INVESTIGATION OF ABATEMENT APPLICATION

ABATEMENT No: 4467 & 4468

The following is an independent review of the abatement application for J.W Chatam & Associates, a tax firm representing 32 Holdings LLC by Coborns Inc. dba Cash Wise Foods (parcel 02-5005-00010-000)

Cass County Board of Commissioners:

Cash Wise Foods is located at 755 32nd Ave E in West Fargo. Land for the facility was purchased on November 17th, 2014 for \$2,820,361 and the doors for the newly constructed building opened in July of 2015. Permits for the construction of the facility totaled \$6,020,000, which includes a grocery store and carwash. The cost for paving the parking lot was not included in any permit. The current 2017 and 2016 values of the property are \$8,076,200 and \$7,615,600 respectively.

J.W. Chatam & Associates appealed the 2017 valuation of Cash Wise Foods at the local, county, and state board of equalization. The boards favored the current assessment at all levels and recommended no change in assessment at this time, furthermore, the Property Tax Division for the Office of the State Tax Commissioner found the value to be \$9,050,393.

J.W. Chatam & Associates have since filed abatements on all Cash Wise Foods their firm represents throughout the state of North Dakota. The information provided in abatement 4467 & 4468 is a 67-page replica of the information provided at the local, county, and state board of equalization.

The City of West Fargo provided a property analysis of Cash Wise Foods, which shows similar property sales, that are not vacant, blighted, or deed restricted, as well as the cost to construct the new grocery store. The analysis supports a value of \$132 per square foot, which is higher than the current assessment of \$121 per square foot. It further justifies that the valuation of Cash Wise Foods is valued as a reflection of the local market and similar competing properties.

Due to the limited data in the report submitted by the appellant, it is my recommendation to deny the abatement application.

SUGGESTED MOTION: "Denial of the Application for Abatement or Refund of Taxes #4467 & #4468 and retain the certified 2016 and 2017 values.

Dated this 5th day December, 2017

Paul Fracassi Director of Tax Equalization



October 31, 2017

Auditor

Michael Montplaisir, CPA 701-241-5601

Treasurer

Charlotte Sandvik 701-241-5611 Steve Sprague, City Auditor City of Fargo PO BOX 2083 Fargo, ND 58107-2083

Dear Mr. Sprague,

Enclosed are the applications for abatement and settlement of taxes submitted by 32 Holdings LLC/J.W. Chatam & Associates Agent.

Please be reminded that Section 57-23-06 of the North Dakota Century Code states the following: "Within ten days after receiving an application for abatement, the city auditor or the township clerk shall give the applicant a notice of a hearing to be held before the governing body of the city or township, or such other committee as it may designate, in which the assessed property is located. Said hearing shall be set for no more than sixty days after the date of the notice of hearing. The applicant may waive, in writing, the hearing before such governing body or designated committee at any time before the hearing".

Please have your city commission make a recommendation on the back of the abatements, sign them, and <u>return them to this office</u>.

Sincerely,

Michael Matplain

Michael Montplaisir Cass County Auditor

dkb

Enclosure

Box 2806 211 Ninth Street South Fargo, North Dakota 58103

Fax 701-241-5728

www.casscountynd.gov

9		TS9-	ND-156
Application For Abaten North Dakota Cen Bile with the County Auditor on or before November 1 of the	Nent Or Ref tury Code § 57-23-0 e year following the	und Of Taxes	becomes delinquent.
State of North Dakota	Assessment District	West Fargo	
		02-5005-00010-000	
			230,0000
Name J. W. Chatam & Assocites Inc. (Agent for Coborns Inc. as Tax	payer	Telephone No. 913-	235-0550
Address 7301 W 129th St, Suite 150, Overland Park, KS 66213			
Legal description of the property involved in this application:			
Owner: 32 Holdings LLC By Coborns Inc (Cashwise) as Agreeved Tax	payer		
Cash Wise Foods 3045 & Little Dukes Gas/Wash			
755 33rd Ave E, West Fargo			
Total true and full value of the property described above for the year <u>2016</u> is:		Total true and full valuation above for the year	ue of the property described
Land \$\$1,166,600		Land	\$ 1,166,600
Improvements \$ \$6,449,000		Improvements	s 4,090,750
Total \$\$7,615,600(1)		Total	\$ <u>5,257,350</u>
(1) The difference of \$_2,358,250_true and full value betw			
 1. Agricultural property true and full value exceeds its agricultural 2. Residential or commercial property's true and full value exceed 3. Error in property description, entering the description, or exten 4. Nonexisting improvement assessed 5. Complainant or property is exempt from taxation. Attach a cop 6. Duplicate assessment 7. Property improvement was destroyed or damaged by fire, flood 8. Error in noting payment of taxes, taxes erroneously paid 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08 the application. 10. Other (explain) 	ls the market value ding the tax by of Application for , tornado, or other na 1) or Disabled Vetera	Property Tax Exemption tural disaster (see N.D.C uns Credit (N.D.C.C. § 5'	C.C. § 57-23-04(1)(g))
The following facts relate to the market value of the residential or computer strength			
Terms: Cash Contract Trade			
Was there personal property involved in the purchase price?			
2. Has the property been offered for sale on the open market? No yes/r	0	0	
Asking price: \$ Terms of sale: 3. The property was independently appraised: Purpose o			
yes/no			
Ma			
Appraisal was made by whom?			The state of the
 The applicant's estimate of market value of the property involved in The estimated agricultural productive value of this property is excess 			
5. The esumated agricultural productive value of this property is excess	sive occause of the R	showing condition(s).	

Applicant asks that the original county value be reduced in accordance with state law.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Blel Nevel

Signature of Preparer (if other than applicant)

10.000

Date

Recommendation of the Governing Body of the City or Township

a resolution recommending t	o the Board of County Commis	sioners that the application	be DENIED	s application and the facts, passed
Dated this6	day of November		City Auditor or Township Cl	erk
	Action by	the Board of County Co	ommissioners	
Application was Appr	by action by action	of	County Board	of Commissioners.
valuation is reduced from \$	of\$	to \$	and the taxes are reduc	prove this application. The taxable ed accordingly. The taxes, if paid _ in full settlement of taxes for the
	ation in whole or in part for t		-	ationale for the decision must be
	,			
			d the records of my office and	Chairperson
Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
I further certify that the taxa	ble valuation and the taxes orde	ered abated or refunded by	the Board of County Commis	yes/no
Year	Reduction in Ta	axable Valuation	Redu	ction in Taxes
		Ŧ	County Auditor	Date
	Application For Abatement Or Refund Of Taxes	OS LLC	17	(must be within five business days of filing date)

TS9-ND	-156
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Application For Abatement Or Refund Of Taxes North Dakota Century Code § 57-23-04

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dako	ta		Asso	essment District	West Fargo			
County ofCass Co	ounty North	h Dakota	Proj	Property I.D. No. 02-5005-00010-000				
Name J. W. Chatar	n & Associt	tes Inc. (Agent for	Coborns Inc. as Taxpay	er)	Telephone No 913-	239	9-0990	
Address 7301 W 1	.29th St, Su	iite 150, Overland	Park, KS 66213					
Legal description of	the proper	ty involved in this :	application:					
•			e) as Agreeved Taxpay	er				
Cash Wise Foods 30			.,					
755 33rd Ave E, We		Dukes Gas/ Wash						
,55 5510 100 2, 110								
Total true and full va above for the year					Total true and full val above for the year		of the property described	
Land	\$	\$2,666,600			Land	\$_	1,166,600	
Improvements	\$	\$5,409,600			Improvements	\$_	4,090,750	
Total	\$	\$8,076,200 (1)			Total	\$_	5,257,350	
The difference of \$	2,818	,850 true:	and full value between	(1) and (2) abov	e is due to the following	g rea	ason(s):	
8. Error in not	provement ing paymen alifies for H ion.	t of taxes, taxes erro	oneously paid		tural disaster (see N.D.C nns Credit (N.D.C.C. § 5		§ 57-23-04(1)(g)) 2-08.8). Attach a copy of	
The following facts question #5.	relate to the	e market value of the	e residential or commerc	ial property desc	ribed above. For agricu	ltura	al property, go directly to	
1. Purchase price of	f property:	\$N/A	Date of purchase:					
Was there person	nal property	involved in the pure	chase price?ves/no	Estimated v	alue: \$			
Asking price: \$_		Terms	of sale:					
3. The property wa	s independe	ently appraised: <u>Normal States</u>	o Purpose of app res/no	oraisal:				
					\$			
			property involved in this	10.75			N/A	
5. The estimated ag	gricultural p	productive value of t	his property is excessive	because of the f	ollowing condition(s):	-	NYA	

Applicant asks that the original county value be reduced in accordance with state law.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Date

10-24-17 Signature of Preparer (if other than applicant) Date Signature of Applicant

Recommendation of the Governing Body of the City or Township

	, <u></u> , the govern	ing board of this municipa	ality, after examination of this $\sum_{i=1}^{n} \frac{1}{2} \int \frac{1}{2} \int$	application and the facts, passed
a resolution recommending to	the Board of County Commiss	ioners that the application	be_DENIE	D
Dated this	day of November	. 2017.	City Auditor or Township Clo	Show
	Action by t	he Board of County Co	ommissioners	
Application was Approv	ed/Rejected by action of	of	County Board	of Commissioners.
				rove this application. The taxable
				ed accordingly. The taxes, if paid
will be refunded to the extent o tax year		The Board accepts \$		_ in full settlement of taxes for the
W/	in in the large in some first the	e fallouing manual) 1	Witten anglengtion of the se	dianala far tha daoisian muut b
attached.				ationale for the decision must be
Dated	,			
County Auditor				Chairpersor
		tification of County Au		
I certify that the Board o show the following facts as to				the office of the County Treasure
N.	Tarahla Walaya		Date Paid	Payment Made Under Written Protest?
Year	Taxable Value	Tax	(if paid)	yes/no
I further certify that the taxable	e valuation and the taxes order	red abated or refunded by	the Board of County Commis	sioner are as follows:
Year	Reduction in Tax			ction in Taxes
			Commentation	
			County Auditor	Date
		St		
		13		
		E.	S	ling date
	ent	ě,	80 5 5	ays of fi
	i i i i i i i i i i i i i i i i i i i		H	sd
	atem	Pa	4 0	isines
	- Abatem Of Taxes	Hold Hssec	31 31	n five busides
	For Abatem nd Of Taxes	+ 455 bo	10/30	be within five busines
	tion For Abatem Refund Of Taxes	32 Hold	- ed -	(must be within five business days of filing date)
	plication For Abatem Or Refund Of Taxes	Ham + Assoc	- ed -	
	Application For Abatement Or Refund Of Taxes	Shotom + 455 20	- ed -	
	Application For Abatem Or Refund Of Taxes	Name of Applicant 32 Hold	County Auditor's File No.	

REAL ESTATE APPRAISERS & AD VALOREM TAX CONSULTANTS

CORPORATE HEADQUARTERS 7301 W. 129TH STREET, SUITE 150 OVERLAND PARK, KS 66213 PH. (913) 239-0990 FAX (913) 239-0993

October 24, 2017

Auditor of Cass County 211 9th St South Fargo, ND 58103

RE: Applications for Abatement of Taxes Tax year 2016 and 2016

Dear Auditor:

Attached are 4 applications for Abatement or Refund of Taxes on 2 parcels (2 for tax year 2016 and 2 for tax year 2017) along with a complete set of copies that the taxpayer has asked us to file. Also, attached are agent authorization forms as we are the authorized representative. Please let us know the date and time of the hearings as we have information to present in support of the appeals. My contact information is as follows:

Blake M Newell Executive Vice President J. W. Chatam & Associates Inc. 7301 W 129th St, Suite 150 Overland Park, KS 66213 P. 913-239-0990 F. 913-239-0993

E. <u>bnewell@jwchatam.com</u>

We appreciate your consideration.

Sincerely,

Los Angeles

onan

Blake M Newell Executive Vice President

Atlanta

Baltimore

Denver

Seattle

Saint Louis

DECLARATION OF REPRESENTATIVE

32 Holdings LLC c/o Coborn's Inc As Taxpayer	
Property Owner(s) as stated on the Valuation Notice	1921 Coborn Blv Property Owner's Mailing Address
	Property Owner's Malling Address
St Cloud, MN 56301- City, State, and Zip Code	4-12-17
	Signature of Property Owner(s) Date
JAMES F. SHAW	CFO
Print or Type your Name	Title (if applicable)
an a	
The above property owner(s) hereby appointsI. W. C	hatam & Associates
to represent the property owner in appeal matters before	
Board of Review, Division of Property Valuation Small	Claims, State Board of Tax Appeals or any other jurisdiction
where allowed pursuant to the its miles and completions	Chainis, State Board of Tax Appeals of any other jurisdiction
where allowed, pursuant to the its rules and regulations, i	í l
located in Cass County North Dakota for	the tax year $16/17$
J. W. Chatam & Associates	
Firm Name	Jerry Chatam or Associate
7301 W 129th St, Suite 150	Individual Representative's Name and Title
Representative's Mailing Address	Overland Park KS 66213
-	City, State, and Zip Code
913 239-0990 jchatam@jwchatam.com Representative's Telephone Number and Email Address	
Representative's releptione Number and Email Address	
<u>Check the Appropr</u>	iate Designation Below
	Member of the Taxpayer's Immediate Family
Certified Public Accountant	Authorized Employce of the Taxpayer
Tax Representative or Agent	
Send notices and all other written communication in proceeding	
The appointed representative	The property owner
List all real estate parcel identification numbers and personal pro	
1100000.	perty account numbers under appeal. Attach additional pages as
02-5005-00010-000 IS9-ND-15 Cash Wise Foods 3045 & Little Dukes Gas/Wash	f

DECLARATION OF REPRESENTATIVE

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32 Holdings LLC c/o Coborn's Inc As Taxpayer	
Property Owner(s) as stated on the Valuation Notice	1921 Coborn Blv Property Owner's Mailing Address
	Property Owner's Mailing Address
St Cloud, MN 56301- City, State, and Zip Code	4-12-17
	Signature of Property Owner(s) Date
JAMES F. SHAW	CFO
Print or Type your Name	Title (if epplicable)
and a second and a second s	
The above property owner(s) hereby appoints J. W. Cl	natam & Associates
to represent the property owner in appeal matters before t	
Board of Review, Division of Property Valuation Small (Claims, State Board of Tax Appeals or any other jurisdiction
where allowed nursuant to the its miss and completions.	and the board of Tax Appeals of any other jurisdiction
where allowed, pursuant to the its rules and regulations, f	or the following parcel(s) or personal property accounts
located in <u>Cass County North Dakota</u> for t	he tax year $16/17$
J. W. Chatam & Associates	
Firm Name	Jerry Chatam or Associate
7301 W 129th St, Suite 150	Individual Representative's Name and Title
Representative's Mailing Address	Overland Park KS 66213
-	City, State, and Zip Code
913 239-0990 jchatam@jwchatam.com Representative's Telephone Number and Email Address	
respected and Email Address	
	ate Designation Below
Attorney	Member of the Taxpayer's Immediate Family
Certified General Appraiser	Authorized Employee of the Taxpayer
Tax Representative or Agent	
Send notices and all other written communication in proceedings	
The appointed representative	The property owner
List all real estate parcel identification numbers and personal proneeded	perty account much an and a second to the to the
*******	perty account numbers under appeal. Allach additional pages as
02-5005-00010-000 TS9-ND-15 Cash Wise Foods 3045 & Little Dukes Gas/Wash	



Assessor's Department

800 4th Ave. E, Suite 1 West Fargo, ND 58078 assessor@westfargond.gov Telephone: 701-433-5340 Fax: 701-433-5319 assessments.westfargond.gov

11/1/2017

West Fargo City Commissioners

RE: 2016 & 2017 Abatement 755 32nd Ave E, West Fargo (02-5005-00010-000)

At the Monday November 6th Commission meeting you will be hearing an abatement filed by the owners of the Cashwise property. This property is located at 755 32nd Ave E and owned by 32 Holdings LLC. It was built for and is leased by Coborn's Inc. who is represented by the tax representative firm J.W. Chatam & Associates from Overland Park, Kansas. Coborn's Inc. is appealing the value on most of their properties statewide this year, both at the Boards of Equalization and through Abatements. As you may recall this property just finished appealing at all three equalization boards, resulting in a "no change" decision at each. This abatement is in-line with the current national trend of 'big box' stores filing appeals on nearly all of their properties, and on appeal, trying to implement their definition of market value. This definition uses only "comparable sales" of empty, large big-box stores, many of which are old and riddled with restricted use covenants. This approach has been implemented in a number of other states with varying success, and it appears North Dakota is next on their list.

The subject property is a 64,725sf grocery store with an additional 2,160sf car wash that was built starting in 2014. Cashwise opened its doors in July of 2015, and has been operational for approximately two years. It is located on the southwest corner of Veterans Blvd and 32nd Ave E, one of the busiest intersections in town. This parcel consists of 333,322sf of land that was purchased on 11/17/14 for an overall sale price of \$2,820,361 or \$8.46/sf. At the time of sale, this corner was completely vacant and since has been steadily filling up, with increasingly higher sales prices being paid in the area. Once purchased, five separate permits totaling \$6,020,000 were pulled to construct the store and car wash, and the parking lot was completed (not requiring a permit).

After reviewing actual costs to construct and sales of similar properties, our findings indicate that the value of the subject property should be approximately \$133/sf. Our current value is \$8,076,200 or \$121/sf, which means we are at 90% of indicated market value, which is within the 10% tolerance set by the State Board of Equalization for the 2017 assessment. For the 2016 Assessment, which was prior to our Commercial reassessment for 2017, our value of this property was \$7,615,600 or \$114/sf which would have been out of tolerance, but was done equitably with like properties at the time.

It is our recommendation that no adjustment be made to the values of this property for 2016 or 2017.

Sincerely,

KŁ

Nick R. Lee West Fargo, City Assessor



Assessor's Department

800 4th Ave. E, Suite 1 West Fargo, ND 58078 assessor@westfargond.gov Telephone: 701-433-5340 Fax: 701-433-5319 assessments.westfargond.gov

11/7/2017

Blake Newell J.W. Chatam & Associates Inc. 7301 W 129th St, Suite 150 Overland Park, KS 66213

RE: 2016 & 2017 Abatements for Cashwise (02-5005-00010-000)

On November 6th 2017 the West Fargo City Commission heard testimony regarding the 2016 & 2017 abatements filed on the Cashwise store located at 755 32nd Ave E in West Fargo, ND. The assessor's office provided testimony in support of their value and recommended their value remain unchanged. No representative was present representing J.W. Chatam & Associates Inc., Cashwise, or the owner of the property 32 Holdings LLC. Also there was no written testimony submitted for the meeting by the applicant. The West Fargo City commission voted unanimously to deny both years of the appeal.

This abatement is now forwarded to Cass County, at which time they will set a hearing date and notify all parties involved. Paul Fracassi, Cass County Director of Tax Equalization will be your contact going forward.

