

Former Advance Auto Parts

9079 Buchanan Trail
Inver Grove Heights, Minnesota



FORMER ADVANCE AUTO PARTS FOR SALE

Offered By:

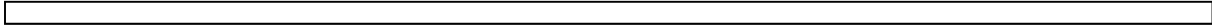
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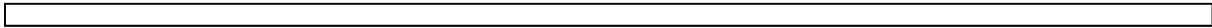
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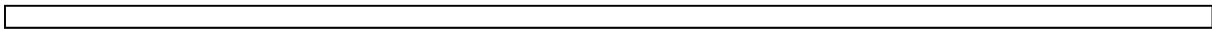
Property Information



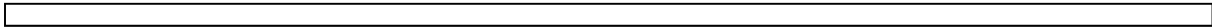
Location Information



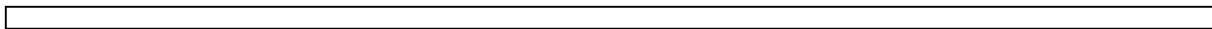
Property Photos and Site Plans



Demographic Information



About Upland



Former Advance Auto Parts For Sale - \$1,300,000



Address: 9079 Buchanan Trail
Inver Grove Heights, MN

Sale Price: \$1,300,000

Building Size: 6,972 Square Feet

Land Size: 0.92 Acres

Year Built: 2005

Traffic Counts: Hwy 52 - 48,000 vpd
Concord Blvd - 5,600 vpd

Zoning: PUD - Planned Unit
Development

PID#: 20-11865-01-010

Parking: Approx. 27 Stalls

To view additional properties for sale or lease please visit: www.upland.com

Look Upland

Where Properties & People Unite!



For more information contact:

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INVESTMENT INFORMATION

Purchase Price: \$1,300,000
Building Sq. Ft.: 6,972 SF
Lot Size: .92 Acres
Space Available: 6,972 SF
Property Status: Available

PROPERTY INFORMATION

Building Name: Former Advance Auto Parts
Address: 9079 Buchanan Trail
Inver Grove Heights, MN 55077
County: Dakota
Year Built: 2005
PIN#: 20-11865-01-010

DEMOGRAPHIC INFORMATION (Five Mile Radius)

Population: 92,069
Median Household Income: \$ 80,457
Average Household Income: \$ 94,405

ZONING

PUD—Planned Unit Development

Number of Parking Spaces: 27

Comments: Sale subject to successful termination with Advance Auto Parts.

This Former Advance Auto Parts is located in the north east corner of Hwy 52 & Concord Blvd in Inver Grove Heights, Minnesota. It is a 6,972 square foot, vacant building situated on .92 acres. There are approximately 27 parking stalls on site. Nearby retailers include: Rainbow Foods, Wal-Mart Super Center, Walgreens, Wells Fargo, Ruby Tuesday, Holiday Station Store, Subway, Cost Cutters, Great Clips, Dunn Bro's Coffee, Anytime Fitness, Tractor Supply Co. and more.

