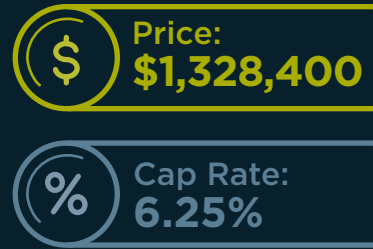


Family Dollar Dollar Tree

Long Prairie, MN



Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Family Dollar | Dollar Tree property located in Long Prairie, MN (the “Property”). The Property consists of a 24,600-square-foot freestanding retail building on a 1.85-acre parcel of land. Family Dollar is operating under a 10-year net lease. The lease also features 5, 5-year extension options with rent escalations at the beginning of each option term, offering investors a hedge against inflation. **See Lease Abstract for full details.**

Property Synopsis

The Property is located in Long Prairie, Minnesota, the county seat of Todd County. The site is well-positioned on Commerce Road, one of the main north/south thoroughfares for Long Prairie. Being in the heart of the primary retail corridor of Long Prairie, the site is near many nationally recognized retailers, such as Ace Hardware, McDonald’s, Subway, Dairy Queen, and many others. Additionally, the Property enjoys easy access to U.S. Highway 71 and Minnesota Highways 27 and 287, allowing for efficient access throughout the state. The Property is being newly renovated in 2022 and features Family Dollar | Dollar Tree’s most up-to-date designs.

Investment Highlights

- Brand New 10-Year Lease
- Best-in-Class Investment Grade Tenant
- New Combo Store Concept
- Main Retail Corridor of Long Prairie
- Excellent Access



[Click Here for Website & Full Offering Memorandum](#)

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