Sincerely,

KL

Nick R. Lee West Fargo, City Assessor

Cc: Paul Fracassi, Cass County Director of Tax Equalization



Property Analysis of Cash Wise for 2016 & 2017 Appeal

<u>Subject</u>	Address	<u>Yr Built</u>	Bldg SF	Land SF		Appraised Value	<u>\$/SF</u>
Cash Wise Store (Grocery)	755 32nd Ave E, West Fargo ND	2015	66,885	333,322		\$ 8,076,200	\$ 120.75
Known As	<u>Address</u>	<u>Yr Built</u>	Bldg SF	Land SF	Sale Date	Sale Price	<u>\$/SF</u>
Gander Mountain Store (Retail)	2121 43rd St S, Fargo ND	2004	66,330	308,833	11/14/2013	\$ 9,140,000	\$ 137.80
Hy-Vee Store (Grocery)	1620 S Cedar, Owatonna MN	2008	74,978	379,320	9/14/2014	\$ 9,970,000	\$ 132.97
Hy-Vee Store (Grocery)	1310 W Burlington, Fairfield IA	2010	69,335	335,848	11/4/2014	\$ 10,700,000	\$ 154.32
Corborns Store (Grocery/Retail) *with carwash	1400 Babcock Blvd E, Delano MN	2001	76,420	440,827	3/29/2016	\$ 10,000,000	\$ 130.86
Gordmans Store (Retail)	5100 14th Ave S, Fargo ND	2000	55,723	167,305	4/1/2016	\$ 6,401,900	\$ 114.89
Festival Store (Grocery/ Retail)	2218 Bunker Lake Blvd NW, Andover MN	2002	74,856	444,748	5/2/2016	\$ 10,650,000	\$ 142.27
							\$ 135.52
							\$ 132.97

Cost to Construct

		Ble	dg Permits*	Land Costs	Total Cost	<u>Bld</u>	<u>g SF</u>	<u>\$/SF</u>
Cash Wise Store (Grocery)	755 32nd Ave E, West Fargo ND	\$	6,020,000	2,820,361	8,840,361	\$	66,885	\$ 132.17

*Bldg Permits do not include paving

Cash Wise Foods 3045 & Little Dukes Gas/Wash

755 33rd Ave E

West Fargo, ND

Cass County North Dakota

TaxYear: 2016

Parcel ID (s):	Site Address	Parcel Type	Class
02-5005-00010-000	755 33rd Ave E	Main Parcel	



SUMMARY OF SALIENT FACTS

Property Name:	Cash Wise Foods 3045 & Little Dukes Gas/Wash
Property Address:	755 33rd Ave E
City, State:	West Fargo, ND
County/Jurisdiction:	Cass County North Dakota

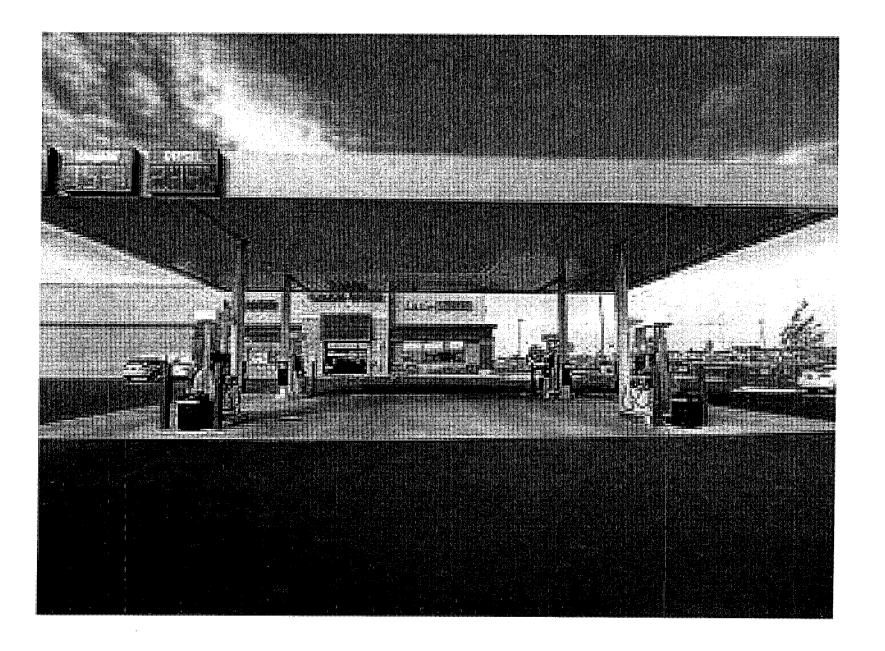
Parcel ID (s):	Site Address	Year Built	Gross Area	Current County Value	\$/Unit
02-5005-00010-000	755 33rd Ave E	2015	66,885	\$7,615,600	\$113.86
······	ТО	TAL CURRENT COU	NTY VALUE:	\$7,615,600	\$113.86

Property Description The subject is a grocery store built in 2015 with a gross area of 66,885 sqft which includes a 2,160 sqft C-Wash.

TSQ - NO-156







COMPARABLE PROPERTIES CURRENTLY FOR LEASE

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PROPERTY NAME AND ADDRESS FORMER RAINBOW FOODS 9015 BRODERICK BLVD	<u>CITY</u> INVER GROVE HEIGHTS	<u>STATE</u> MN	<u>SQFT</u> 56,202	<u>ASKII</u> \$	<u>NG RENT</u> 6.00	<u>ҮВ</u> 2000	<u>TERMS</u> NNN
FORMER ALCO 890 COMMERCE RD	LONG PRAIRIE	MN	22,361	\$	4.50	1997	NNN
RETAIL 100-170 EVERGREEN SQ SW	PINE CITY	MN	26,901	\$	8.00	1989	NNN
FORMER ALCO 725 N BROADWAY ST	SPRING VALLEY	MN	22,260	\$	5.00	1995	NNN
RETAIL 850 MAES AVE	KIMBERLY	WI	54,906	\$	6.00	1991	NNN
FORMER GROCERY STORE 1525 RYAN RD	JEFFERSON	WI	30,622	\$	9.00	1992	NNN
RETAIL 1201 BELL AVE	HARTFORD	WI	38,000	\$	7.00		MODIFIED NET
FORMER GROCERY STORE 630 E WISCONSIN AVE	OCONOMOWOC	WI	39,809	\$	6.84	1994	NNN
FORMER MC SPORTS 2211 S 8TH ST	WISCONSIN RAPIDS	WI	23,820	\$	7.00	1999	NNN
FORMER COPPS 5657 US HWY 10	STEVENS POINT	WI	50,526	\$	5.75		NNN

COMPARABLE PROPERTIES CURRENTLY FOR LEASE

PROPERTY NAME AND ADDRESS FORMER PICK N SAVE	<u>CITY</u> GREENFIELD	<u>STATE</u> WI	<u>SQFT</u> 90,443	<u>ASKII</u> \$	<u>NG RENT</u> 4.50	<u>YB</u> 1967	<u>TERMS</u> NNN
4200 S 76TH ST FORMER DAHL'S 1802 N ANKENY BLVD	ANKENY	IA	43,509	\$	6.00	2005	NNN
FORMER GROCERY STORE 504 W MAIN ST	MANDAN	ND	32,173	\$	7.00		NNN
FORMER K-MART 1001 MN-23	MARSHALL	MN	94,688	\$	3.50	1989	NNN
YANKTON MALL 2101 BROADWAY S T	YANKTON	SD	181,746		6.00 sking rent is fo ortion is nego	1969 or small retail spa tiable.	NNN ce. The big
FORMER ALCO 218 15TH ST E	MILLER	SD	25,614	\$	7.40	2008	NNN

COMPARABLE PROPERTIES CURRENTLY FOR SALE

<u>PROPERTY NAME AND ADDRESS</u> FORMER ALCO 173 BARCLAY AVE W PINE RIVER, MN	<u>STATE</u> MN	<u>YB</u>	<u>SQFT</u> 25,614	ASKING PRICE \$1,950,000	<u>PRICE PER SQFT</u> \$76.13
FORMER CUBS FOODS 1320 S HIGHWAY 15 S HUTCHINSON, MN	MN	1999	60,208	\$3,500,000	\$58.13
FORMER RAINBOW FOODS 9015 BRODERICK BLVD INVER GROVE HEIGHTS, MN	MN	2000	56,202	\$2,810,000	\$50.00
FORMER GROCERY STORE 205 1ST ST S BUFFALO, MN	MN	1981	28,324	\$1,249,000	\$44.10
FORMER ALCO 725 N BROADWAY ST SPRING VALLEY, MN	MN	1995	22,260	\$667,800	\$30.00
FORMER ALCO 890 COMMERCE RD LONG PRAIRIE, MN	MN		22,361	\$626,000	\$28.00
FORMER OFFICE MAX 1354 HWY 15 S HUTCHINSON, MN	MN	2000	23,600	\$575,000	\$24.36
FORMER ECONO FOODS 104 4TH AVE NEW PRAGUE, MN	MN	1981	25,900	\$600,000	\$23.17

COMPARABLE PROPERTIES CURRENTLY FOR SALE

PROPERTY NAME AND ADDRESS	<u>STATE</u>	<u>YB</u>	SQFT	ASKING PRICE	PRICE PER SQFT
FORMER ECONO FOODS 104 4TH AVE	MN	1981	25,900	\$600,000	\$23.17
NEW PRAGUE, MN					
TARGET 1701 18TH AVE AUSTIN, MN	MN	1998	89 <i>,</i> 908	\$2,000,000	\$22.24
TARGET 1914 S BROADWAY ST NEW ULM, MN	MN	1998	89,490	\$1,800,000	\$20.11

COMPARABLE PROPERTIES THAT HAVE SOLD

PROPERTY NAME AND ADDRESS	YEAR BUILT	SQFT	SALE DATE	SALE PRICE	SALE PRICE PER SQFT
FORMER SPORTS AUTHORITY 1750 W HWY 36 ROSEVILLE, MN	1977	80,065	1/19/2013	\$ 5,300,000	\$66.20
FORMER K-MART 50 SIGNAL HILLS CTR WEST SAINT PAUL, MN	1955/2006	103,455	8/2/2016	\$ 3,360,000	\$32.48

Income Analysis

TaxYear 2016

Income

Rents						
Description	Area/Units	Rate	Total			
	64,918	\$8.00	\$519,344			
	64,918		\$519,344			
					Potential Gross Income:	\$519,344
				10.0%	Vacancy and Collection Loss:	\$51,934
					Miscellaneous Income:	\$0
					Effictive Gross Income:	\$467,410

Expenses

Expenses Per Sqaure Foot:					
Description	Area	Rate	Expense Total		
	64,918	\$0.80	\$51,934	Expense Totals	
				•	· · · · · · · · · · · · · · · · · · ·
				Expenses:	\$51,934
				Net Operating Income:	\$415,476

Value Capitalization

Car Wash: 2,160sqft x \$300/sqft = 648,00		Total:	\$648,000	
Car Wash: 2,160sqft x \$300/sqft = 648,00				
	0		\$648,000	
dditional Adjustments	· · · · · · · · · · · · · · · · · · ·	Total Addi	tional Adjustments:	\$648,000
Total Capitalization Rate:	8.0000%			
Base Capitalization Rate: Effective Tax Rate:	8.0000% 0.0000%		Indicated Value:	\$5,193,450

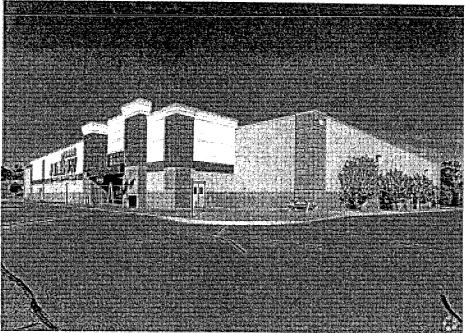
Final Value Rounded: \$5,841,500

Addendum A

COMPARABLE PROPERTIES FOR LEASE



9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons Inver Grove Heights, MN 55076 - Eagan Ret Submarket



Туре:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce
Tenancy:	Single
Year Built:	2000
GLA;	56,202 SF
Floors:	1
Typical Floor:	56,202 SF
Docks:	2 ext
Construction:	Masonry
LAND	
Land Area:	5.77 AC
Zoning:	Commercial
Parcel	20-11861-01-010
EXPENSES PE	R SF
Taxes:	\$2.28 (2016)

AMENITIES

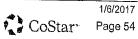
Pylon Sign, Signage

LEASING

Available Spaces:	56,202 SF Available in 1 Space						
Availability:	100% Available; 100% Vacant						
Leasing Company: Mid-America Real Estate-Minnesota							
Contacts:	Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666						

AVAILABLE SPACES

Floor S	uite	Use	Туре	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E1st 9	015	Retail	Relet	56,202	56,202	56,202	🐇 Withheld	d Vacant	Negotiable
Mid-America	Real E	state-Minne	əsota - Mark Ro	binson (952) 563-6664,	Douglas Saild	or (952) 563-6666	\$ 6.00/	4	Nogoliabic
		The product of the second second second					1	Mark R	lincon
SALE				And the second se			per	Mark	001030
For Sale:		\$2,810,00	0 (\$50.00/SF)	- Active					
Sale Company	y:	Mid-Ameri	ca Real Estat	e-Minnesota					
Contacts:		Mark Robi	nson (952) 56	3-6664					
Last Sale:		Portfolio o	f 2 Retail Prop	perties in Inver Grove	Heights, MI	N Sold on Dec 15,	2014 for \$3,800,00	00 (\$58.32/SF)	



9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons

Inver Grove Heights, MN 55076 - Eagan Ret Submarket

TRAFFIC & FRONTAGE

4

Traffic Volume:	50,381 on Courthouse Bivd & Concord Blvd E (2015)	
	49,527 on Courthouse Blvd E (2012)	
Frontage:	188' on Broderick Blvd	
	222' on Courthouse Blvd	

TRANSPORTATION

Parking:	280 free Surface Spaces are available; Ratio of 3.88/1,000 SF	
Airport:	19 minute drive to Minneapolis-Saint Paul International Airport	
Walk Score ®:	Car-Dependent (32)	
Transit Score ®:	Some Transit (36)	

Recorded Owner: Arbor Pointe Commons LLC

Property Manager: Mid-America Real Estate-Minnesota

PROPERTY CONTACTS

True Owner:	Tower Investments, Inc
Prior True Owner:	DRA Advisors, LLC

MARKET CONDITIONS

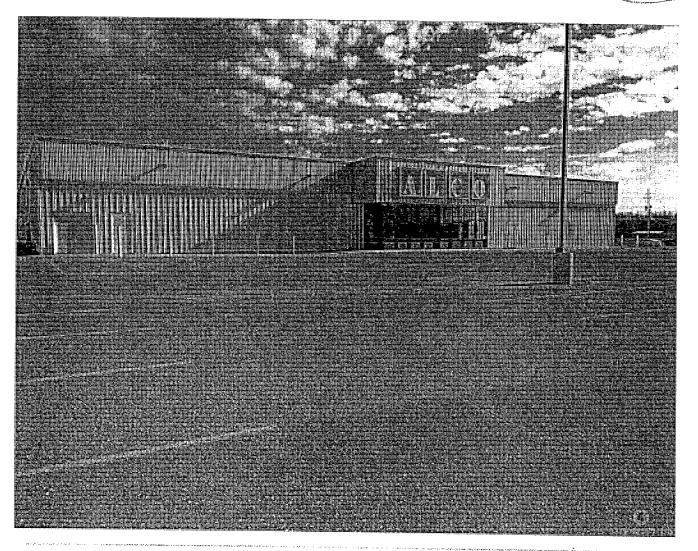
Vacancy Rates	Current	Y	OY	NNN Asking Rents Per SF	Current		YOY
Current Building	100%	· ····································	0.0%	Submarket 2-4 Star	\$11.13	*	29.0%
Submarket 2-4 Star	6.3%	¥	1.352	Market Overall	\$13,45	~a(-,>>-	0.0%
Market Overall	3.4%	*	0.6%		¢ /0.10	-,	0.0%
Submarket Leasing Activity	Current	Y	OY	Submarket Sales Activity	Current		YOY
12 Mo. Leased SF	76,405	¥ ·	15.5%	12 Mo. Sales Volume (Mil.)	\$21.4	*	33.2%
Months On Market	33.1	k =	i 4 mo	12 Mo. Price Per SF	\$100	*	66.6%



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Page 1 of 4



Former Alco

890 Commerce Rd, Long Prairie, MN 56347

\$4.50 SF/Year

Retail for Lease

Property

https://www.commercialsearch.com/listings/800.Commercialsearch.com/listings/

Notes

Located in Todd County, Long Prairie is roughly 50 miles away from Saint Cloud and about 120 miles from Minneapolis. Long Prairie is home of some 3,500 people. The property is situated nicely near the main route through the town, Highway 71. The location provides quick and and easy access to the property. This building is conveniently positioned on the south side of the town near the other main retail in the area. More national brands tend to be located on this side of town rather than the downtown location north of the property.

Available Spaces



By default, only the spaces that match your search criteria are shown.

AVAILABLE SF 22,361

LEASE RATE / SF \$4.50

LEASE RATE TYPE NNN

AVAILABILITY Now

LEASE TYPE Direct

SUITE NUMBER Bldg

SUITE STATUS Active

Details			
PROPERTY TYPE Retail	PROPERTY SUBTYPE Freestanding		
YEAR BUILT 1997	LOT SIZE (ACRES) 1.729		
BUILDING SIZE 22,361	PARKING SPACES 90		
CONSTRUCTION STATUS Existing	COUNTY Todd		

Listing Representatives

CS

Chad Sturm Upland Real Estate Group, Inc



JΗ

Blake Martin Associate Upland Real Estate Group, Inc

Josh Huempfner

Upland Real Estate Group, Inc

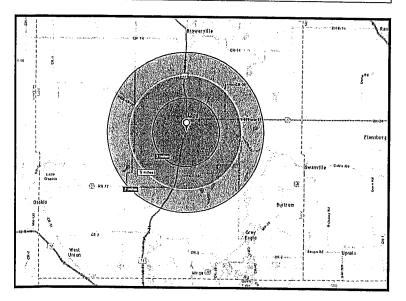


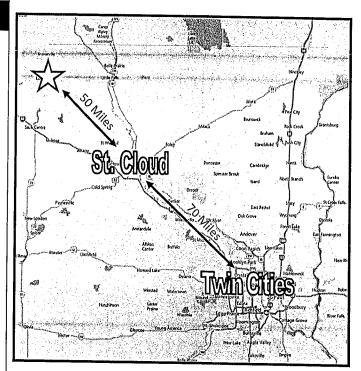
UPLAND REAL ESTATE GROUP, INC.

PROPERTY OVERVIEW

	PROPERTY INFORMATION
ADDRESS	890 Commerce Drive
CITY, STATE	Long Prairie, MN 56347
BUILDING SIZE	22,361 SF
YEAR BUILT	1997
LOT SIZE	1.73 Acres
SALE PRICE	\$639,000
ASKING RENT	\$5.50 PSF
TAXES (2014)	\$17,354
Parking	Approx. 90 spaces
SIGNAGE	Building & Pylon
MARKET	Central Minnesota
COUNTY	Todd

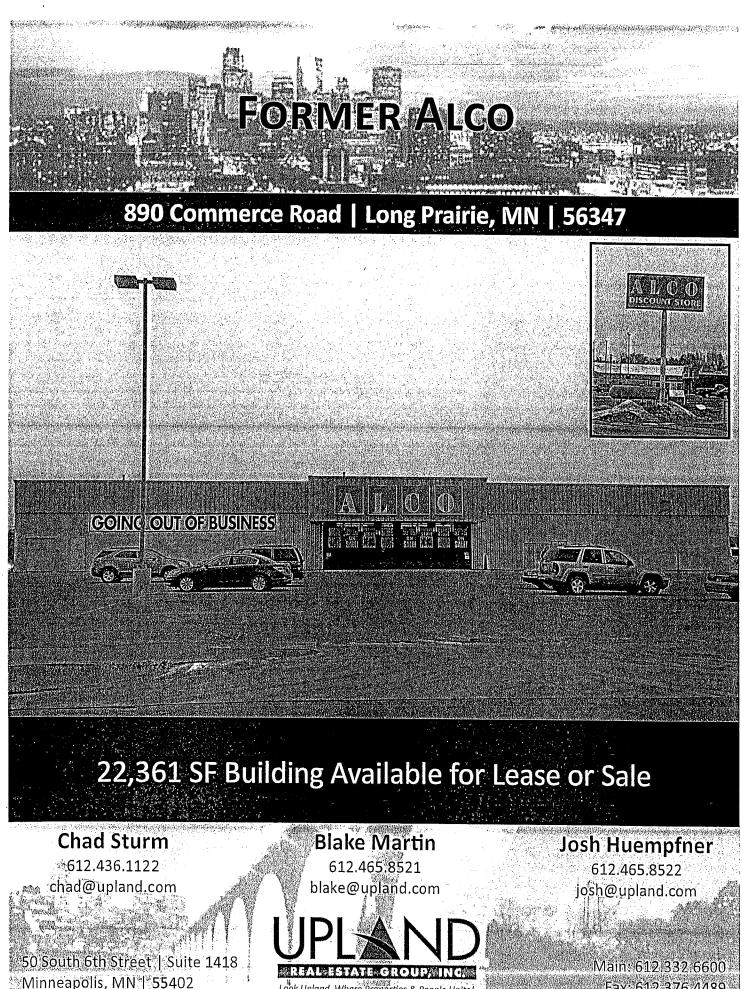
and a second sec	DEMOGRAPI	HICS	an ing ang sang sang sang sang sang sang san
	3-MILE	5-MILE	7-MILE
POPULATION	4,197	5,162	6,365
Median HH Income	\$41,743	\$42,882	\$43,875
Average HH Income	\$53,395	\$54,650	\$55,753
Median Age	36.8	37.7	38.5





	AREA TENANTS
	Coborn's
	Family Dollar
	O'Reilly Auto Parts
	CentraCare Health
n ara	TRAFFIC COUNTS
Hwy 71	10,400 vpd
and the second	COMMENTS

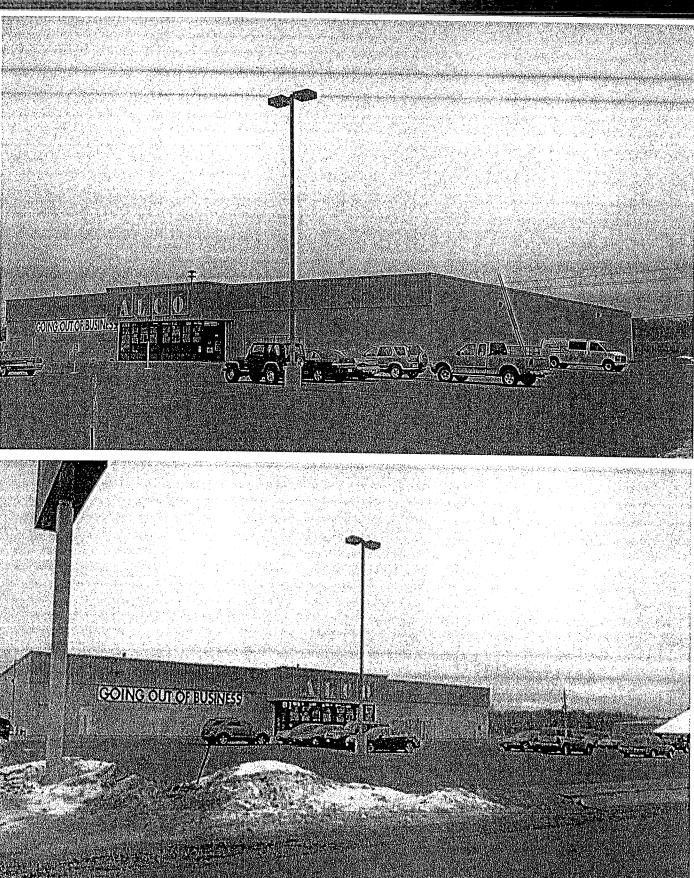
Located in Todd County, Long Prairie is roughly 50 miles away from Saint Cloud and about 120 miles from Minneapolis. Long Prairie is home of some 3,500 people. The property is situated nicely near the main route through the town, Highway 71. The location provides quick and easy access to the property. This building is conveniently positioned on the south side of the town near the other main retail in the area. More national brands tend to be located on this side of town rather than the downtown location north of the property.