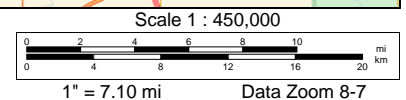
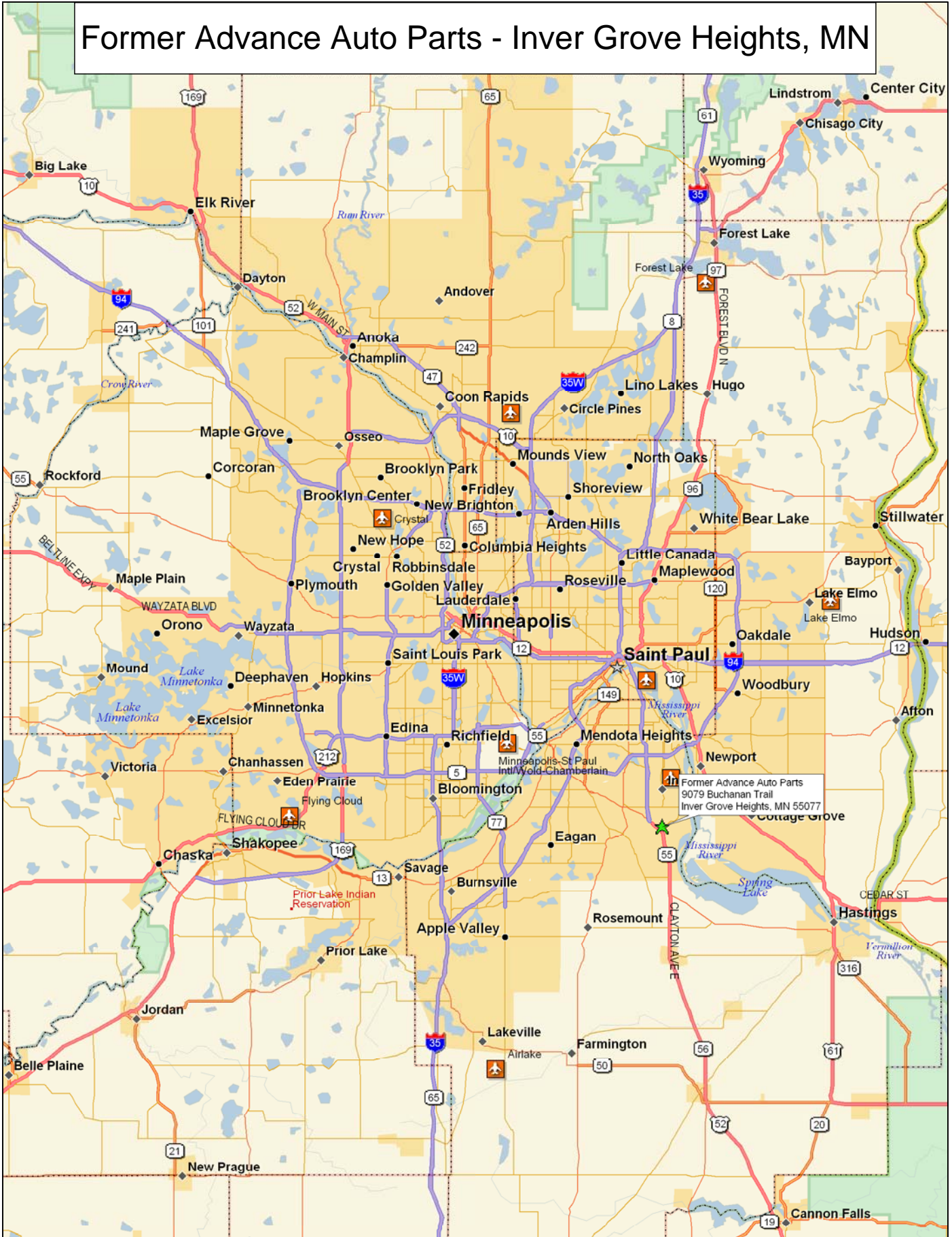
Inver Grove Heights is home to approximately 33,880 residents who have chosen this area whose boundaries expand over 28 square miles of rolling wooded terrain that provides for an engaging mix of residential dwellings and commercial facilities. In addition, the schools, park facilities, community center and golf course are among the Twin Cities best. Located in Northern Dakota County, Inver Grove Heights is in close proximity to the Mississippi River Valley, which provides a beautiful natural setting and year-round recreational activities. Lakes, ponds, and wetlands cover many areas of the city. Residents have a wide choice of housing, ranging from apartments to large-lot estates. There has been significant commercial development recently, with the arrival of several restaurants, a hotel, and a 16-screen movie theater all within an area adjacent to Highway 52 and Blaine Avenue.



