENTER

900
Employees



807
Employees

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