Look Upland. Where Properties & People United www.upland.com Fax: 612.376.4489

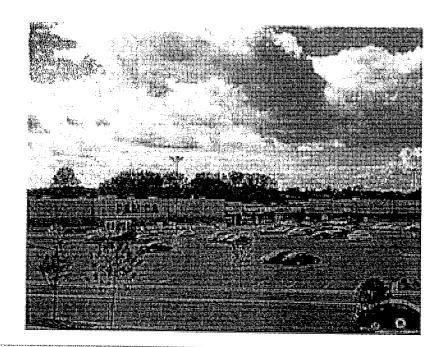


Рнотоѕ



, Retail Space for lease, Evergreen Square, Pine City, MN | CommercialSearch





Evergreen Square

100-170 Evergreen Sq SW, Pine City, MN 55063

\$8.00 SF/Year

Retail for Lease

Property

Notes

Area tenants include Wal-Mart, Dollar Tree, KFC. Conveniently located across from Walmart Supercenter and in close proximity to I-35. Main retail hub off the interstate. East access and good visibility.

Available Spaces

On By default, only the spaces that match your search criteria are shown. (2) The later is a second device the second devices of the seco AVAILABLE SF 26,901 LEASE RATE / SF \$8.00 LEASE RATE TYPE Net AVAILABILITY Now LEASE TYPE Direct SUITE NUMBER 104 SUITE STATUS Active and the second second states a second s AVAILABLE SF 6,566 LEASE RATE / SF \$8.00 LEASE RATE TYPE Net AVAILABILITY Now LEASE TYPE Direct SUITE NUMBER

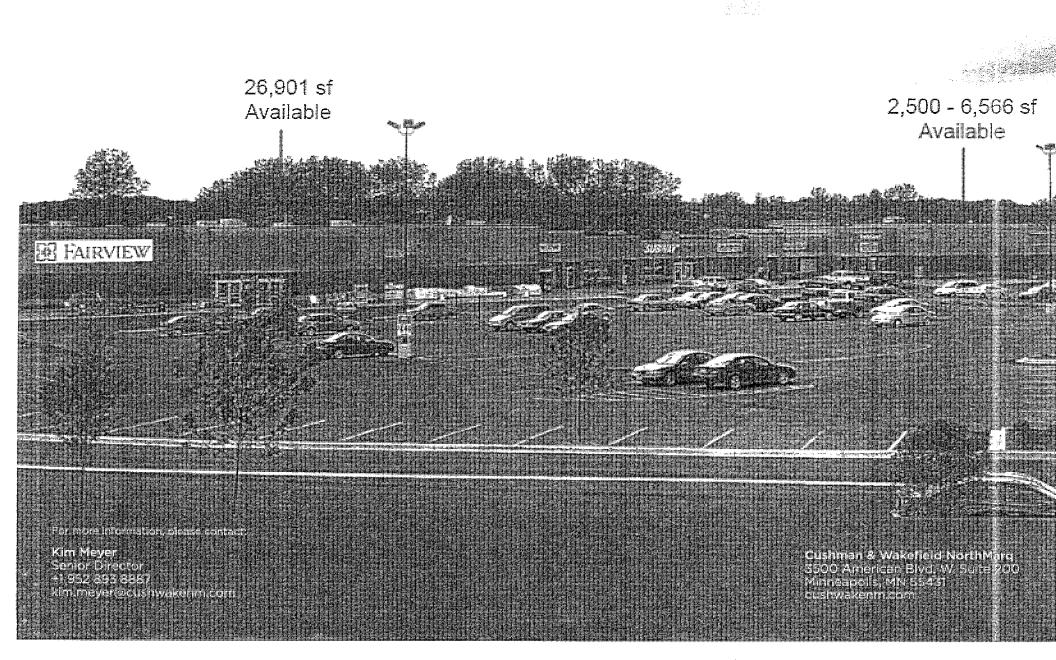
SUITE STATUS Active Details PROPERTY TYPE Retail 1989 LOT SIZE (ACRES) 0.001 63,841 PARKING SPACES 2001 S58 CONSTRUCTION STATUS S58 CONSTRUCTION STATUS S58 COUNTY Pine Neighborhood Nearby Transit Q	162		
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PROPERTY TYPE YEAR BUILT Retail 1989 LOT SIZE (ACRES) BUILDING SIZE 0.001 63,841 PARKING SPACES CONSTRUCTION STATUS 358 Existing COUNTY Pine Neighborhood Nearby Transit			
PROPERTY TYPE YEAR BUILT Retail 1989 LOT SIZE (ACRES) BUILDING SIZE 0.001 63,841 PARKING SPACES CONSTRUCTION STATUS 358 Existing COUNTY Pine Neighborhood Nearby Transit	e na serie de la ante and e	n and a second	
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Retail 1989 LOT SIZE (ACRES) BUILDING SIZE 0.001 63,841 PARKING SPACES CONSTRUCTION STATUS 358 Existing COUNTY Pine Neighborhood Nearby Transit	Detail	S	
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0.001 63,841 PARKING SPACES CONSTRUCTION STATUS 358 Existing COUNTY Pine Neighborhood Nearby Transit	LOT SIZE (A	CRES)	BUILDING SIZE
358 Existing COUNTY Pine Neighborhood Nearby Transit		,	
COUNTY Pine Neighborhood Nearby Transit		PACES	CONSTRUCTION STATUS
Pine Neighborhood Nearby Transit	358		Existing
Neighborhood Nearby Transit			
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Evergreen Square

FOR LEASE

100 Evergreen Square SW, Pine City, MN 55063

CUSHMAN & WAKEFIELD

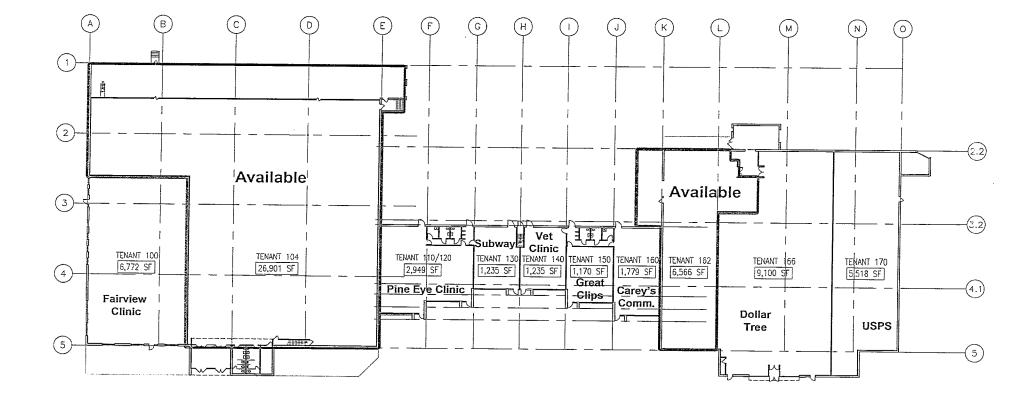


Everereen Severe

FORLEASE

100 Evergreen Square SW, Pine City, MN 55063





Evergreen Square

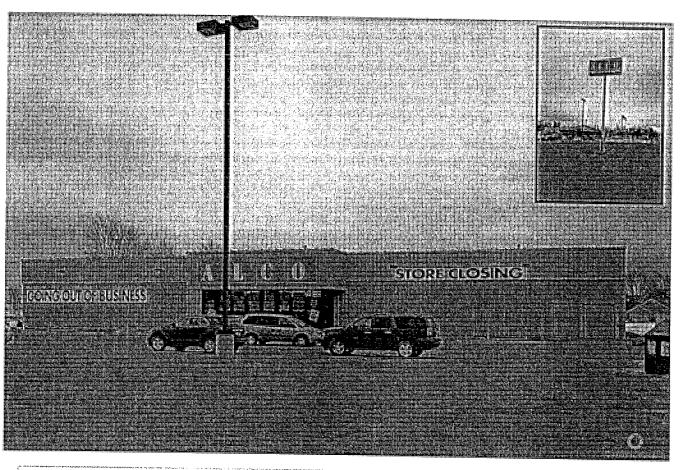
100 Evergreen Square SW, Pirle City, MN 55063



FORLEASE







Fomer Alco

725 N Broadway St, Spring Valley, MN 55975

\$5.00 SF/Year

Retail for Lease

Property

Notes

Located in Fillmore County, Spring Valley is just 30 miles away from Rochester and roughly 100 miles from Minneapolis. Spring Valley is home to some 3,000 people. The property is

situated nicely off busy Highway 63. The location provides quick and easy access to the property. This ALCO building is conveniently positioned in downtown Spring Valley, along with the majority of retail in the city.

On 🕡					
By default, only the space		our search crite	and a second	· · · · · · · · · · · · · · · · · · ·	
AVAILABLE SF 22,260	l l	anoon ann a chuir a tha chuir an 1997 a chuir	n de la fander an de la composition de	in the many angle of the second s	kan tangangg
LEASE RATE / SF \$5.00					
LEASE RATE TYPE NNN					
AVAILABILITY Now					
LEASE TYPE Direct					
SUITE NUMBER Bldg					
suite status Active					

Details

PROPER Retail	ТҮ ТҮРЕ	PROPERTY SUBTYPE Freestanding
YEAR BL 1995	JILT	LOT SIZE (ACRES) 1.61
BUILDING SIZE 22,260		PARKING SPACES 70
CONSTRUCTION STATUS Existing		COUNTY Fillmore
Listir	ng Representatives	
CS	Chad Sturm Upland Real Estate Group, Inc	
LAN	Blake Martin Associate Upland Real Estate Group, Inc	
JH	Josh Huempfner Upland Real Estate Group, Inc	ν ^τ τ ^ο το
		Company

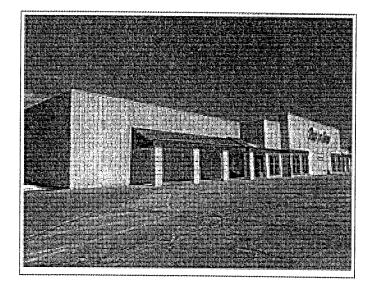
Originally added 2 years ago Last change made 9 days ago Last refreshed 9 days ago



Andrew Esler — (920) 560-3544

Retail Property For Lease Kimberly Plaza - Retail Anchor Spot Available

850 Maes Avenue, Kimberly, WI 54136



Total Space Available:	54,906 <i>SF</i>
/ Wallable.	
Rental Rate:	\$6 - \$10 <i>/SF/Year</i>
Min. Divisible:	8,000 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Anchor
Additional Sub-	Strip Center
types:	
	Neighborhood
	Center
	Center Power Center
Building Size:	
Building Size: Year Built:	Power Center
U U	Power Center 70,000 <i>SF</i>
Year Built:	Power Center 70,000 <i>SF</i> 1991

Find Out More...

1 Space Available

Display Rental Rate as Entered \sim

Space 1	Space Available:	54,906 <i>SF</i>
	Rental Rate:	\$6 - \$10 / <i>SF/Year</i>
	Space Type:	Anchor
	Additional Space Types:	Free Standing Bldg
	Min. Divisible:	8,000 <i>SF</i>
	Lease Type:	NNN
	Date Available:	Jan 2017
	Lease Term:	36 Months

Highlights

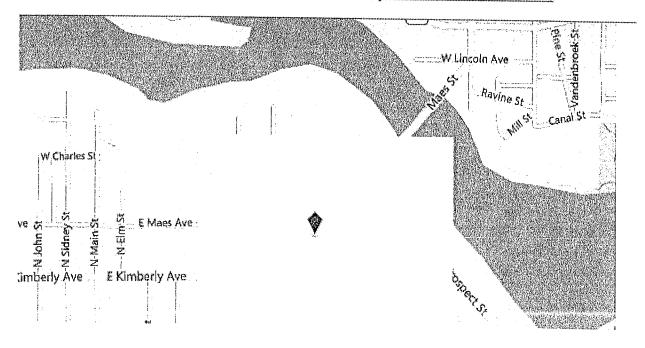
- Liquor Depot 8,000 SF (\$12 PSF NNN)
- Pick N Save Main Store 46,000 SF (\$8 PSF NNN)

Description

High end retail location currently being operated as a Pick N Save Grocery Store with separate liquor store "liquor depot". The grocery store is 46,906 square feet, and the liquor depot is 8,000 square feet. Neighboring tenants include Shopko, Little Ceasars Pizza, and Family Video.

On the corner of Washington Street (HWY N) and Maes Avenue in Kimberly Wisconsin. This location is approximately 2 miles from Interstate 41.

Map of 850 Maes Avenue, Kimberly, WI 54136 (Outagamie County)



By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

Epic Real Estate Group, LLC

Todd Willkomm -- (920) 563-3400

Total Space

Min. Divisible:

Property Type:

Listing ID

Last Updated

Find Out More...

Max. Contiguous:

Available: Rental Rate:

Retail Property For Lease Frank's County Market

1525 Ryan Road, Jefferson, WI 53549

4	Spaces	Availa	ble
+	spaces	Avunu	DIG

Display Rental Rate as Entered \checkmark

35,031 SF

1,433 SF

30,622 SF

17832377

29 days ago

Retail

Property Sub-type: Strip Center Gross Leasable Area: 35,031 *SF*

\$9 - \$10 /SF/Year

Space 1525	Space Available:	30,622 <i>SF</i>
	Rental Rate:	\$9 /SF/Year
	Space Type:	Strip Center
Space 1515	Space Available:	1,518 <i>SF</i>
	Rental Rate:	\$10 /SF/Year
	Space Type:	Strip Center
	Max. Contiguous:	4,409 <i>SF</i>

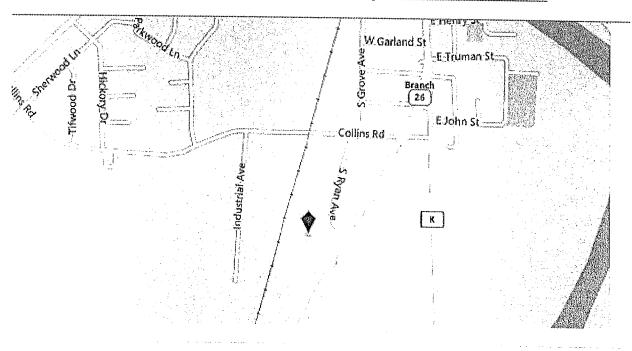
Space 1513	Space Available:	1,433 <i>SF</i>
	Rental Rate:	\$10 / <i>SF/Year</i>
	Space Type:	Strip Center
	Max. Contiguous:	4,409 <i>SF</i>
Space 1511	Space Available:	1,458 <i>SF</i>
	Rental Rate:	\$10 / <i>SF/Year</i>
	Space Type:	Strip Center
	Max. Contiguous:	4,409 <i>SF</i>

Description

Grocery strip center located in the heart of Jefferson County. This is a purpose-built grocery center erected in 1992 with new roof and parking lot in 2010. Current tenants are Snap Fitness and Golden Wok. Space is directly across Business Highway 26 from Walmart Supercenter and is close to local retail including McDonalds, Little Caesars, Subway, Cousins Subs and Rodeway Inn. This building is enhanced by very good street side visibility and traffic flow on Business 26.

Located on the south side of Jefferson on Business Highway 26.

Map of 1525 Ryan Road, Jefferson, WI 53549 (Jefferson County)



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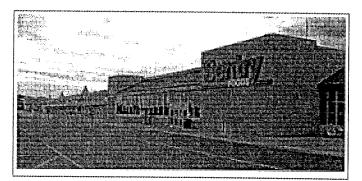
Created 9/14/2012



Kevin Riordan — (414) 203-3022 Nathan Powers — (414) 203-3035

Retail Property For Lease Hartford Plaza

1201-1275 Bell Ave, Hartford, WI 53027



Find	Out	More
i in u	Qui	11016

Total Space 60,280 SF Available: Rental Rate: \$7 - \$12 /SF/Year Min. Divisible: 1,200 SF Max. Contiguous: 38,000 SF Property Type: Retail Property Sub-type: Strip Center Gross Leasable Area: 62,960 SF Lot Size: 17.79 AC Listing ID 17934585 Last Updated 31 days ago

6 Spaces Available

Display Rental Rate as Entered \sim

Space 1	Space Available:	38,000 <i>SF</i>	
	Rental Rate:	\$7 /SF/Year	
	Space Type:	Strip Center	e e se se a se se se
	Lease Type:	Modified Net	Maria da Antonio de Anto
	Date Available:	Dec 2012	· · · · · · ·
Space 2	Space Available:	8,000 <i>SF</i>	ar e barra namen e e e e de antes antas antas e e hanna antas antas antas antas antas antas antas antas antas a
	Rental Rate:	\$8 /SF/Year	· · · · · · · · · · · · · · · · · · ·
	Space Type:	Strip Center	а на на
	Lease Type:	Modified Net	· · · · · · · · · · · · · · · · · · ·
	Date Available:	Dec 2012	
Space 3	Space Available:	2,680 <i>SF</i>	
	Rental Rate:	\$12 /SF/Year	n an
	Space Type:	Strip Center	an a
	Lease Type:	Modified Net	• • • • •
	Date Available:	Dec 2012	· · · · · · · · · · · · · · · · · · ·
Space 4	Space Available:	7,200 <i>SF</i>	an an an ann an an an ann an ann an ann an a
	Rental Rate:	\$8 /SF/Year	
	Space Type:	Strip Center	
	Lease Type:	Modified Net	
	Date Available:	Dec 2012	

e >

Space 5	Space Available:	3,200 <i>SF</i>
	Rental Rate:	\$12 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012
Space 6	Space Available:	1,200 <i>SF</i>
space o	1	.,=====;
Space o	Rental Rate:	\$12 / <i>SF/Year</i>
Space o	· · · · · ·	
Space o	Rental Rate:	\$12 / <i>SF/Year</i>

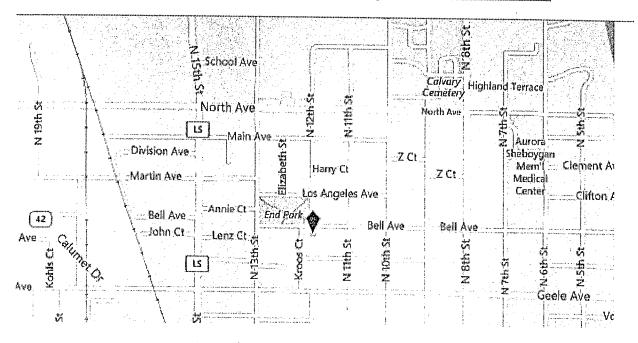
Description

Other tenants include: Radio Shack and Cost Cutters, Ample Parking

Traffic Count on Hwy 60:20,700 AADT, Located Near Area Retailers including Walgreens, McDonalds and Aurora Hospital, Easy Access to Frontage Road

Map of 1201-1275 Bell Ave, Hartford, WI 53027 (Washington County)

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.



Created 12/3/2012

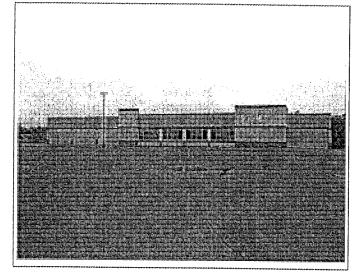
Oconomowoc Realty

Mike Herro — (262) 567-3611

Retail Property For Lease

Oconomowoc Retail Space

630 E. Wisconsin Avenue, Oconomowoc, WI 53066



Total Space Available:	39,809 <i>SF</i>
Rental Rate:	\$0.57 / <i>SF/Month</i>
Min. Divisible:	19,900 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Street Retail
Building Size:	39,809 <i>SF</i>
Traffic Count:	14,600
Zoning Description:	Mixed commercial
Listing ID	19096262
Last Updated	9 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered \checkmark

Space 1	Space Available:	39,809 <i>SF</i>
	Rental Rate:	\$22,500 /Month
•	Space Type:	Street Retail
	Min. Divisible:	19,900 <i>SF</i>
	Lease Type:	NNN
	Open floor plan and door. Desirable, high	features 2 dock doors and 1 overhead traffic location.