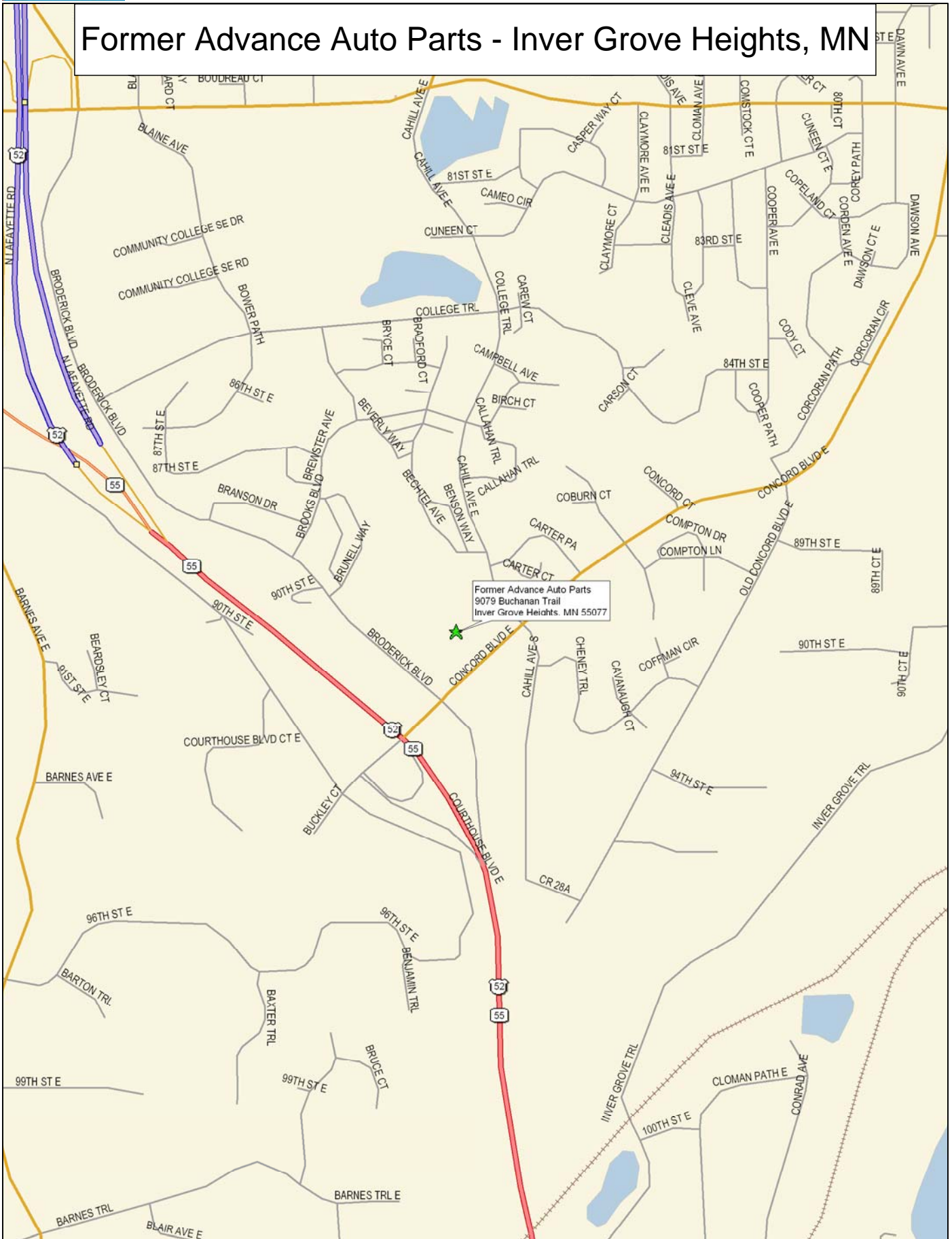


Former Advance Auto Parts—Inver Grove Heights, MN

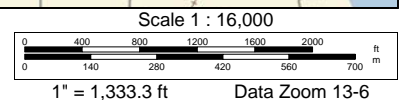
Former Advance Auto Parts - Inver Grove Heights, MN