Highlights

- Open floor plan
- Excellent, high traffic location
- Great visibility to passing vehicles
- Near downtown Oconomowoc
- Large parking lot
- Ready for your ideas!

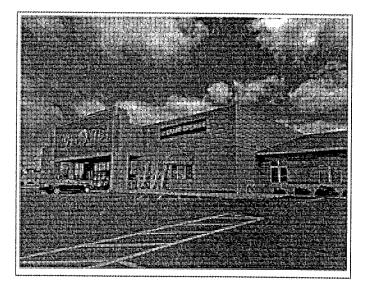


Mike Spranger — (715) 422-0800

Retail Property For Lease

MC Sports

2211 S 8th St, Wisconsin Rapids, WI 54494



	and a second
Rental Rate:	\$7 /SF/Year
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	31,104 <i>SF</i>
Year Built:	1999
Lot Size:	171,191 SF
APN/Parcel ID:	34-12196
Listing ID	20261855
Last Updated	1 day ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \backsim

Space 1	Space Available:	23,820 <i>SF</i>
	Rental Rate:	\$7 /SF/Year
	Space Type:	Free Standing Bldg
	Lease Type:	NNN
	Date Available:	Jun 2017
	Lease Term:	60 Months
	No. Parking Spaces:	50
	Pct. Procurement Fee:	3.00%

• •• ••

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Description

Excellent Retail Site has recent significant improvements.

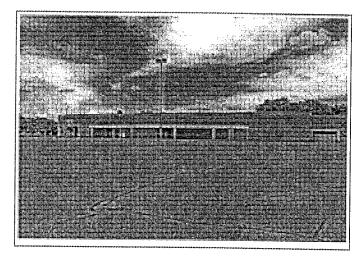


Peter Glaser — (414) 273-0880

Retail Property For Lease

Former Copps

5657 US Highway 10, Stevens Point, WI 54482



Total Space Available:	50,526 <i>SF</i>
Rental Rate:	\$5.75 / <i>SF/Year</i>
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	50,526 <i>SF</i>
Listing ID	20079657
Last Updated	27 days ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \smallsetminus

Space 1	Space Available:	50,526 <i>SF</i>
	Rental Rate:	\$5.75 /SF/Year
	Space Type:	Free Standing Bldg
	Sublease:	Yes. Sublease expires Aug 2018
	Date Available:	Dec 2016

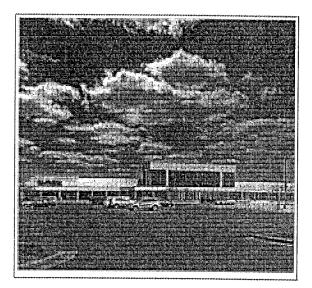
Description Former Copps 5657 Highway 10

Peter Glaser — (414) 273-0880



Retail Property For Lease Former Pick 'N Save

4200 S 76th Street, Greenfield, WI 53220



Total Space Available:	90,443 <i>SF</i>	
Rental Rate:	\$4.50 / <i>SF/Year</i>	
Property Type:	Retail	
Property Sub-type:	Neighborhood Center	
Gross Leasable Area:	90,443 <i>SF</i>	
Listing ID	20079697	
Last Updated	27 days ago	
Find Out More		

1 Space Available

Display Rental Rate as Entered \checkmark

Space 1	Space Available:	90,443 <i>SF</i>		
	Rental Rate:	\$4.50 / <i>SF/Year</i>		
	Space Type:	Neighborhood Center		
: :	Sublease:	Yes. Sublease expires Dec 2018		
	Date Available:	Dec 2016		
***************************************	*****			

Description

Former Pick 'N Save

Exposure and access to three major cross-town corridors (South 76th Street, Cold Spring Road and Forest Home Avenue) **Denny Elwell Company**

Blake Brown -- (515) 964-1587

Retail Property For Lease 1802 N Ankeny Blvd.

1802 N Ankeny Blvd., Ankeny, IA 50023

Total Space Available:	43,509 <i>SF</i>
Rental Rate:	\$6 - \$8 /SF/Year
Min. Divisible:	26,000 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	66,000 <i>SF</i>
Lot Size:	8 AC
Listing ID	18785744
Last Updated	17 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered \checkmark

	and the second
Space Available:	43,509 <i>SF</i>
Rental Rate:	\$6 - \$8 /SF/Year
Space Type:	Free Standing Bldg
Additional Space Types:	Neighborhood Center Office Building
Min. Divisible:	26,000 <i>SF</i>
Lease Type:	NNN
	Rental Rate: Space Type: Additional Space Types: Min. Divisible:

Description

Recenty re-developed into a multi-tenant center. 20' ceilings. Co-tenancy includes upscale The Fletcher Restaurant and Bar and Gino's Distribution.

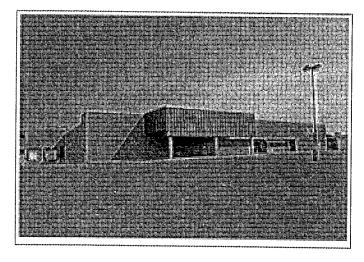
Coveted location on a corner at lit intersection. Business district with roof tops to the east and west.

Daniel Companies

Kyle Holwagner — (701) 223-8488 Ext: 303 Bill Daniel — (701) 223-8488 Ext: 302 Regina Crothers — (701) 223-8488 Ext: 301

Retail Property For Lease PRIME RETAIL PROPERTY

504 W Main St, Mandan, ND 58554



Total Space Available:	32,173 <i>SF</i>
Rental Rate:	\$7 /SF/Year
Property Type:	Retail
Property Sub-type:	Retail (Other)
Building Size:	32,173 <i>SF</i>
Listing ID	18890056
Last Updated	13 days ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \checkmark

Building 1	Space Available:	32,173 <i>SF</i>
	Rental Rate:	\$7 /SF/Year
	Space Type:	Retail (Other)
	Lease Type:	NNN

e e e e

Description

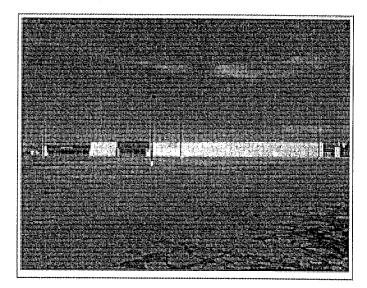
Zoned CB, Loading docks, great signage opportunity & visibility w/ample parking.

Buildings for sale: \$1,399,000 504 W Main St - Mandan, ND

· · · · · · ·

Retail Property For Lease Former K-Mart Store

1001 MN-23, Marshall, MN 56258



the second s
94,688 <i>SF</i>
\$3.50 / <i>SF/Year</i>
Retail
Free Standing Bldg
94,688 <i>SF</i>
1989
11.40 AC
20016262
34 days ago

1 Space Available

Display Rental Rate as Entered \backsim

Space Available:	94,688 <i>SF</i>	
Rental Rate:	\$3.50 /SF/Year	
Space Type:	Free Standing Bldg	
Lease Term:	12 Months	
Big box retail space		
	Rental Rate: Space Type: Lease Term:	Rental Rate:\$3.50 /SF/YearSpace Type:Free Standing Bldg

Highlights

- Big box retail store for lease
- Built in 1989
- Fenced in area on east side of building
- Two dock-high doors

Description

Property Features 94,688 sq. ft. big box retail building Built in 1989 Lot size is 11.41 acres Fenced area on east side of building Two dock-high doors

DP Management, LLC

Retail Property For Lease Yankton Mall

2101 Broadway Street, Yankton, SD 57078



Rental Rate:	\$6 - \$12 / <i>SF/Year</i>
Min. Divisible:	1,367 <i>SF</i>
Max. Contiguous:	26,097 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Regional
	Center/Mall
Gross Leasable Area:	181,746 <i>SF</i>
Listing ID	19559993
Last Updated	20 days ago
Find Out More	

15 Spaces Available

r

Display Rental Rate as Entered \smallsetminus

Space 10	Space Available:	26,097 <i>SF</i>	
	Rental Rate:	Negotiable	
	Space Type:	Regional Center/Mall	
	Additional Space Types:	Retail Pad	
	Lease Type:	NNN	
Space 100	Space Available:	2,278 <i>SF</i>	
	Rental Rate:	\$7.50 / <i>SF/Year</i>	
	Space Type:	Institutional/Governmental	
	Lease Type:	NNN	

Space 140	Space Available:	1,367 <i>SF</i>
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 150	Space Available:	1,367 <i>SF</i>
	Rental Rate:	\$8 / <i>SF/Year</i>
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 170	Space Available:	3,468 <i>SF</i>
	Rental Rate:	\$10 / <i>SF/Year</i>
	Space Type:	Creative/Loft
	Lease Type:	NNN
Space 169	Space Available:	3,642 <i>SF</i>
	Rental Rate:	\$10 / <i>SF/Year</i>
	Space Type:	Creative/Loft
	Lease Type:	NNN
Space 200	Space Available:	5,000 <i>SF</i>
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 220	Space Available:	5,000 <i>SF</i>
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

f (1)

Space 270	Space Available:	1,800 <i>SF</i>
	Rental Rate:	\$7.50 / <i>SF/Year</i>
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 130	Space Available:	6,000 <i>SF</i>
	Rental Rate:	\$10 / <i>SF/Year</i>
	Space Type;	Creative/Loft
	Lease Type:	NNN
Space 300	Space Available:	3,890 <i>SF</i>
	Rental Rate:	\$12 / <i>SF/Year</i>
	Space Type:	Regional Center/Mall
	Lease Type;	NNN
Space 70	Space Available:	4,125 <i>SF</i>
	Rental Rate:	\$8.50 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN
Space 80	Space Available:	1,586 <i>SF</i>
	Rental Rate:	\$6.50 / <i>SF/Year</i>
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

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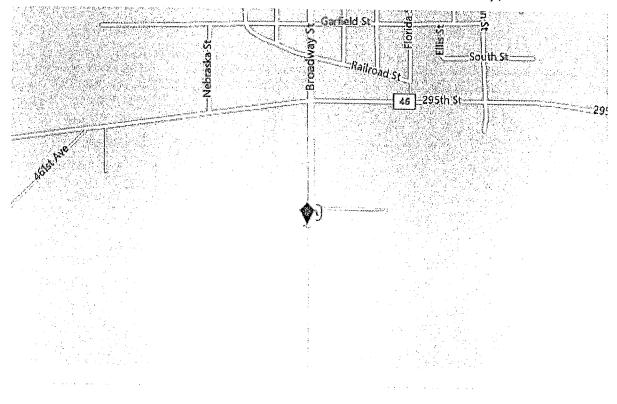
Space 110	Space Available:	2,310 <i>SF</i>
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 280	Space Available:	7,168 <i>SF</i>
	Rental Rate:	\$6 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Description

Yankton Mall in the early phases of redevelopment. 3 out lots are available for sale. Two 1 acre lots and one 2.3 acre lot. Please reference the flyers for out lot location for the property.

Located on Highway 81 in Yankton, SD between W 21 Street and W 23 Street.

Map of 2101 Broadway Street, Yankton, SD 57078 (Turner County)



Additional Photos

Retail Property For Lease

Big Box Retail Store For Lease - Miller

218 15th St E, Miller, SD 57362

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Total Space Available:	25,614 <i>SF</i>
Rental Rate:	\$7.40 / <i>SF/Year</i>
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	25,614 <i>SF</i>
Listing ID	19365105
Last Updated	8 days ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \checkmark

Space 1	Space Available:	25,614 <i>SF</i>
	Rental Rate:	\$7.40 / <i>SF/Year</i>
	Space Type:	Free Standing Bldg
	Lease Type:	Modified Net
	Date Available:	Aug 2015

Description

This is a great opportunity for a Big Box Retail Store in Miller, SD. This is an excellent space, well maintained building with a spacious parking lot. The property is in a highly visible and convenient location, located just off Highway 14.

Located just off Highway 14 in Miller, SD.

Addendum B

1

COMPARABLE PROPERTIES FOR SALE

-

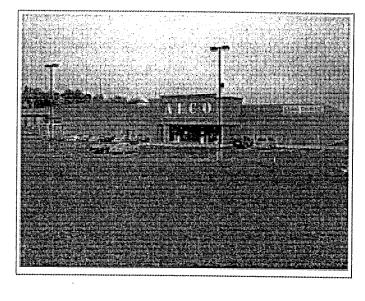
Property Resources Group

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Matt Olson -- (701) 200-7691
```

Retail Property For Sale

Big Box Retail Store For Sale - Pine River

173 Barclay Ave W, Pine River, MN 56474



Price:	\$1,950,000
Building Size:	25,614 <i>SF</i>
Price/SF:	\$76.13
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Investment
Tenancy:	Single
Lot Size:	3.30 AC
Listing ID	19364414
Last Updated	16 days ago
Find Out More	

Description

This is a great opportunity for a Big Box Retail Store in Pine River, MN. This is an excellent space, well maintained building with a spacious parking lot. The property is in a highly visible and convenient location, located along Front Street/Highway 371.

Located located along Front Street/Highway 371 in Pine River, MN.



Leah Maurer — (952) 893-8825

Retail Property For Sale Cub Foods Building

1320 S Highway 15 S, Hutchinson, MN 55350

	***************************************	all a subject and an	and the second
		Price:	\$3,500,000
		Gross Leasable Area	: 60,208 <i>SF</i>
		Price/SF:	\$58.13
		Property Type:	Retail
	No Photo	Property Sub-type:	Community Center
		Property Use Type:	Investment
		No. Stories:	1
		Tenancy:	Single
		Year Built:	1999
		Lot Size:	275,735 <i>SF</i>
L		APN/Parcel ID:	1211630090050
		Zoning Description:	C-4 (Fringe
			Commercial
			Distric
		Listing ID	20197878
5		Last Updated	today
Find Out More			

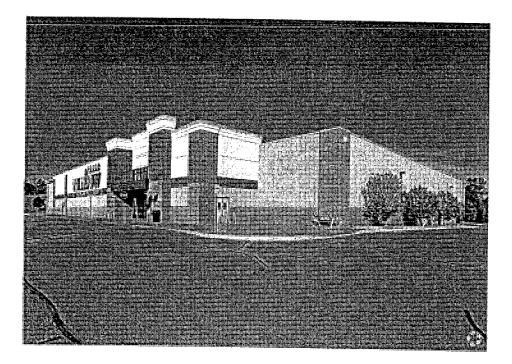
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Description

County Fair Marketplace is a value-add, ALDI grocery-anchored neighborhood center on a new 10year lease. Totaling 60,208 square feet, the center is also leased by Pizza Ranch with an optimal retail location in Hutchinson and is shadow anchored by Target and Best Buy. Neighboring tenants include Walmart Supercenter, JCPenney, JoAnn Fabrics, Cash Wise (Coborns) and numerous other retailers and restaurants. There is 33,631 square feet of vacant space available, which provides a strong value-add component in arguably the most desirable retail asset in the city for new or relocating retailers.



9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons Inver Grove Heights, MN 55076 - Eagan Ret Submarket



Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce
Tenancy:	Single
Year Built:	2000
GLA:	56,202 SF
Floors:	1
Typical Floor:	56,202 SF
Docks:	2 ext
Construction:	Masonry
LAND	
Land Area:	5.77 AC
Zoning:	Commercial
Parcel	20-11861-01-010

\$2.28 (2016)

Taxes:

AMENITIES

Pylon Sign, Signage

LEASING

Available Space	s: 56,202 SF Available in 1 Space	
Availability:	100% Available; 100% Vacant	a second and a second sec
Leasing Compa	ny: Mid-America Real Estate-Minnesota	the second se
Contacts:	Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666	

AVAILABLE SPACES

Floor	Suite	Use	Туре	SF Avail	Fir Contig	Bidg Contig	Rent	Occupancy	Term
E 1st	9015	Retail	Relet	56,202	56,202	56,202	ழ, Withheld	Vacant	Negotiable
Mid-Ameri	ica Real E	Estate-Minn	esota - Mark Ro	binson (952) 563-6664.	Douglas Saild	or (952) 563-6666	* 1 1	4	10gondbio
/							1	L V D	1'

SALE		per	MərK	Kobinson
For Sale:	\$2,810,000 (\$50.00/SF) - Active			
Sale Company:	Mid-America Real Estate-Minnesota			
Contacts:	Mark Robinson (952) 563-6664			
Last Sale:	Portfolio of 2 Retail Properties in Inver Grove Heights, MN Sold on De	ec 15, 2014 for \$3,800,00)0 (\$ 58.32/S	F)



9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons

Inver Grove Heights, MN 55076 - Eagan Ret Submarket

TRAFFIC & FRONTAGE

Traffic Volume:	50,381 on Courthouse Blvd & Concord Blvd E (2015)	
	49,527 on Courthouse Blvd E (2012)	
Frontage:	188' on Broderick Blvd	,
	222' on Courthouse Blvd	

TRANSPORTATION

Parking:	280 free Surface Spaces are available; Ratio of 3.88/1,000 SF	
Airport:	19 minute drive to Minneapolis-Saint Paul International Airport	and the second
Walk Score ®:	Car-Dependent (32)	
Transit Score ®:	Some Transit (36)	
		the second s

PROPERTY CONTACTS

True Owner:	Tower Investments, Inc	 	
	DRA Advisors, LLC		

MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	100%	->	0.0%
Submarket 2-4 Star	6.3%	4	1.9%
Market Overall	3.4%	\	0.6%
Submarket Leasing Activity	Current		YÔŸ
12 Mo. Leased SF	76,405	¥	15.5%
Months On Market	33.1	¥	5.4 mo

Recorded Owner: Arbor Pointe Commons LLC Property Manager: Mid-America Real Estate-Minnesota

NNN Asking Rents Per SF	Current		YOY
Submarket 2-4 Star	\$11.13	*	29.0%
Market Overall	\$13,45		0.0%
	*** * *** * * * * * * *	-	
Submarket Sales Activity	Current	-	YOY
Submarket Sales Activity 12 Mo. Sales Volume (Mil.)	Current \$21.4	-	Ү́ОҮ 33,2%

Made with TrafficMatrix® Products



'Cushman & Wakefield - Former Econo Foods, Retail (Other), 205 Washington Ave, Hutc... Page 1 of 3

By searching on this site, you agree to the LoopNet Terms and Conditions.

Former Econo Foods

205 Washington Ave, Hutchinson, MN 55350

\$1,900,000 42,071 SF | Retail

No Photo

William Skip Melin (952) 465-3377

Deborah Carlson (763) 450-3370

Retail Property For Sale

Price:	\$1,900,000	No. Stories:	1
Building Size:	42,071 SF	Tenancy:	Single
Price/SF:	\$45.16	Lot Size:	4.65 AC
Property Type:	Retail	APN / Parcel ID:	23.076.0010

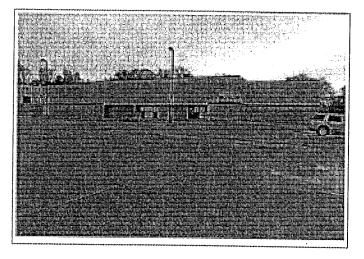
http://looplink.natl.cushmanwakefield.com/xNet/Looplink/TmnlEngine/ListingProfilePage 1/6/2017

Commercial Realty Solutions

Cheree Hoese -- (763) 682-2400

Retail Property For Sale Buffalo - Downtown Commercial 205

205 1st St S, Buffalo, MN 55313



\$1,249,000
: 28,324 <i>SF</i>
\$44.10
Retail
Neighborhood Center
Vacant/Owner-User
1
1981
0.86 <i>AC</i>
103-056-010060
5.30/1,000 SF
20216891
28 days ago

Find Out More...

Highlights

- 2nd Floor has offices and breakroom
- Former grocery store
- Fully Sprinkled
- Municipal parking lot
- Security System
- Downtown Buffalo

Description

Municipal parking lot. 16'-4" to bottom of bar joist. 42'-5" column spacing. Security system. Building sprinkled. (2) 150 AMP 3-phase electric. (2) 8'x10' O.H. dock high doors. Upper level has 4 offices, breakroom & restrooms. Public restrooms on ground floor.

Located West of Highway 25. Quick and easy access. Minutes from Highway 55. Close to Wright County Courthouse, Public Library, Post Office, shopping and services.

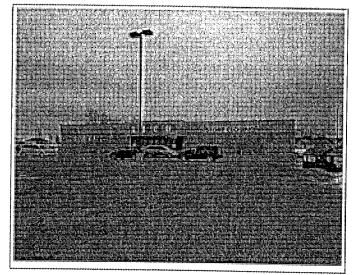
Upland Real Estate Group

Blake Martin — (612) 465-8521

Retail Property For Sale

Former Alco

725 N Broadway Street, Spring Valley, MN 55975



	a construction of the second state of the second state of the second state of the second state of the second st
Price:	\$667,800
Building Size:	22,260 <i>SF</i>
Price/SF:	\$30
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Vacant/Owner-User
No. Stories:	1
Year Built:	1995
Lot Size:	1.61 <i>SF</i>
Listing ID	19328071
Last Updated	49 days ago

Find Out More...

Highlights

- Excellent Visibility
- Ample Parking
- 70 Parking Stalls
- Convenient Access

Description

The property is situated nicely off busy Highway 63. The location provides quick and easy access to the property. This ALCO building is conveniently positioned in downtown Spring Valley, along with the majority of retail in the city.

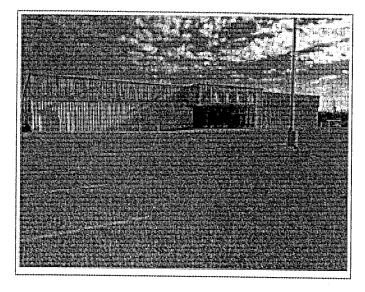
Located in Fillmore County, Spring Valley is just 30 miles away from Rochester and about 100 miles from Minneapolis. Spring Valley is home of some 3,000 people.

Upland Real Estate Group

Blake Martin — (612) 465-8521

Retail Property For Sale Former ALCO

890 Commerce Road, Long Prairie, MN 56347



	and the second
Price:	\$626,000
Building Size:	22,361 <i>SF</i>
Price/SF:	\$28
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Vacant/Owner-User
Lot Size:	1.73 AC
Listing ID	19548287
Last Updated	49 days ago
Find Out More	

Description

22,361 SF former ALCO building available for sale. The building is vacant.

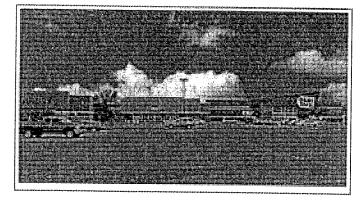
Long Prairie is located roughly 50 miles away from Saint Cloud and home to some 3,500 people.

Colliers International (Minneapolis)

lan Halker --- (952) 374-5810

Retail Property For Sale Former Office Max .

1354 Highway 15 S, Hutchinson, MN 55350



Price:	
	\$575,000
Building Size:	23,600 <i>SF</i>
Price/SF:	\$24.36
Property Type:	Retail
Property Sub-type:	Retail (Other)
Additional Sub-	Office Building
types:	-
	Strip Center
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Value Duitte	
Year Built:	2000
APN/Parcel ID:	2000 10366666
APN/Parcel ID:	10366666

Find Out More...

Description

Located in the heart of the Hutchinson trade area on Highway trade area on Highway 15 between Target and Best Buy this property has 23,600 sf of space, which is divisible to 11,800 sf. Property has one loading dock with ample parking and excellent visibility to Highway 15. Pylon signage located on Highway 15 with visibility to an average of 11,600 vehicles per day.

CO FAIR MARKETPLACE 4TH ADD LOT-001 BLOCK-001



William Skip Melin — (952) 465-3377 Deborah Carlson — (763) 450-3370

Retail Property For Sale

Former Econo Foods

104 4th Ave, New Prague, MN 56071

	a service of an advantage of the service service and the service service and	a and a second and a second second and a second
No Photo	Price:	\$600,000
	Building Size:	25,900 <i>SF</i>
	Price/SF:	\$23.17
	Property Type:	Retail
	Property Sub-type:	Free Standing Bldg
	Property Use Type:	Investment
	No. Stories:	1
	Tenancy:	Single
	Year Built:	1981
	Dock-High	1
	Doors/Loading:	
	Lot Size:	36,590 <i>SF</i>
	APN/Parcel ID:	24-005002-0
	Listing ID	19084702
	Last Updated	40 days ago
Find Out More		_

а. С

Description

Freestanding former supermarket located in western New Prague. Clean, empty space with two front entrances and two docks available in the back of the store. Ample parking.



Matthew Friday — (612) 336-4209 David Daly — (612) 336-4319

Retail Property For Sale

1701 18th Ave

1701 18th Ave, Austin, MN 55912



Price:	\$2,000,000	
Building Size:	89,908 <i>SF</i>	
Price/SF:	\$22.24	
Property Type:	Retail	
Property Sub-type:	Retail (Other)	
Property Use Type:	Investment	
No. Stories:	1	
Tenancy:	Single	
Year Built:	1998	
Lot Size:	409,464 <i>SF</i>	
APN/Parcel ID:	1, 34.639.0010	
Zoning Description:	(Retail)	
Listing ID	19051244	
Last Updated	9 days ago	

Find Out More...

Highlights

- Good visibility and access off of Highway 218
- Limited vacant big box options in the market
- The site is subject to an Operation and Easement Agreement, dated September 18, 1998, amended by a First, Second and Third Amendment to OEA (collectiv
- Other tenants in the area include Shopko, Super Walmart, Runnings, and HyVee
- Two pylon signs available
- Built in 1998

Description

The Target property sits at the Northwest corner of the intersection of Interstate 90 and Highway 218, the two largest arteries for the city of Austin.

BLOCK 001 LOT 001 SUBDIVISIONCD 34639 SUBDIVISIONNAME SHEEDYS SUBDIVISION & SHEEDY'S 2ND

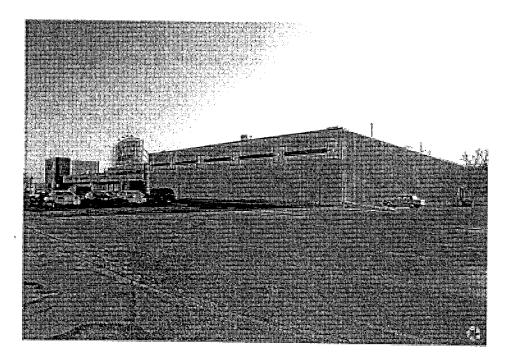
By 564	ching on this site, you agree to the LoopNet Terms and	
1914 S Broadway Street 1914 S Broadway St, New Ulm, MN 56073	Negoti 89,490 SF	
4	la Photo	Request additional information Contact Listing Broker Matthew Friday (612) 336-4209 Eric Sheaffer (612) 336-4251 David Daly (612) 336-4319
		This property is for sale @#1,800,00 per listing agent.
Retail Property For Lease	Rental Negotiable APN / 1.05 Rate: Parcel ID: 1.05 Property Retail 1.05 Type: Listing ID 2003 Property Ratail	3 787 SF 16+11
Find Out More		
····		
1 Space Available	Display Rental Rate as Ente	red ◄
Rental Rate:	9,490 SF legotiable etail (Other)	
Description The site is subject to an Operation and Easement Agre- puliding located at the main entrance into town, Good v 3ROADWAY 1ST ADDITION Lot-001 Block-001	ment (OEA), dated September 15, 1998, Free-standin	9
Commercial property information by LoopNet		

Addendum C

COMPARABLE PROPERTIES THAT HAVE SOLD



1750 W HWY 36 - Roseville Plaza Roseville, MN 55113 - Rosedale Ret Submarket



BUILDING	
Туре:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce
Tenancy:	Multiple
Year Built:	1977
GLA:	80,065 SF
Floors:	1
Typical Floor:	80,065 SF
Docks:	6 ext

AVAILABILITY

Min Divisble:	47,782 SF
Max Contig:	47,782 SF
Total Available:	47,782 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$2.61 (2016)
Opex:	\$1.75 (2012-Est)

SPACES

,

Floor	Suite	Use	Tune						
11001	oune	030	Туре	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	0E0	Retail	Relet	47,782	47,782	47,782	Withheld	Vacant	Negotiable
Kimco Rea	Ity Corpo	pration - So	ott Tucker (847) 2	94-6419					Hogonabio

LEASING COMPANY

Company:	Kimco Realty Corporation
Contacts:	<u>Scott Tucker-(847)-294-6419</u>
and the second se	
SALE	
Last Sale:	Sold on Jan 19, 2013 for \$5,300,000 (\$66.20/SF) at 12.10% Cap
AMENITIES	
Bus Line, Dedi	icated Turn Lane, Freeway Visibility, Pylon Sign, Signage
bus Line, Deul	

KEY TENANTS

Planet Fitness

32,283 SF

TRAFFIC & FRONTAGE

Traffic Volume: 14,950 on Fairview Ave & Grant Rd (2012)

Made with TrafficMetrix® Products



1750 W HWY 36 - Roseville Plaza

Roseville, MN 55113 - Rosedale Ret Submarket

TRAFFIC & FRONTAGE

Frontage:

91,656 on Hwy 36 W & Fairview Ave N (2015) 460' on Fairview Ave

TRANSPORTATION

Parking:317 free Surface Spaces are available; Ratio of 2.70/1,000 SFWalk Score ®:Somewhat Walkable (56)Transit Score ®:Good Transit (51)

Made with TrafficMetrix@ Products



Lease Availability Report





BUILDING	
Туре:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Single
Year Built:	1955; Renov 2006
GLA:	103,455 SF
Floors:	1
Typical Floor:	103,455 SF
Docks:	2 ext

AVAILABILITY

Min Divisble:	103,455 SF
Max Contig:	103,455 SF
Total Available:	103,455 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.78 (201
Opex:	\$3.14 (201

6) 0)

SPACES

Floor	0	- 이 수 있는 것 같아.						
FIOOP	Suite Use	Туре	SF Avail	Fir Contig	Bidg Contig	Rent	Occupancy	Term
P 1st	Space 1 Retail	Relet	103,455	103,455	103,455	Withheld	30 Davs	Negotiable
Upland Re	eal Estate Group, In	c Blake Martin ((612) 332-6600				ee Dayo	Negotiable

LEASING COMPANY

Company:	Upland Real Estate Group, Inc.	
Contacts:	Blake Martin (612) 332-6600	
SALE	and the second	
Last Sale:	Sold on Aug 2, 2016 for \$3,360,000 (\$32,48/SF)	

AMENITIES

Bus Line, Pylon Sign, Signage

TRAFFIC & FRONTAGE

Traffic Volume:	6,190 on Butler Ave E & Gorman Ave (2012)
	17,088 on S Robert St & Moreland Ave E (2015)
Frontage:	428' on Livingston Ave (with 3 curb cuts)

Made with TrafficMetrix® Products





50 Signal Hills Ctr - Former Kmart - Signal Hills West Saint Paul, MN 55118 - West St Paul Ret Submarket

TRANSPORTATION

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Parking:	700 free Surface Spaces are available; Ratio of 6.76/1,000 SF
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Some Transit (39)



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Cash Wise Foods 3045 & Little Dukes Gas/Wash

755 33rd Ave E

West Fargo, ND

Cass County North Dakota

TaxYear: 2017

Parcel ID (s):	Site Address	Parcel Type	Class
02-5005-00010-000	755 33rd Ave E	Main Parcel	



1

SUMMARY OF SALIENT FACTS

Property Name:	Cash Wise Foods 3045 & Little Dukes Gas/Wash
Property Address:	755 33rd Ave E
City, State:	West Fargo, ND
County/Jurisdiction:	Cass County North Dakota

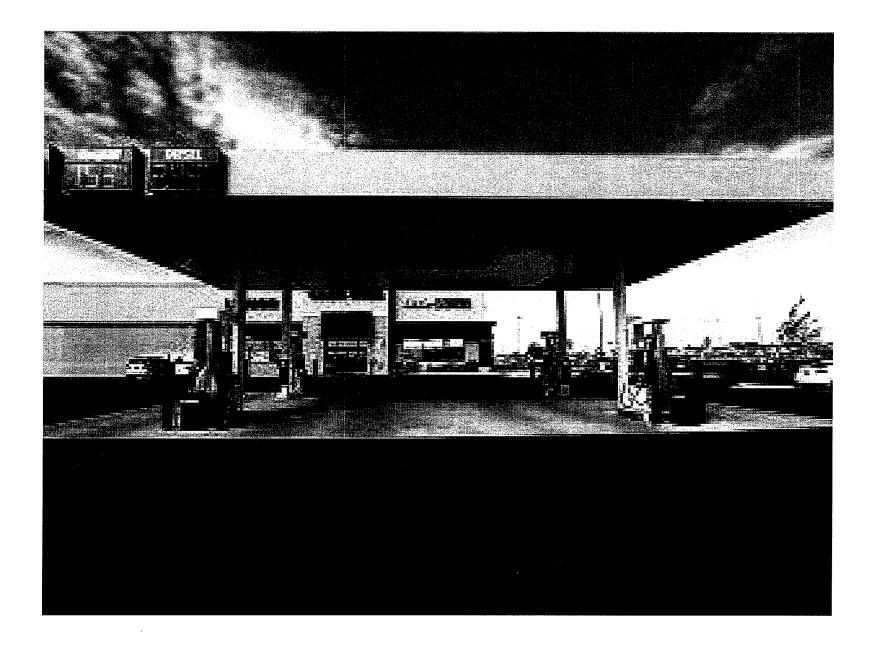
Parcel ID (s):	Site Address	Year Built	Gross Area	Current County Value	\$/Unit
02-5005-00010-000	755 33rd Ave E	2015	66,885	\$8,076,200	\$120.75
	ТОТ	AL CURRENT COUN	NTY VALUE:	\$8,076,200	\$120.75

Property Description The subject is a grocery store built in 2015 with a gross area of 66,885 sqft which includes a 2,160 sqft C-Wash.