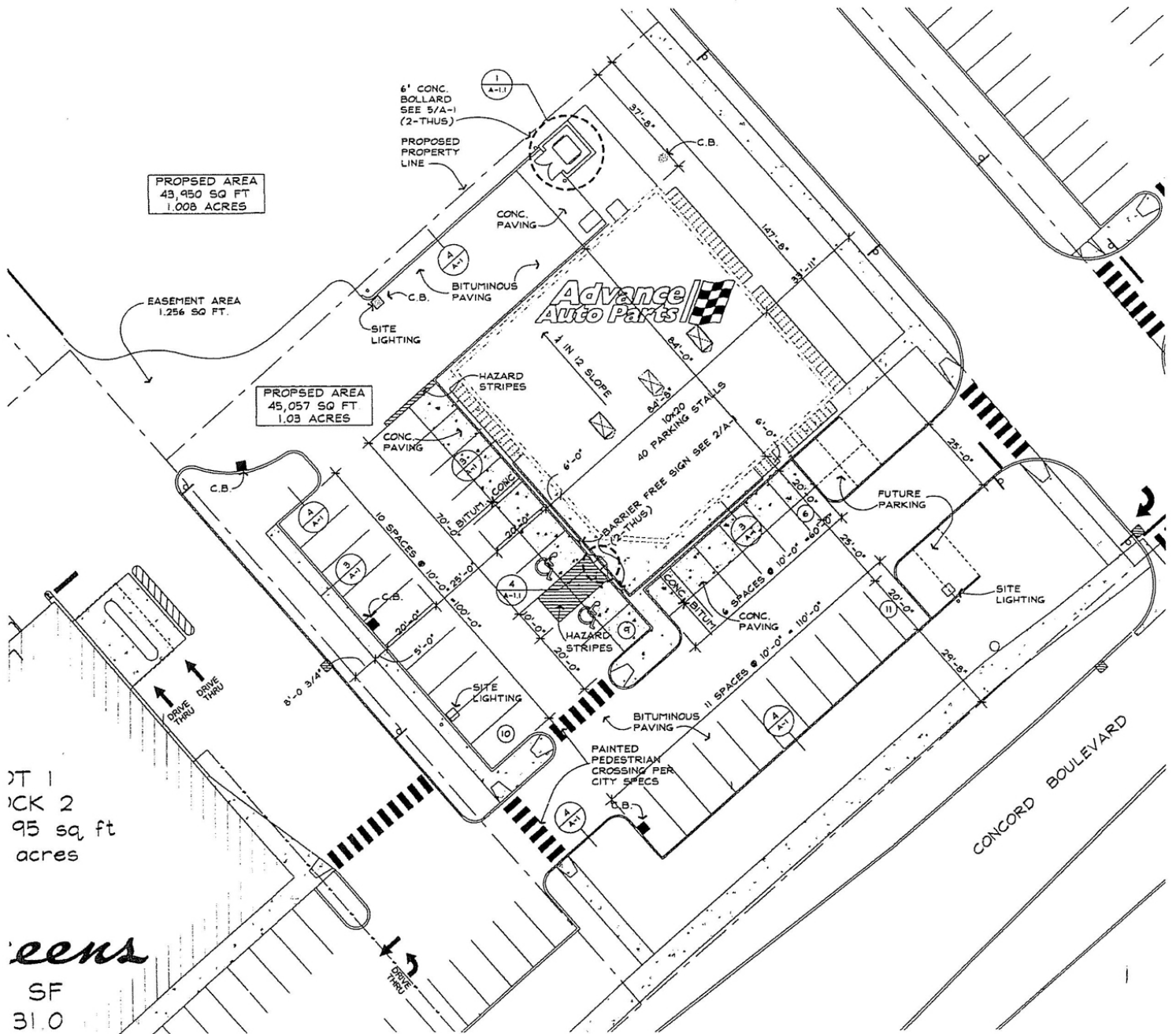
Former Advance Auto Parts - Inver Grove Heights, MN



Former Advance Auto Parts
9079 Buchanan Trail
Inver Grove Heights, MN 55077











9079 Buchanan Trl, Inver Gro...

Latitude: 44.818429

Longitude: -93.042217

Ring: 1, 3, 5 Miles

Executive Summary

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	4,547	26,313	92,089
Male Population	48.0%	49.3%	49.3%
Female Population	52.0%	50.7%	50.7%
Median Age	37.4	36.8	35.0
2010 Income			
Median HH Income	\$94,839	\$83,035	\$80,457
Per Capita Income	\$45,000	\$35,975	\$35,165
Average HH Income	\$107,001	\$94,002	\$94,405
2010 Households			
Total Households	1,942	10,095	34,158
Average Household Size	2.34	2.59	2.68
2010 Housing			
Owner Occupied Housing Units	94.7%	83.1%	76.0%
Renter Occupied Housing Units	1.8%	13.0%	20.1%
Vacant Housing Units	3.5%	3.9%	3.9%
Population			
1990 Population	1,561	19,102	63,545
2000 Population	3,438	24,047	82,529
2010 Population	4,547	26,313	92,089
2015 Population	4,828	26,867	94,322
1990-2000 Annual Rate	8.22%	2.33%	2.65%
2000-2010 Annual Rate	2.77%	0.88%	1.08%
2010-2015 Annual Rate	1.21%	0.42%	0.48%