TSQ - NO-156







COMPARABLE PROPERTIES CURRENTLY FOR LEASE

PROPERTY NAME AND ADDRESS FORMER RAINBOW FOODS 9015 BRODERICK BLVD	<u>CITY</u> INVER GROVE HEIGHTS	<u>STATE</u> MN	<u>SQFT</u> 56,202	ASKIN \$	NG RENT 6.00	<u>ҮВ</u> 2000	<u>TERMS</u> NNN
FORMER ALCO 890 COMMERCE RD	LONG PRAIRIE	MN	22,361	\$	4.50	1997	NNN
RETAIL 100-170 EVERGREEN SQ SW	PINE CITY	MN	26,901	\$	8.00	1989	NNN
FORMER ALCO 725 N BROADWAY ST	SPRING VALLEY	MN	22,260	\$	5.00	1995	NNN
RETAIL 850 MAES AVE	KIMBERLY	WI	54,906	\$	6.00	1991	NNN
FORMER GROCERY STORE 1525 RYAN RD	JEFFERSON	WI	30,622	\$	9.00	1992	NNN
RETAIL 1201 BELL AVE	HARTFORD	WI	38,000	\$	7.00		MODIFIED NET
FORMER GROCERY STORE 630 E WISCONSIN AVE	OCONOMOWOC	WI	39,809	\$	6.84	1994	NNN
FORMER MC SPORTS 2211 S 8TH ST	WISCONSIN RAPIDS	WI	23,820	\$	7.00	1999	NNN
FORMER COPPS 5657 US HWY 10	STEVENS POINT	WI	50,526	\$	5.75		NNN

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COMPARABLE PROPERTIES CURRENTLY FOR LEASE

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PROPERTY NAME AND ADDRESS	<u>CITY</u>	<u>STATE</u>	<u>SQFT</u>	<u>ASKII</u>	NG RENT	<u>YB</u>	TERMS
FORMER PICK N SAVE	GREENFIELD	WI	90,443	\$	4.50	1967	NNN
4200 S 76TH ST							
FORMER DAHL'S	ANKENY	IA	43,509	\$	6.00	2005	NNN
1802 N ANKENY BLVD							
FORMER GROCERY STORE	MANDAN	ND	32,173	\$	7.00		NNN
504 W MAIN ST							
FORMER K-MART	MARSHALL	MN	94,688	\$	3.50	1989	NNN
1001 MN-23							
YANKTON MALL	YANKTON	SD	181,746	\$	6.00	1969	NNN
2101 BROADWAY ST				The as	sking rent is f	or small retail spa	ce. The big
				box p	ortion is nego	otiable.	-
FORMER ALCO	MILLER	SD	25,614	\$	7.40	2008	NNN
218 15TH ST F							

218 15TH ST E

COMPARABLE PROPERTIES CURRENTLY FOR SALE

-

PROPERTY NAME AND ADDRESS FORMER ALCO	<u>STATE</u> MN	YB	<u>SQFT</u> 25,614	ASKING PRICE \$1,950,000	<u>PRICE PER SQFT</u> \$76.13
173 BARCLAY AVE W PINE RIVER, MN			,	, _, ,	
FORMER CUBS FOODS 1320 S HIGHWAY 15 S HUTCHINSON, MN	MN	1999	60,208	\$3,500,000	\$58.13
FORMER RAINBOW FOODS 9015 BRODERICK BLVD INVER GROVE HEIGHTS, MN	MN	2000	56,202	\$2,810,000	\$50.00
FORMER GROCERY STORE 205 1ST ST S BUFFALO, MN	MN	1981	28,324	\$1,249,000	\$44.10
FORMER ALCO 725 N BROADWAY ST SPRING VALLEY, MN	MN	1995	22,260	\$667,800	\$30.00
FORMER ALCO 890 COMMERCE RD LONG PRAIRIE, MN	MN		22,361	\$626,000	\$28.00
FORMER OFFICE MAX 1354 HWY 15 S HUTCHINSON, MN	MN	2000	23,600	\$575,000	\$24.36
FORMER ECONO FOODS 104 4TH AVE NEW PRAGUE, MN	MN	1981	25,900	\$600,000	\$23.17

COMPARABLE PROPERTIES CURRENTLY FOR SALE

PROPERTY NAME AND ADDRESS	STATE	<u>YB</u>	<u>SQFT</u>	ASKING PRICE	PRICE PER SQFT
FORMER ECONO FOODS	MN	1981	25,900	\$600,000	\$23.17
104 4TH AVE					
NEW PRAGUE, MN					
TARGET	MN	1998	89,908	\$2,000,000	\$22.24
1701 18TH AVE					
AUSTIN, MN					
TARGET	MN	1998	89,490	\$1,800,000	\$20.11
1914 S BROADWAY ST					
NEW ULM, MN					

COMPARABLE PROPERTIES THAT HAVE SOLD

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PROPERTY NAME AND ADDRESS	YEAR BUILT	SQFT	SALE DATE	SALE PRICE	SALE PRICE PER SQFT
FORMER SPORTS AUTHORITY 1750 W HWY 36 ROSEVILLE, MN	1977	80,065	1/19/2013	\$ 5,300,000	\$66.20
FORMER K-MART 50 SIGNAL HILLS CTR WEST SAINT PAUL, MN	1955/2006	103,455	8/2/2016	\$ 3,360,000	\$32.48

Income Analysis

TaxYear 2017

Income

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Rents						
Description	Area/Units	Rate	Total			
Grocery Store	64,918	\$8.00	\$519,344			
	64,918		\$519,344			
					Potential Gross Income:	\$519,344
				10.0%	Vacancy and Collection Loss:	\$51,934
					Miscellaneous Income:	\$0
					Effictive Gross Income:	\$467,410

Expenses

Expenses Per Sqaure Foot:	:				
Description	Area	Rate	Expense Total		
	64,918	\$0.80	\$51,934	Expense Totals	
				Expenses:	\$51 <i>,</i> 934
				Net Operating Income:	\$415,476

Value Capitalization

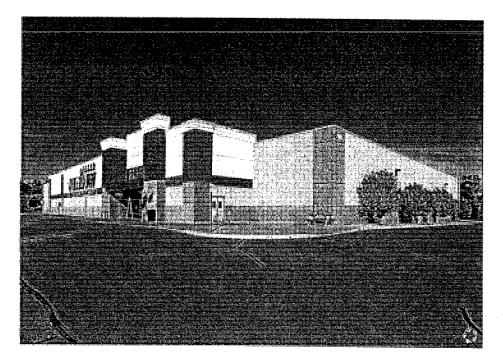
			Final Value:	\$5,841,450
		Total:	\$648,000	
ar Wash - 2,160sqf x \$300/sqft = 648,000)		\$648,000	
dditional Adjustments		Total Add	itional Adjustments:	\$648,000
Total Capitalization Rate:	8.0000%			
Base Capitalization Rate: Effective Tax Rate:	8.0000% 0.0000%		Indicated Value:	\$5,193,450

Addendum A

COMPARABLE PROPERTIES FOR LEASE



9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons Inver Grove Heights, MN 55076 - Eagan Ret Submarket



BUILDING	
Туре:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce
Tenancy:	Single
Year Built:	2000
GLA:	56,202 SF
Floors:	1
Typical Floor:	56,202 SF
Docks:	2 ext
Construction:	Masonry

LAND

5.77
Con
20-1

5.77 AC Commercial 20-11861-01-010

EXPENSES PER SF

Taxes:

\$2.28 (2016)

AMENITIES

Pylon Sign, Signage

LEASING

Available Spaces:	56,202 SF Available in 1 Space		
Availability:	100% Available; 100% Vacant		
Leasing Company: Mid-America Real Estate-Minnesota			
Contacts:	Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666		

AVAILABLE SPACES

Floor	Suite	Use	Туре	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	9015	Retail	Relet	56,202	56,202	56,202	⊮ Withheld	Vacant	Negotiable
Mid-Ameri	ica Real E	Estate-Min	nnesota - Mark Roi	binson (952) 563-6664,	Douglas Saild	or (952) 563-6666	\$ 6.00	┢	-
SALE		an a dha yehayê kir. Dê waraya ki ^a sanan		anna ann an tha ann an			per	Mark	Robinson

1	SALE	
1	For Sale:	\$2,810,000 (\$50.00/SF) - Active
	Sale Company:	Mid-America Real Estate-Minnesota
	Contacts:	Mark Robinson (952) 563-6664
	Last Sale:	Portfolio of 2 Retail Properties in Inver Grove Heights, MN Sold on Dec 15, 2014 for \$3,800,000 (\$58.32/SF)



9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons

Inver Grove Heights, MN 55076 - Eagan Ret Submarket

TRAFFIC & FRONTAGE

Traffic Volume:	50,381 on Courthouse Blvd & Concord Blvd E (2015)	
	49,527 on Courthouse Blvd E (2012)	
Frontage:	188' on Broderick Blvd	
	222' on Courthouse Blvd	

TRANSPORTATION

Parking:	280 free Surface Spaces are available; Ratio of 3.88/1,000 SF
Airport:	19 minute drive to Minneapolis-Saint Paul International Airport
Walk Score ®:	Car-Dependent (32)
Transit Score ®:	Some Transit (36)

PROPERTY CONTACTS

 True Owner:
 Tower Investments, Inc

 Prior True Owner:
 DRA Advisors, LLC

Recorded Owner: Arbor Pointe Commons LLC Property Manager: Mid-America Real Estate-Minnesota

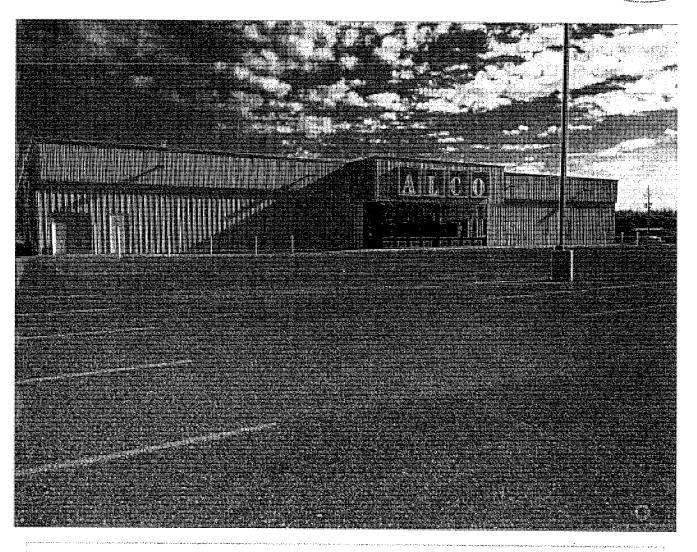
MARKET CONDITIONS

Vacancy Rates	Current		YOY	NNN Asking Rents Per SF	Current		YOY
Current Building	100%	- W - D -	0.0%	Submarket 2-4 Star	\$11.13	¥	29.0%
Submarket 2-4 Star	6.3%	4	1.9%	Market Overall	\$13.45	~~ ~ >	0.0%
Market Overall	3.4%	¥	0.6%				
Submarket Leasing Activity	Current		YOY	Submarket Sales Activity	Current		YOY
12 Mo. Leased SF	76,405	¥	15.5%	12 Mo. Sales Volume (Mil.)	\$21.4	¥	33.2%
Months On Market	33.1	¥	54 mo	12 Mo. Price Per SF	\$100	¥	66.6%



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Page 1 of 4



Former Alco

890 Commerce Rd, Long Prairie, MN 56347

\$4.50 SF/Year

Retail for Lease

Property

https://www.commercialsearch.com/listings/890-Commerce-Rd Long-Prairie MN 56347 ... 1/6/2017

Notes

Located in Todd County, Long Prairie is roughly 50 miles away from Saint Cloud and about 120 miles from Minneapolis. Long Prairie is home of some 3,500 people. The property is situated nicely near the main route through the town, Highway 71. The location provides quick and and easy access to the property. This building is conveniently positioned on the south side of the town near the other main retail in the area. More national brands tend to be located on this side of town rather than the downtown location north of the property.

Available Spaces



By default, only the spaces that match your search criteria are shown.

AVAILABLE SF 22,361

LEASE RATE / SF \$4.50

LEASE RATE TYPE

AVAILABILITY Now

LEASE TYPE Direct

SUITE NUMBER Bldg

SUITE STATUS Active

https://www.commercialsearch.com/listings/890-Commerce-Rd Long-Prairie MN 56347 ... 1/6/2017

Details		
PROPERTY TYPE	PROPERTY SUBTYPE	
Retail	Freestanding	
YEAR BUILT	LOT SIZE (ACRES)	
1997	1.729	
BUILDING SIZE	PARKING SPACES	
22,361	90	
CONSTRUCTION STATUS	COUNTY	
Existing	Todd	

Listing Representatives

CS

Chad Sturm Upland Real Estate Group, Inc



JΗ

C

Blake Martin Associate Upland Real Estate Group, Inc

Josh Huempfner

Upland Real Estate Group, Inc



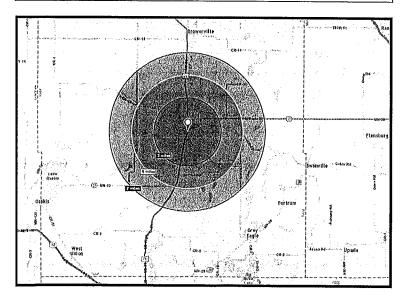


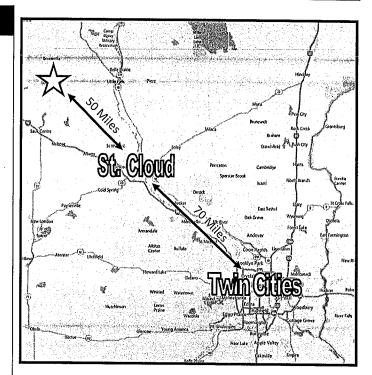
PROPERTY OVERVIEW

PROPERTY INFORMATION

Address	890 Commerce Drive
CITY, STATE	Long Prairie, MN 56347
Building Size	22,361 SF
YEAR BUILT	1997
LOT SIZE	1.73 Acres
SALE PRICE	\$639,000
ASKING RENT	\$5.50 PSF
TAXES (2014)	\$17,354
PARKING	Approx. 90 spaces
SIGNAGE	Building & Pylon
Market	Central Minnesota
COUNTY	Todd

	DEMOGRAPH	lics	
	3-MILE	5-MILE	7-MILE
Population	4,197	5,162	6,365
Median HH Income	\$41,743	\$42,882	\$43,875
Average HH Income	\$53,395	\$54,650	\$55,753
MEDIAN AGE	36.8	37.7	38.5

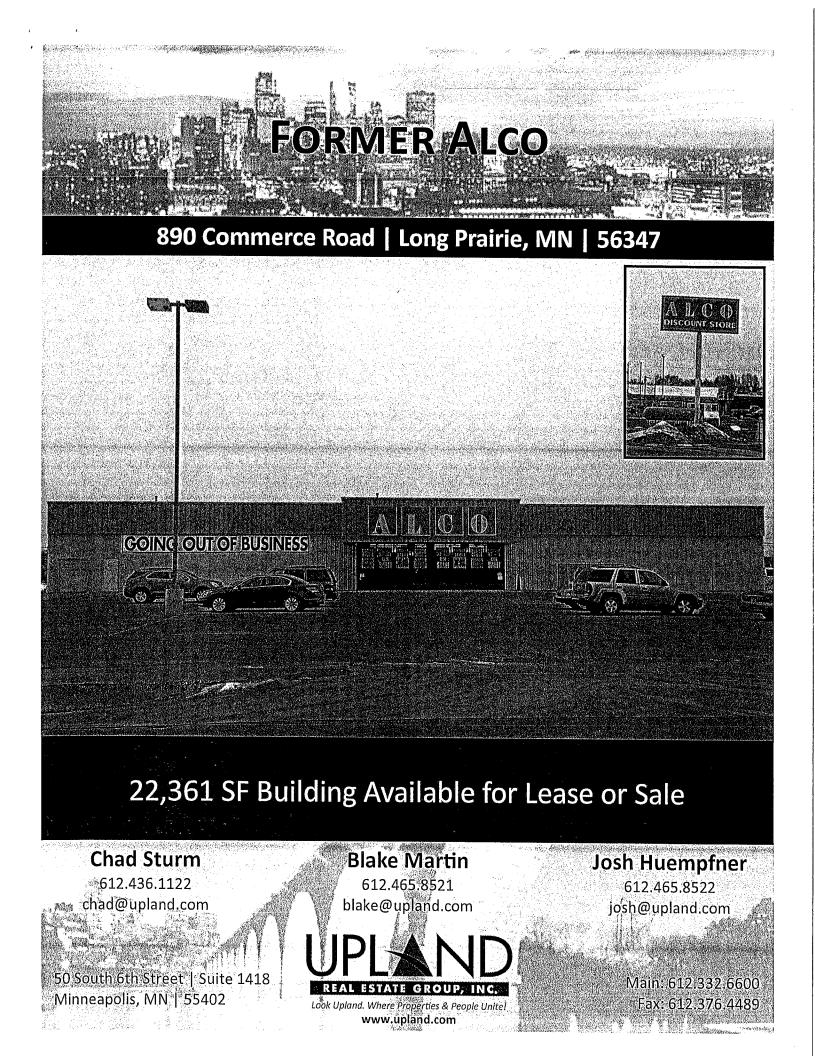




	Area Tenants		
	Coborn's		
	Family Dollar		
O'Reilly Auto Parts			
Ce	entraCare Health		
The second s	RAFFIC COUNTS		
Hwy 71	10,400 vpd		

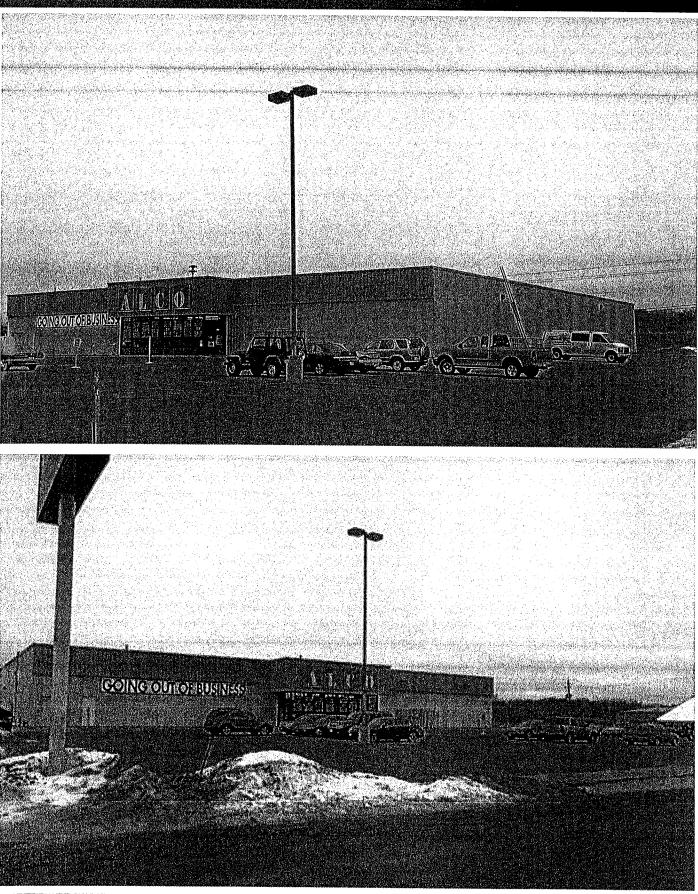
COMMENTS

Located in Todd County, Long Prairie is roughly 50 miles away from Saint Cloud and about 120 miles from Minneapolis. Long Prairie is home of some 3,500 people. The property is situated nicely near the main route through the town, Highway 71. The location provides quick and easy access to the property. This building is conveniently positioned on the south side of the town near the other main retail in the area. More national brands tend to be located on this side of town rather than the downtown location north of the property.





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FORMER ALCO | LONG PRAIRIE, MN | PAGE 4





Evergreen Square

100-170 Evergreen Sq SW, Pine City, MN 55063

\$8.00 SF/Year

Retail for Lease

Property

Notes

Area tenants include Wal-Mart, Dollar Tree, KFC. Conveniently located across from Walmart Supercenter and in close proximity to I-35. Main retail hub off the interstate. East access and good visibility.

Available Spaces

https://www.commercialsearch.com/listings/100-170-Evergreen Sq.SW. Bing City, MNI 55 1/6/2012

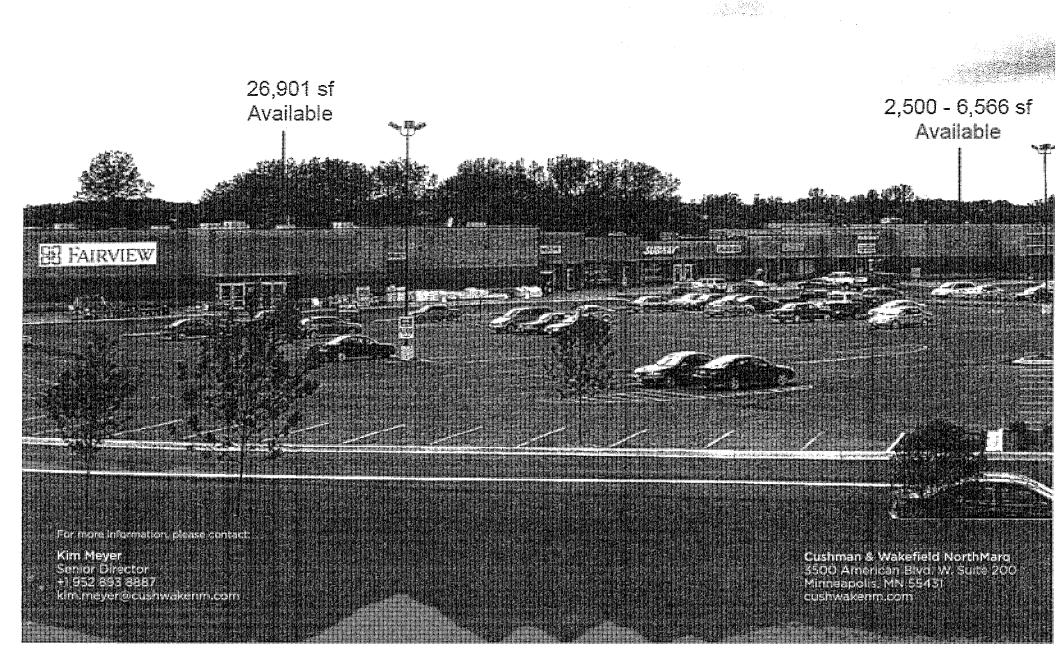
On By default, only the spaces that match your search criteria are shown. ANT CONTRACTOR AVAILABLE SF 26,901 LEASE RATE / SF \$8.00 LEASE RATE TYPE Net AVAILABILITY Now LEASE TYPE Direct SUITE NUMBER 104 SUITE STATUS Active AVAILABLE SF 6,566 LEASE RATE / SF \$8.00 LEASE RATE TYPE Net **AVAILABILITY** Now LEASE TYPE Direct SUITE NUMBER

162 SUITE STATUS Active			
Details			
PROPERTY TYPE Retail	YEAR BUILT 1989		
LOT SIZE (ACRES) 0.001	BUILDING SIZE 63,841		
PARKING SPACES 358	CONSTRUCTION STATUS Existing		
COUNTY Pine			
Neighborhood			
Nearby Transit			
O No Nearby Tr	ansit		
Walk Score			

Evergreen Square 100 Evergreen Square SW, Pine City, MN 55063



FOR LEASE



Evergreen Square 100 Evergreen Square SW, Pine City, MN 55063

FOR LEASE

(в) (C) (D)(A) (E) (6) (K)(M) \bigcirc (F) (н) (J) (L) (N) 目 (1)(2)-(2.2) Available Available 3 -(3.2) JTT. LIE E Vet Subway Clinic 1 TENANT 100 6,772 SF TENANT 104 26,901 SF TENANT 110/120 TENANT 130 TENANT 150 1,170 SF Great TENANT 170 TENANT 140 TENANT 160 TENANT 166 TENANT 162 2,949 SF 1,779 SF 6,566 SF 9,100 SF 1,235 SF 1,235 SF 5518 SF (4)-(4.1) Carey's **Pine Eye Clinic** -Clips-Fairview Comm. Clinic Dollar Ē USPS Tree 5 6111142 (5) 99989 1998

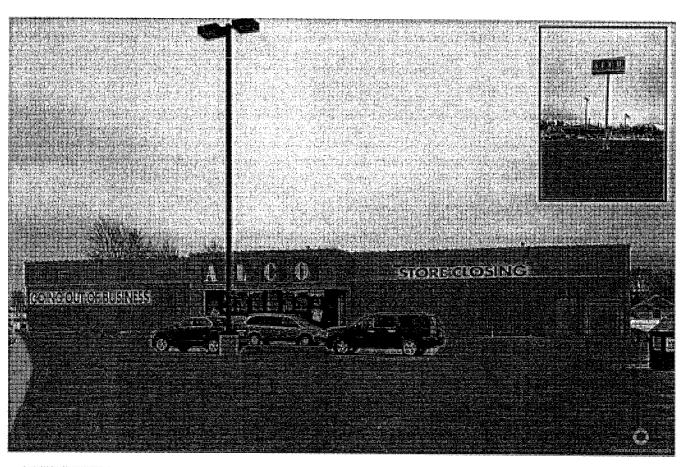
Evergreen Square 100 Evergreen Square SW, Pine City, MN 55063



FOR LEASE







Fomer Alco

725 N Broadway St, Spring Valley, MN 55975

\$5.00 SF/Year

Retail for Lease

Property

Notes

Located in Fillmore County, Spring Valley is just 30 miles away from Rochester and roughly 100 miles from Minneapolis. Spring Valley is home to some 3,000 people. The property is

situated nicely off busy Highway 63. The location provides quick and easy access to the property. This ALCO building is conveniently positioned in downtown Spring Valley, along with the majority of retail in the city.

On 🕥					
By default, only the space	s that match your se	arch criteria are	shown.	a manana kaona amin'ny fisiana amin'ny fisiana amin'ny fisiana amin'ny fisiana amin'ny fisiana amin'ny fisiana	an an a caracter
AVAILABLE SF 22,260					
LEASE RATE / SF \$5.00					
LEASE RATE TYPE NNN					
AVAILABILITY Now					
LEASE TYPE Direct					
SUITE NUMBER Bldg					
SUITE STATUS Active					

	PROPERT Retail	ΓΥ ΤΥΡΕ	PROPERTY SUBTYPE Freestanding		
	YEAR BUILT 1995 BUILDING SIZE 22,260 CONSTRUCTION STATUS Existing		LOT SIZE (ACRES) 1.61 PARKING SPACES 70 COUNTY Fillmore		
	an talah karang kar			1.011.115.000.00 be because gapage	
	Listin	ig Representatives	Ner of the term of the second s	924*945.04566.021566.0456.1455.14	
	CS	Chad Sturm Upland Real Estate Group, Inc			
	LAN	Blake Martin Associate Upland Real Estate Group, Inc		*****	
	JH	Josh Huempfner Upland Real Estate Group, Inc			
			Company		
Ori	ainally addee	d 2 vears ago	an a	• • • • • • • • • • •	
~11.	SUIGHTY AUGUEL				

Originally added 2 years ago Last change made 9 days ago Last refreshed 9 days ago By searching on LoopNet, you agree to the LoopNet Terms and Conditions.



Andrew Esler -- (920) 560-3544

Last Updated

Retail Property For Lease Kimberly Plaza - Retail Anchor Spot Available

850 Maes Avenue, Kimberly, WI 54136



Total Space Available:	54,906 <i>SF</i>
Rental Rate:	\$6 - \$10 <i>/SF/Year</i>
Min. Divisible:	8,000 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Anchor
Additional Sub-	Strip Center
types:	
	Neighborhood Center
	Power Center
Building Size:	70,000 <i>SF</i>
Year Built:	1991
Lot Size:	6.58 AC
Listing ID	19706438

Find Out More...

1 Space Available

Display Rental Rate as Entered \sim

17 days ago

Space 1	Space Available:	54,906 <i>SF</i>
	Rental Rate:	\$6 - \$10 <i>/SF/Year</i>
	Space Type:	Anchor
	Additional Space Types:	Free Standing Bldg
	Min. Divisible:	8,000 <i>SF</i>
	Lease Type:	NNN
	Date Available:	Jan 2017
	Lease Term:	36 Months

Highlights

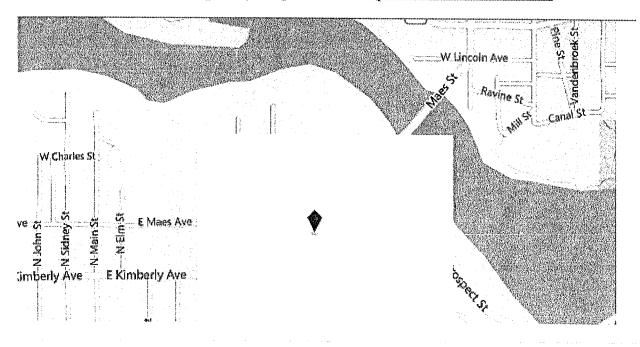
- Liquor Depot 8,000 SF (\$12 PSF NNN)
- Pick N Save Main Store 46,000 SF (\$8 PSF NNN)

Description

High end retail location currently being operated as a Pick N Save Grocery Store with separate liquor store "liquor depot". The grocery store is 46,906 square feet, and the liquor depot is 8,000 square feet. Neighboring tenants include Shopko, Little Ceasars Pizza, and Family Video.

On the corner of Washington Street (HWY N) and Maes Avenue in Kimberly Wisconsin. This location is approximately 2 miles from Interstate 41.

Map of 850 Maes Avenue, Kimberly, WI 54136 (Outagamie County)



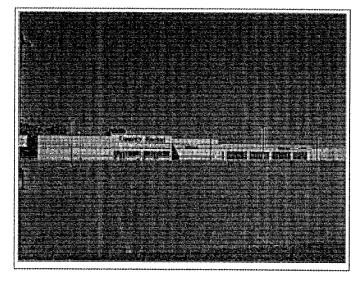
By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

Epic Real Estate Group, LLC

Todd Willkomm – (920) 563-3400

Retail Property For Lease Frank's County Market

1525 Ryan Road, Jefferson, WI 53549



Total Space Available:	35,031 <i>SF</i>
Rental Rate:	\$9 - \$10 <i>/SF/Year</i>
Min. Divisible:	1,433 <i>SF</i>
Max. Contiguous:	30,622 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Gross Leasable Area	: 35,031 <i>SF</i>
Listing ID	17832377
Last Updated	29 days ago
Find Out More	

4 Spaces Available

Display Rental Rate as Entered \checkmark

Space 1525	Space Available:	30,622 <i>SF</i>	
	Rental Rate:	\$9 /SF/Year	
	Space Type:	Strip Center	
Space 1515	Space Available:	1,518 <i>SF</i>	* set to be both to be a set and a major of both to grant providences.
	Rental Rate;	\$10 /SF/Year	
	Space Type:	Strip Center	
	Max. Contiguous:	4,409 <i>SF</i>	

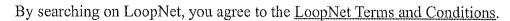
Space 1513	Space Available:	1,433 <i>SF</i>
	Rental Rate:	\$10 /SF/Year
	Space Type:	Strip Center
	Max. Contiguous:	4,409 <i>SF</i>
Space 1511	Space Available:	1,458 <i>SF</i>
	Rental Rate:	\$10 / <i>SF/Year</i>
	Space Type:	Strip Center

Description

Grocery strip center located in the heart of Jefferson County. This is a purpose-built grocery center erected in 1992 with new roof and parking lot in 2010. Current tenants are Snap Fitness and Golden Wok. Space is directly across Business Highway 26 from Walmart Supercenter and is close to local retail including McDonalds, Little Caesars, Subway, Cousins Subs and Rodeway Inn. This building is enhanced by very good street side visibility and traffic flow on Business 26.

Located on the south side of Jefferson on Business Highway 26.

Map of 1525 Ryan Road, Jefferson, WI 53549 (Jefferson County)





Created 9/14/2012

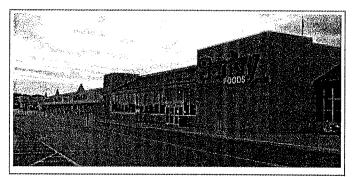


Kevin Riordan — (414) 203-3022 Nathan Powers — (414) 203-3035

Retail Property For Lease

Hartford Plaza

1201-1275 Bell Ave, Hartford, WI 53027



Total Space Available:	60,280 <i>SF</i>
Rental Rate:	\$7 - \$12 <i>/SF/Year</i>
Min. Divisible:	1,200 <i>SF</i>
Max. Contiguous:	38,000 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Strip Center
Gross Leasable Area	: 62,960 <i>SF</i>
Lot Size:	17.79 AC
Listing ID	17934585
Last Updated	31 days ago

Find Out More...

6 Spaces Available

Display Rental Rate as Entered \backsim

Space 1	Space Available:	38,000 <i>SF</i>
	Rental Rate:	\$7 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012
Space 2	Space Available:	8,000 <i>SF</i>
	Rental Rate:	\$8 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012
Space 3	Space Available:	2,680 <i>SF</i>
	Rental Rate:	\$12 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
*************	Date Available:	Dec 2012
Space 4	Space Available:	7,200 <i>SF</i>
	Rental Rate:	\$8 / <i>SF/Year</i>
	Space Type:	Strip Center
	A consistence of the second	· · · · ·
	Lease Type:	Modified Net

Space 5	Space Available:	3,200 <i>SF</i>
	Rental Rate:	\$12 /SF/Year
	Space Type:	Strip Center
	Lease Type:	Modified Net
	Date Available:	Dec 2012
***************************************	***************************************	***************************************
Space 6	Space Available:	1,200 <i>SF</i>
Space 6	Space Available: Rental Rate:	1,200 <i>SF</i> \$12 <i>/SF/Year</i>
Space 6	· · · · · · · · · · · · ·	والمراجع والمراجع والمتحد والمتحد والمراجع والمراجع والمراجع والمراجع والمراجع والمراجع والمراجع والمراجع
Space 6	Rental Rate:	\$12 /SF/Year

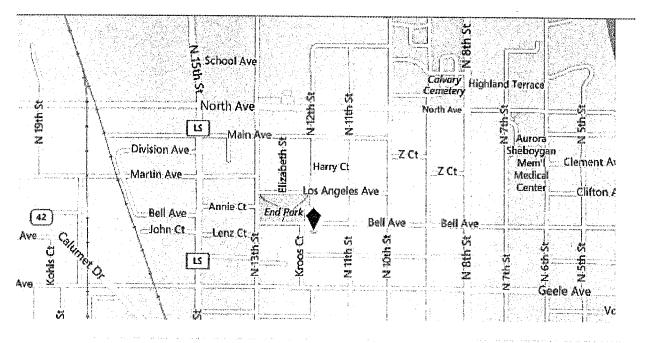
Description

Other tenants include: Radio Shack and Cost Cutters, Ample Parking

Traffic Count on Hwy 60:20,700 AADT, Located Near Area Retailers including Walgreens, McDonalds and Aurora Hospital, Easy Access to Frontage Road

Map of 1201-1275 Bell Ave, Hartford, WI 53027 (Washington County)

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.



Created 12/3/2012

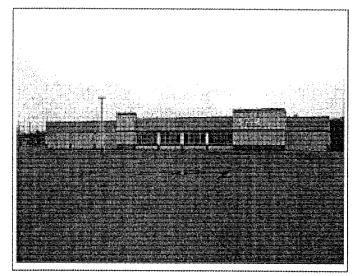
Oconomowoc Realty

Mike Herro - (262) 567-3611

Retail Property For Lease

Oconomowoc Retail Space

630 E. Wisconsin Avenue, Oconomowoc, WI 53066



Total Space Available:	39,809 <i>SF</i>
Rental Rate:	\$0.57 / <i>SF/Month</i>
Min. Divisible:	19,900 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Street Retail
Building Size:	39,809 <i>SF</i>
Traffic Count:	14,600
Zoning Description:	Mixed commercial
Listing ID	19096262
Last Updated	9 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered \checkmark

Space 1	Space Available:	39,809 <i>SF</i>
	Rental Rate:	\$22,500 /Month
	Space Type:	Street Retail
	Min. Divisible:	19,900 <i>SF</i>
	Lease Type:	NNN
	Open floor plan and door. Desirable, hig	d features 2 dock doors and 1 overhead h traffic location.

Highlights

- Open floor plan
- Excellent, high traffic location
- Great visibility to passing vehicles
- Near downtown Oconomowoc
- Large parking lot
- Ready for your ideas!



Mike Spranger -- (715) 422-0800

Retail Property For Lease

MC Sports

2211 S 8th St, Wisconsin Rapids, WI 54494



Rental Rate:	\$7 /SF/Year
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	31,104 <i>SF</i>
Year Built:	1999
Lot Size:	171,191 SF
APN/Parcel ID:	34-12196
Listing ID	20261855
Last Updated	1 day ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \checkmark

Space 1	Space Available:	23,820 <i>SF</i>
	Rental Rate:	\$7 /SF/Year
	Space Type:	Free Standing Bldg
	Lease Type:	NNN
	Date Available:	Jun 2017
	Lease Term:	60 Months
	No. Parking Spaces:	50
	Pct. Procurement Fee:	3.00%

and the second second

Description

Excellent Retail Site has recent significant improvements.

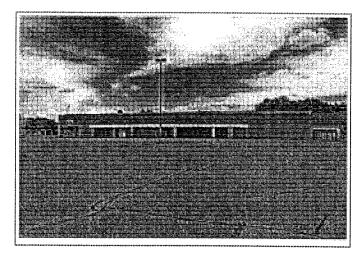
Peter Glaser — (414) 273-0880



Retail Property For Lease

Former Copps

5657 US Highway 10, Stevens Point, WI 54482



Total Space Available:	50,526 <i>SF</i>
Rental Rate:	\$5.75 / <i>SF/Year</i>
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	50,526 <i>SF</i>
Listing ID	20079657
Last Updated	27 days ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \checkmark

Space 1	Space Available:	50,526 <i>SF</i>
	Rental Rate:	\$5.75 / <i>SF/Year</i>
	Space Type:	Free Standing Bldg
	Sublease:	Yes. Sublease expires Aug 2018
	Date Available:	Dec 2016
	***************************************	****

Description Former Copps 5657 Highway 10



Retail Property For Lease Former Pick 'N Save

4200 S 76th Street, Greenfield, WI 53220



Total Space Available:	90,443 <i>SF</i>
Rental Rate:	\$4.50 <i>/SF/Year</i>
Property Type:	Retail
Property Sub-type:	Neighborhood Center
Gross Leasable Area:	90,443 <i>SF</i>
Listing ID	20079697
Last Updated	27 days ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \checkmark

Space 1	Space Available:	90,443 <i>SF</i>
	Rental Rate:	\$4.50 / <i>SF/Year</i>
	Space Type:	Neighborhood Center
	Sublease:	Yes. Sublease expires Dec 2018
	Date Available:	Dec 2016

Description

Former Pick 'N Save

Exposure and access to three major cross-town corridors (South 76th Street, Cold Spring Road and Forest Home Avenue)

Peter Glaser — (414) 273-0880

Denny Elwell Company

Blake Brown — (515) 964-1587

Retail Property For Lease 1802 N Ankeny Blvd.

1802 N Ankeny Blvd., Ankeny, IA 50023

III I COMPANY AND A COMPANY	

Total Space Available:	43,509 <i>SF</i>
Rental Rate:	\$6 - \$8 / <i>SF/Year</i>
Min. Divisible:	26,000 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	66,000 <i>SF</i>
Lot Size:	8 AC
Listing ID	18785744
Last Updated	17 days ago

Find Out More...

1 Space Available

Display Rental Rate as Entered \checkmark

Space 100	Space Available:	43,509 <i>SF</i>	
	Rental Rate:	\$6 - \$8 /SF/Year	
	Space Type:	Free Standing Bldg	
	Additional Space Types:	Neighborhood Center Office Building	
	Min. Divisible:	26,000 <i>SF</i>	
	Lease Type:	NNN	

Description

Recenty re-developed into a multi-tenant center. 20' ceilings. Co-tenancy includes upscale The Fletcher Restaurant and Bar and Gino's Distribution.

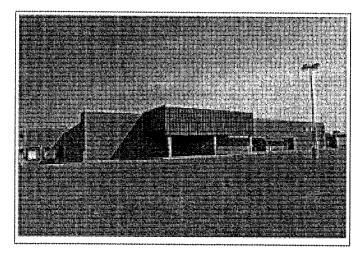
Coveted location on a corner at lit intersection. Business district with roof tops to the east and west.

Daniel Companies

Kyle Holwagner — (701) 223-8488 Ext: 303 Bill Daniel — (701) 223-8488 Ext: 302 Regina Crothers — (701) 223-8488 Ext: 301

Retail Property For Lease PRIME RETAIL PROPERTY

504 W Main St, Mandan, ND 58554



Total Space Available:	32,173 <i>SF</i>
Rental Rate:	\$7 /SF/Year
Property Type:	Retail
Property Sub-type:	Retail (Other)
Building Size:	32,173 <i>SF</i>
Listing ID	18890056
Last Updated	13 days ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \checkmark

Building 1	Space Available:	32,173 <i>SF</i>
	Rental Rate:	\$7 /SF/Year
	Space Type:	Retail (Other)
	Lease Type:	NNN

Description

Zoned CB, Loading docks, great signage opportunity & visibility w/ample parking.

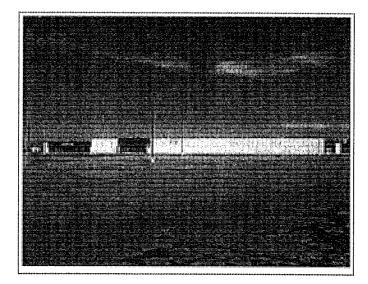
Buildings for sale: \$1,399,000

504 W Main St - Mandan, ND

NAI Sioux Falls

Retail Property For Lease Former K-Mart Store

1001 MN-23, Marshall, MN 56258



Total Space Available:	94,688 <i>SF</i>
Rental Rate:	\$3.50 / <i>SF/Year</i>
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	94,688 <i>SF</i>
Year Built:	1989
Lot Size:	11.40 AC
Listing ID	20016262
Last Updated	34 days ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \checkmark

Space 1	Space Available:	94,688 <i>SF</i>	
	Rental Rate:	\$3.50 /SF/Year	
	Space Type:	Free Standing Bldg	
	Lease Term:	12 Months	
	Big box retail space	2	

Highlights

- Big box retail store for lease
- Built in 1989
- Fenced in area on east side of building
- Two dock-high doors

Description

Property Features 94,688 sq. ft. big box retail building Built in 1989 Lot size is 11.41 acres Fenced area on east side of building Two dock-high doors

DP Management, LLC

Retail Property For Lease

Yankton Mall

2101 Broadway Street, Yankton, SD 57078



Rental Rate:	\$6 - \$12 <i>/SF/Year</i>
Min. Divisible:	1,367 <i>SF</i>
Max. Contiguous:	26,097 <i>SF</i>
Property Type:	Retail
Property Sub-type:	Regional
	Center/Mall
Gross Leasable Area:	181,746 <i>SF</i>
Listing ID	19559993
Last Updated	20 days ago
Find Out More	

15 Spaces Available

Display Rental Rate as Entered \checkmark

Space 10	Space Available:	26,097 <i>SF</i>
	Rental Rate:	Negotiable
	Space Type:	Regional Center/Mall
	Additional Space Types:	Retail Pad
	Lease Type:	NNN
Space 100	Space Available:	2,278 <i>SF</i>
	Rental Rate:	\$7.50 /SF/Year
	Space Type:	Institutional/Governmental
	Lease Type:	NNN

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Space 140	Space Available:	1,367 <i>SF</i>
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 150	Space Available:	1,367 <i>SF</i>
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 170	Space Available:	3,468 <i>SF</i>
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN
Space 169	Space Available:	3,642 <i>SF</i>
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN
Space 200	Space Available:	5,000 <i>SF</i>
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 220	Space Available:	5,000 <i>SF</i>
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

.

Space 270	Space Available:	1,800 <i>SF</i>
	Rental Rate:	\$7.50 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 130	Space Available:	6,000 <i>SF</i>
	Rental Rate:	\$10 /SF/Year
	Space Type:	Creative/Loft
	Lease Type:	NNN
Space 300	Space Available:	3,890 <i>SF</i>
	Rental Rate:	\$12 /SF/Year
	Space Type:	Regional Center/Mall
1999/10/Kauruman Italia i Parised (2019) Martinis Constraint Constraint Constraint Constraint Constraint Const	Lease Type:	NNN
Space 70	Space Available:	4,125 <i>SF</i>
	Rental Rate:	\$8.50 / <i>SF/Year</i>
	Space Type:	Creative/Loft
	Lease Type:	NNN
Space 80	Space Available:	1,586 <i>SF</i>
	Rental Rate:	\$6.50 / <i>SF/Year</i>
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

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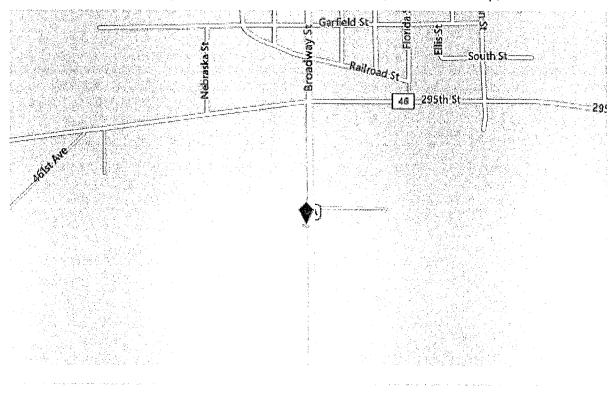
Space 110	Space Available:	2,310 <i>SF</i>
	Rental Rate:	\$8 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN
Space 280	Space Available:	7,168 <i>SF</i>
	Rental Rate:	\$6 /SF/Year
	Space Type:	Regional Center/Mall
	Lease Type:	NNN

Description

Yankton Mall in the early phases of redevelopment. 3 out lots are available for sale. Two 1 acre lots and one 2.3 acre lot. Please reference the flyers for out lot location for the property.

Located on Highway 81 in Yankton, SD between W 21 Street and W 23 Street.

Map of 2101 Broadway Street, Yankton, SD 57078 (Turner County)

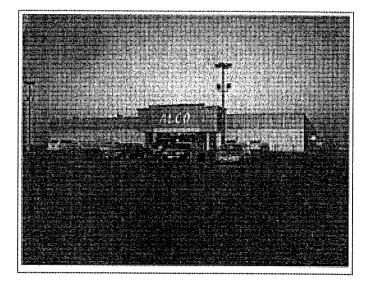


Additional Photos

Retail Property For Lease

Big Box Retail Store For Lease - Miller

218 15th St E, Miller, SD 57362



Total Space Available:	25,614 <i>SF</i>
Rental Rate:	\$7.40 <i>/SF/Year</i>
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Building Size:	25,614 <i>SF</i>
Listing ID	19365105
Last Updated	8 days ago
Find Out More	

1 Space Available

Display Rental Rate as Entered \checkmark

,614 <i>SF</i>
.40 /SF/Year
ee Standing Bldg
odified Net
ıg 2015
C

Description

This is a great opportunity for a Big Box Retail Store in Miller, SD. This is an excellent space, well maintained building with a spacious parking lot. The property is in a highly visible and convenient location, located just off Highway 14.

Located just off Highway 14 in Miller, SD.

Addendum B

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COMPARABLE PROPERTIES FOR SALE

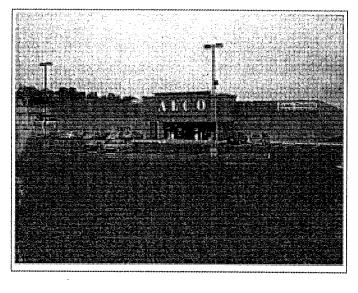
Property Resources Group

Matt Olson — (701) 200-7691

Retail Property For Sale

Big Box Retail Store For Sale - Pine River

173 Barclay Ave W, Pine River, MN 56474



Price:	\$1,950,000
Building Size:	25,614 <i>SF</i>
Price/SF:	\$76.13
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Investment
Tenancy:	Single
Lot Size:	3.30 <i>AC</i>
Listing ID	19364414
Last Updated	16 days ago
Find Out More	

Description

This is a great opportunity for a Big Box Retail Store in Pine River, MN. This is an excellent space, well maintained building with a spacious parking lot. The property is in a highly visible and convenient location, located along Front Street/Highway 371.

Located located along Front Street/Highway 371 in Pine River, MN.



Leah Maurer – (952) 893-8825

Retail Property For Sale

Cub Foods Building

1320 S Highway 15 S, Hutchinson, MN 55350

***************************************		and the second
	Price:	\$3,500,000
	Gross Leasable Area	: 60,208 <i>SF</i>
	Price/SF:	\$58.13
	Property Type:	Retail
No Photo	Property Sub-type:	Community Center
a transformation and the second second	Property Use Type:	Investment
	No. Stories:	1
	Tenancy:	Single
	Year Built:	1999
	Lot Size:	275,735 <i>SF</i>
	APN/Parcel ID:	1211630090050
	Zoning Description:	C-4 (Fringe
		Commercial
		Distric
	Listing ID	20197878
	Last Updated	today
Find Out Mara		

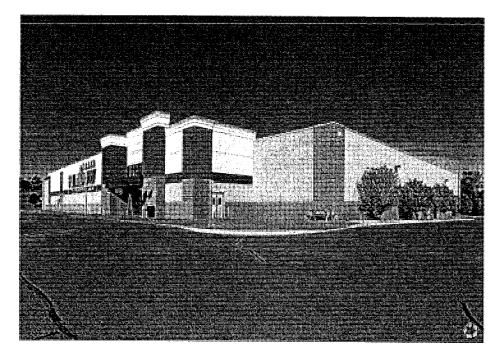
Find Out More...

Description

County Fair Marketplace is a value-add, ALDI grocery-anchored neighborhood center on a new 10year lease. Totaling 60,208 square feet, the center is also leased by Pizza Ranch with an optimal retail location in Hutchinson and is shadow anchored by Target and Best Buy. Neighboring tenants include Walmart Supercenter, JCPenney, JoAnn Fabrics, Cash Wise (Coborns) and numerous other retailers and restaurants. There is 33,631 square feet of vacant space available, which provides a strong value-add component in arguably the most desirable retail asset in the city for new or relocating retailers.

Property Summary Report

9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons Inver Grove Heights, MN 55076 - Eagan Ret Submarket



Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce
Tenancy:	Single
Year Built:	2000
GLA:	56,202 SF
Floors:	1
Typical Floor:	56,202 SF
Docks:	2 ext
Construction:	Masonry
LAND	
Land Area:	5.77 AC
	Commercial
Zoning:	the second second second second second

AMENITIES

Pylon Sign, Signage

LEASING

Available Spaces	: 56,202 SF Available in 1 Space	 an an a
Availability:	100% Available; 100% Vacant	· · · · · · · · · · · · · · · · · · ·
Leasing Compan	y: Mid-America Real Estate-Minnesota	··· ·· ·· ·· · · · · · · · · · · · · ·
Contacts:	Mark Robinson (952) 563-6664, Douglas Sailor (952) 563-6666	······································
		and the second

AVAILABLE SPACES

Floor	Suite	Use	Туре	SF Avall	Fir Contig	Bldg Contig	Rent	Occupanc	y Term
E 1st	9015	Retail	Relet	56,202	56,202	56,202	μ Withheld	Vacant	Negotiable
Mid-Amen	ica Real E	Estate-Minne	əsota - Mark Ro	binson (952) 563-6664,	Douglas Saild	or (952) 563-6666	* 6.00	ф.	oli :

and the second se		nar	Mark.	Kobinson
SALE	The second se	PCI	10/01	