In the identified market area, the current year population is 92,089. In 2000, the Census count in the market area was 82,529. The rate of change since 2000 was 1.08 percent annually. The five-year projection for the population in the market area is 94,322, representing a change of 0.48 percent annually from 2010 to 2015. Currently, the population is 49.3 percent male and 50.7 percent female.

Households			
1990 Households	485	6,329	22,266
2000 Households	1,397	8,847	29,829
2010 Households	1,942	10,095	34,158
2015 Households	2,085	10,420	35,246
1990-2000 Annual Rate	11.16%	3.41%	2.97%
2000-2010 Annual Rate	3.27%	1.3%	1.33%
2010-2015 Annual Rate	1.43%	0.64%	0.63%

The household count in this market area has changed from 29,829 in 2000 to 34,158 in the current year, a change of 1.33 percent annually. The five-year projection of households is 35,246, a change of 0.63 percent annually from the current year total. Average household size is currently 2.68, compared to 2.75 in the year 2000. The number of families in the current year is 24,235 in the market area.

Housing

Currently, 76.0 percent of the 35,550 housing units in the market area are owner occupied; 20.1 percent, renter occupied; and 3.9 percent are vacant. In 2000, there were 30,356 housing units - 78.6 percent owner occupied, 19.6 percent renter occupied and 1.8 percent vacant. The rate of change in housing units since 2000 is 1.55 percent. Median home value in the market area is \$182,399, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.32 percent annually to \$214,709. From 2000 to the current year, median home value changed by 2.97 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$47,614	\$40,990	\$39,587
2000 Median HH Income	\$73,184	\$60,465	\$59,652
2010 Median HH Income	\$94,839	\$83,035	\$80,457
2015 Median HH Income	\$105,960	\$97,895	\$94,566
1990-2000 Annual Rate	4.39%	3.96%	4.19%
2000-2010 Annual Rate	2.56%	3.14%	2.96%
2010-2015 Annual Rate	2.24%	3.35%	3.28%
Per Capita Income			
1990 Per Capita Income	\$16,059	\$14,816	\$15,434
2000 Per Capita Income	\$32,105	\$24,851	\$25,504
2010 Per Capita Income	\$45,000	\$35,975	\$35,165
2015 Per Capita Income	\$50,990	\$40,698	\$39,932
1990-2000 Annual Rate	7.17%	5.31%	5.15%
2000-2010 Annual Rate	3.35%	3.67%	3.18%
2010-2015 Annual Rate	2.53%	2.5%	2.58%
Average Household Income			
1990 Average Household Income	\$50,709	\$43,868	\$43,609
2000 Average Household Income	\$79,937	\$68,438	\$69,825
2010 Average HH Income	\$107,001	\$94,002	\$94,405
2015 Average HH Income	\$119,939	\$105,242	\$106,429
1990-2000 Annual Rate	4.66%	4.55%	4.82%
2000-2010 Annual Rate	2.89%	3.14%	2.99%
2010-2015 Annual Rate	2.31%	2.28%	2.43%

Households by Income

Current median household income is \$94,457 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$94,566 in five years. In 2000, median household income was \$59,652, compared to \$39,587 in 1990.

Current average household income is \$94,405 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$106,429 in five years. In 2000, average household income was \$69,825, compared to \$43,609 in 1990.

Current per capita income is \$35,165 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$39,932 in five years. In 2000, the per capita income was \$25,504, compared to \$15,434 in 1990.

Population by Employment

Total Businesses	76	564	2,172
Total Employees	811	6,921	39,690

Currently, 92.8 percent of the civilian labor force in the identified market area is employed and 7.2 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 94.2 percent of the civilian labor force, and unemployment will be 5.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 77.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 68.3 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 14.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 17.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 83.4 percent of the market area population drove alone to work, and 2.9 percent worked at home. The average travel time to work in 2000 was 22.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 6.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 27.3 percent were high school graduates only (29.6 percent in the U.S.)
- 9.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 24.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 10.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

UPLAND

BROKERAGE SERVICES

Our successful track record of offering specialized, high quality, focused commercial real estate sales and leasing services, makes Upland one of the upper Midwest's primary commercial property resources.