For Sale:	\$2,810,000 (\$50.00/SF) - Active			naný (z na mak kalení vy jeze ú z na statu na ministra do provincio metado kalení metado po provincio.
Sale Company:	Mid-America Real Estate-Minnesota			
Contacts:	Mark Robinson (952) 563-6664			
Last Sale:	Portfolio of 2 Retail Properties in Inver Grove Heights, MN Sold on Dec 15	5, 2014 for \$3,800,00	0 (\$58.32/S	iF)



9015 Broderick Blvd - Former Rainbow Foods - Arbor Pointe Commons

Inver Grove Heights, MN 55076 - Eagan Ret Submarket

TRAFFIC & FRONTAGE

Traffic Volume:	50,381 on Courthouse Blvd & Concord Blvd E (2015)		
	49,527 on Courthouse Blvd E (2012)		
Frontage:	188' on Broderick Blvd		
	222' on Courthouse Blvd		

TRANSPORTATION

Parking:	280 free Surface Spaces are available; Ratio of 3.88/1,000	0 SF
Airport:	19 minute drive to Minneapolis-Saint Paul International Ai	rport
Walk Score ®:	Car-Dependent (32)	
Transit Score ®:	Some Transit (36)	

PROPERTY CONTACTS

True Owner:	Tower Investments, Inc
Prior True Owner:	DRA Advisors, LLC

MARKET CONDITIONS

Vacancy Rates	Current		YOY
Current Building	100%		0.0%
Submarket 2-4 Star	6.3%	*	1.9%
Market Overall	3.4%	, ` ∀ ,	0.6%
Submarket Leasing Activity	Current		YOY
12 Mo. Leased SF	76,405	. 🗡	15.5%
Months On Market	33.1	¥	5.4 mo

Recorded Owner: Arbor Pointe Commons LLC Property Manager: Mid-America Real Estate-Minnesota

NNN Asking Rents Per SF	Current		YOY
Submarket 2-4 Star	\$11.13	*	29.0%
Market Overall	\$13.45	-	0.0%
Submarket Sales Activity	Current		YOY
Submarket Sales Activity 12 Mo. Sales Volume (Mil.)	Current \$21.4	*	YOY 33.2%



Made with TrafficMetrix@ Products

Cushman & Wakefield - Former Econo Foods, Retail (Other), 205 Washington Ave, Hutc... Page 1 of 3

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Former Econo Foods

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205 Washington Ave, Hutchinson, MN 55350

\$1,900,000 42,071 SF | Retail

No Photo

William Skip Melin (952) 465-3377

Deborah Carlson (763) 450-3370

Retail Property For Sale

Price:	\$1,900,000	No. Stories:	1
Building Size:	42,071 SF	Tenancy:	Single
Price/SF:	\$45.16	Lot Size:	4.65 AC
Property Type:	Retail	APN / Parcel ID:	23.076.0010

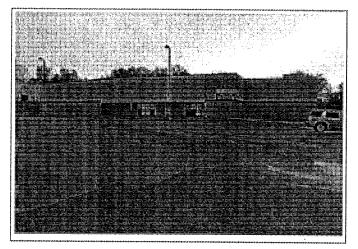
http://looplink.natl.cushmanwakefield.com/xNet/Looplink/TmplEngine/ListingProfilePage 1/6/2017

Commercial Realty Solutions

Cheree Hoese -- (763) 682-2400

Retail Property For Sale Buffalo - Downtown Commercial 205

205 1st St S, Buffalo, MN 55313



Price:	\$1,249,000
Gross Leasable Area	: 28,324 <i>SF</i>
Price/SF:	\$44.10
Property Type:	Retail
Property Sub-type:	Neighborhood
	Center
Property Use Type:	Vacant/Owner-User
No. Stories:	1
Year Built:	1981
Lot Size:	0.86 <i>AC</i>
APN/Parcel ID:	103-056-010060
Parking Ratio:	5.30/1,000 SF
Listing ID	20216891
Last Updated	28 days ago

Find Out More...

Highlights

- 2nd Floor has offices and breakroom
- Former grocery store
- Fully Sprinkled
- Municipal parking lot
- Security System
- Downtown Buffalo

Description

Municipal parking lot. 16'-4" to bottom of bar joist. 42'-5" column spacing. Security system. Building sprinkled. (2) 150 AMP 3-phase electric. (2) 8'x10' O.H. dock high doors. Upper level has 4 offices, breakroom & restrooms. Public restrooms on ground floor.

Located West of Highway 25. Quick and easy access. Minutes from Highway 55. Close to Wright County Courthouse, Public Library, Post Office, shopping and services.

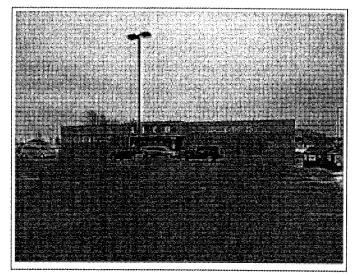
Upland Real Estate Group

Blake Martin – (612) 465-8521

Retail Property For Sale

Former Alco

725 N Broadway Street, Spring Valley, MN 55975



Price:	\$667,800
Building Size:	22,260 <i>SF</i>
Price/SF:	\$30
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Vacant/Owner-User
No. Stories:	1
Year Built:	1995
Lot Size:	1.61 <i>SF</i>
Listing ID	19328071
Last Updated	49 days ago

Find Out More...

Highlights

- Excellent Visibility
- Ample Parking
- 70 Parking Stalls
- Convenient Access

Description

The property is situated nicely off busy Highway 63. The location provides quick and easy access to the property. This ALCO building is conveniently positioned in downtown Spring Valley, along with the majority of retail in the city.

Located in Fillmore County, Spring Valley is just 30 miles away from Rochester and about 100 miles from Minneapolis. Spring Valley is home of some 3,000 people.

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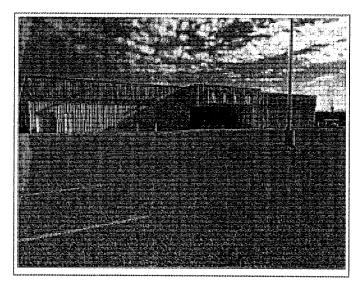
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Upland Real Estate Group

Blake Martin — (612) 465-8521

Retail Property For Sale Former ALCO

890 Commerce Road, Long Prairie, MN 56347



Price:	\$626,000
Building Size:	22,361 <i>SF</i>
Price/SF:	\$28
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Property Use Type:	Vacant/Owner-User
Lot Size:	1.73 <i>AC</i>
Listing ID	19548287
Last Updated	49 days ago
Find Out More	

Description

22,361 SF former ALCO building available for sale. The building is vacant.

Long Prairie is located roughly 50 miles away from Saint Cloud and home to some 3,500 people.

Colliers International (Minneapolis)

lan Halker – (952) 374-5810

Retail Property For Sale

Former Office Max .

1354 Highway 15 S, Hutchinson, MN 55350

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Price:	\$575,000
Building Size:	23,600 <i>SF</i>
Price/SF:	\$24.36
Property Type:	Retail
Property Sub-type:	Retail (Other)
Additional Sub-	Office Building
types:	
	Strip Center
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	2000
APN/Parcel ID:	10366666
Listing ID	18928508
Last Updated	13 days ago

Find Out More...

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Description

Located in the heart of the Hutchinson trade area on Highway trade area on Highway 15 between Target and Best Buy this property has 23,600 sf of space, which is divisible to 11,800 sf. Property has one loading dock with ample parking and excellent visibility to Highway 15. Pylon signage located on Highway 15 with visibility to an average of 11,600 vehicles per day.

CO FAIR MARKETPLACE 4TH ADD LOT-001 BLOCK-001



William Skip Melin — (952) 465-3377 Deborah Carlson — (763) 450-3370

Retail Property For Sale

Former Econo Foods

104 4th Ave, New Prague, MN 56071

	Price:	\$600,000
	Building Size:	25,900 <i>SF</i>
	Price/SF:	\$23.17
	Property Type:	Retail
No Photo	Property Sub-type:	Free Standing Bldg
110111010	Property Use Type:	Investment
	No. Stories:	1
	Tenancy:	Single
	Year Built:	1981
	Dock-High	1
	Doors/Loading:	
	Lot Size:	36,590 <i>SF</i>
	APN/Parcel ID:	24-005002-0
	Listing ID	19084702
	Last Updated	40 days ago
Find Out More		

Description

Freestanding former supermarket located in western New Prague. Clean, empty space with two front entrances and two docks available in the back of the store. Ample parking.



Matthew Friday — (612) 336-4209 David Daly — (612) 336-4319

Retail Property For Sale

1701 18th Ave

1701 18th Ave, Austin, MN 55912



. .	.
Price:	\$2,000,000
Building Size:	89,908 <i>SF</i>
Price/SF:	\$22.24
Property Type:	Retail
Property Sub-type:	Retail (Other)
Property Use Type:	Investment
No. Stories:	1
Tenancy:	Single
Year Built:	1998
Lot Size:	409,464 <i>SF</i>
APN/Parcel ID:	1, 34.639.0010
Zoning Description:	(Retail)
Listing ID	19051244
Last Updated	9 days ago

Find Out More...

Highlights

- Good visibility and access off of Highway 218
- Limited vacant big box options in the market
- The site is subject to an Operation and Easement Agreement, dated September 18, 1998, amended by a First, Second and Third Amendment to OEA (collectiv
- Other tenants in the area include Shopko, Super Walmart, Runnings, and HyVee
- Two pylon signs available
- Built in 1998

Description

The Target property sits at the Northwest corner of the intersection of Interstate 90 and Highway 218, the two largest arteries for the city of Austin.

BLOCK 001 LOT 001 SUBDIVISIONCD 34639 SUBDIVISIONNAME SHEEDYS SUBDIVISION & SHEEDY'S 2ND

CBRE, Inc. - 1914 S Broadway Street, Retail (Other), 1914 S Broadway St, New Ulm, MN Page 1 of 2

By searching on this site, you agree to the LoopNet Terms and Conditions. Presented by 1914 S Broadway Street Negotiable 1914 S Broadway St, New Ulm, MN 56073 89,490 SF | Retail Request additional information **Contact Listing Broker** Matthew Friday (612) 336-4209 Eric Sheaffer (612) 336-4251 No Photo David Daly (612) 336-4319 This property is for sale @ 1,800,000 per listing agent. Retail Property For Lease Total Space 89,490 SF Year Built: 1998 Available: Lot Size: 349,787 SF Rental Negotiable 1.05E+11, 1.054e+011, 1.054E+11 APN / Rate: Parcel ID: Retail Property Type: Listing ID 20038164 Property Retail Last 16 days ago Sub-type: (Other) Updated Building 89,490 SF Size: Find Out More ... 1 Space Available Display Rental Rate as Entered -Space 1 Space Available: 89,490 SF Rental Rate: Negotiable Space Type: Retail (Other) Description The site is subject to an Operation and Easement Agreement (OEA), dated September 15, 1998. Free-standing building located at the main entrance into town. Good visibility from S Broadway St. BROADWAY 1ST ADDITION Lot-001 Block-001 Commercial property information by LoopNet Map of 1914 S Broadway St, New Ulm, MN 56073 Hide Map

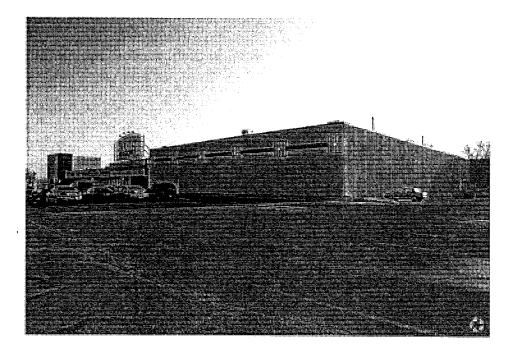
Addendum C

COMPARABLE PROPERTIES THAT HAVE SOLD

Lease Availability Report



1750 W HWY 36 - Roseville Plaza Roseville, MN 55113 - Rosedale Ret Submarket



BUILDING	
Туре:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce
Tenancy:	Multiple
Year Built:	1977
GLA:	80,065 SF
Floors:	1
Typical Floor:	80,065 SF
Docks:	6 ext

AVAILABILITY

Min Divisble:	47,782 SF
Max Contig:	47,782 SF
Total Available:	47,782 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$2.61 (2016)
Opex:	\$1.75 (2012-Est)

SPACES

Floor	Suite	Use	Туре	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	0E0	Retail	Relet	47,782	2 4 7 ,782	47,782	Withheld	Vacant	Negotiable
Kimco Rea	Ity Corpo	oration - Sci	ott Tucker (847) 2	294-6419					

LEASING COMPANY

Company:	Kimco Realty Corporation
Contacts:	Scott Tucker-(847)-294-6419
Construction of the Owner of the	
SALE	
Last Sale:	Sold on Jan 19, 2013 for \$5,300,000 (\$66.20/SF) at 12.10% Cap
AMENITIES	

KEY TENANTS

Planet Fitness

32,283 SF

TRAFFIC & FRONTAGE

Traffic Volume: 14,950 on Fairview Ave & Grant Rd (2012)

Made with TrafficMetrix® Products





1750 W HWY 36 - Roseville Plaza

Roseville, MN 55113 - Rosedale Ret Submarket

TRAFFIC & FRONTAGE

з **к** .

Frontage:

91,656 on Hwy 36 W & Fairview Ave N (2015) 460' on Fairview Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	317 free Surface Spaces are available; Ratio of 2.70/1,000 SF
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Good Transit (51)



50 Signal Hills Ctr - Former Kmart - Signal Hills

West Saint Paul, MN 55118 - West St Paul Ret Submarket



	<u> </u>

BUILDING	
Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Single
Year Built:	1955; Renov 2006
GLA:	103,455 SF
Floors:	1
Typical Floor:	103,455 SF
Docks:	2 ext
AVAILABILITY	
Min Divisble:	103,455 SF
Max Contig:	103,455 SF
Total Available:	103,455 SF
Asking Rent:	Withheld
EXPENSES PER	SF
Taxes:	\$1.78 (2016)
Opex:	\$3.14 (2010)
	ara takan sa

SPACES

Floor	Suite	Use	Туре	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Retail	Relet	103,455	103,455	103,455	Withheld	30 Days	Negotiable
Upland Re	eal Estate C	Group, Inc	c Blake Martin (612)	332-6600					

LEASING COMPANY

Company:	Upland Real Estate Group, Inc.	
Contacts:	Blake Martin (612) 332-6600	

SALE

Last Sale:

Sold on Aug 2, 2016 for \$3,360,000 (\$32.48/SF)

AMENITIES

Bus Line, Pylon Sign, Signage

TRAFFIC & FRONTAGE

Traffic Volume:6,190 on Butler Ave E & Gorman Ave (2012)17,088 on S Robert St & Moreland Ave E (2015)Frontage:428' on Livingston Ave (with 3 curb cuts)

Made with TrafficMetrix® Products





50 Signal Hills Ctr - Former Kmart - Signal Hills West Saint Paul, MN 55118 - West St Paul Ret Submarket

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TRANSPORTATION

7 9

Parking:	700 free Surface Spaces are available; Ratio of 6.76/1,000 SF		
Walk Score ®:	Somewhat Walkable (67)	• • •	
Transit Score ®:	Some Transit (39)		





DECLARATION OF REPRESENTATIVE

32 Holdings LLC c/o Coborn's Inc As Taxpayer				
Property Owner(s) as stated on the Valuation Notice	1921 Coborn Blv			
	Property Owner's Mailing Address			
St Cloud, MN 56301- City, State, and Zip Code	<u> </u>			
· · · · · · · · · · · · · · · · · · ·	Signature of Property Owner(s) Date			
JAMES F. SHAW	CFO			
Print or Type your Name	Title (if applicable)			
The above property owner(s) hereby appoints J. W. Ch	atam & Associates			
to represent the property owner in appeal matters before t				
	laims, State Board of Tax Appeals or any other jurisdiction			
where allowed, pursuant to the its rules and regulations, for				
	he tax year2017			
J. W. Chatam & Associates	Jerry Chatam or Associate			
Firm Name	Individual Representative's Name and Title			
7301 W 129th St, Suite 150	Overland Park KS 66213			
Representative's Mailing Address	City, State, and Zip Code			
913 239-0990 jchatam@jwchatam.com				
Representative's Telephone Number and Email Address				
Check the Appropri	iate Designation Below			
Attorney	Member of the Taxpayer's Immediate Family			
Certified Public Accountant	Authorized Employee of the Taxpayer			
Tax Representative or Agent				
Send notices and all other written communication in proceeding	s involving the property to (check one box below)			
The appointed representative	The property owner			
List all real estate parcel identification numbers and personal property account numbers under appeal. Attach additional pages as needed. 02-5005-00010-000 TS9-ND-15				
Cash Wise Foods 3045 & Little Dukes Gas/Wash				

Staff Report for 2017 State Board of Equalization

September 27, 2017 File No.: 2017-CASS-WEST-005 County or City: City of West Fargo Appellant: 32 Holdings, LLC c/o Coborn's, Inc., represented by J.W. Chatum & Associates Issue: Protests the assessment parcel 02-5005-00010-000 located in the City of West Fargo

Summary: 32 Holdings, LLC c/o Coborn's, Inc., represented by J.W. Chatum & Associates, disputes the assessment placed on Cash Wise Foods 3045 & Little Dukes Gas/Wash located in the City of West Fargo.

Analysis: The City of West Fargo Board of Equalization and the Cass County Board of Equalization approved an assessment of \$8,076,200.00 (\$2,666,600 for the land and \$5,409,600 for the improvements). 32 Holdings, LLC c/o Coborn's, Inc., represented by J.W. Chatum & Associates, disputes the assessment placed on Cash Wise Foods 3045 and Little Dukes Gas/Wash located in the City of West Fargo. An onsite inspection was completed on September 8, 2017.

Limited income information was provided. The lease information submitted by the appellant was not within the same market area and did not identify actual sales to compare to the subject property. A sale must be complete to be considered when utilizing the sales comparison approach. Therefore, the cost approach was used to arrive at an opinion of assessment.

Replacement cost new of Cash Wise Foods 3045 & Little Dukes Gas/Wash was completed using the Marshall & Swift manual, applying regional and local multipliers as well as a depreciation factor. The construction costs were not reviewed to verify the validity of the reported cost.

The assessment reached is \$9,050,393.00. The difference is an opinion of assessment and could fluctuate depending on how the market is viewed and does not warrant a change.

Recommendation: Recommend no change in assessment at this time.