Our services include: Tenant Representation, Buyer Representation, Landlord Representation, Seller Representation, Development, Site Selections, Consultation, Property Dispositions.

THE UPLAND ADVANTAGE

CLIENT BENEFITS

In every transaction, our goal is to create an environment that will enable you to gain the best all around outcome while performing quality negotiation.

We will:

- Exclusively represent your interest while establishing a win/win relationship with potential prospects.
- Provide you with in-depth market research gathered from years of experience, real estate professional relationships and from our custom research efforts.
- Save you time and resources by helping to eliminate unlikely or unqualified prospects early in the evaluation process.
- Increase negotiating power for you by creating competition for your property.

Whether you are a property owner looking to lease your property, or a businessperson looking for office, retail, or industrial space and engage Upland Real Estate's professionals, everything changes. You now have immediate access to crucial market information such as: current rental rates, concessions, operating expenses, and property taxes as well as having an advocate working exclusively in your best interest. This information makes you equal to (or better than) the landlord, tenant or buyer at the negotiating table. Most importantly, you can continue to run your business while the tenant representative does the "legwork" of finding your space.

Part of this legwork includes knowing the current market conditions, and the overall climate in which you will be venturing. We are in the business everyday and Upland has the market knowledge that you will require.

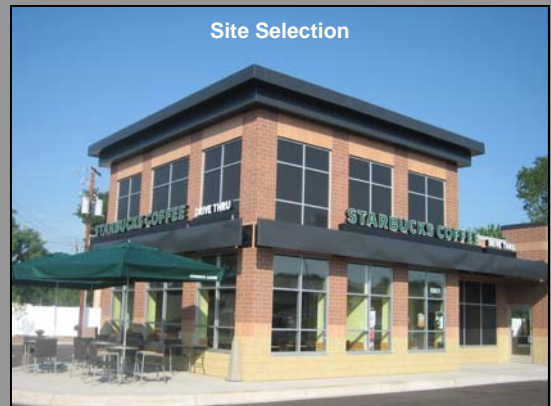
Landlord Representation



Tenant Representation



Site Selection



Look Upland

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50 South 6th Street, Suite 1418, Minneapolis, MN 55402

Keith Sturm / Josh Huempfner / Chad Sturm / Brian Merz / Jaime Cohen / Ed Engler / Fallon Vannelli

612.332.6600 Phone / 612.376.4489 Fax

www.upland.com

PROVEN SUCCESS RECORD

Upland's specialists have successfully completed transactions with many companies including:

Retail

- Applebee's
- AutoZone
- Advanced Auto
- Buffalo Wild Wings
- Checkers
- Children's World
- Dunn Brothers
- Gander Mountain
- KinderCare
- Noodles & Co.
- Office Depot
- Pilgrim Drycleaners
- Salad Creations
- Pier One Imports
- Pet SMART
- Kohl's
- Starbucks
- Verizon Wireless

- Sherwin Williams
- Regis
- Supercuts
- Cost Cutters
- Regis Salon
- CVS Pharmacy
- Kinko's
- Walgreens
- Jimmy John's
- Firestone
- Baker's Square
- Border's
- Perkin's
- Tutor Time Centers
- Best Buy
- Fastenal
- H&R Block
- Manpower, Inc.

Office

- Willson's Leather Corp.
- Cargill
- Grand Casino
- Traveler's Express
- Health Systems
- Integration
- Hobbit Travel
- Allied Mutual Insurance Company
- TCF Mortgage Corp.
- GMAC Mortgage Co.
- United Health Corp.
- State Farm Insurance
- Coca Cola Corporation

Industrial

- Anxon Inc.
- Brock White
- Brownstone Distributing
- Bunzl Distribution
- Chicago Sweeteners Inc.
- Crown Iron
- Ecolab
- Equus Computer Systems
- Franklin National Bank
- Honeywell International
- Johnson & Johnson
- KMS Building Products
- Michels Corporation
- Nabisco, Inc
- Pentair, Inc
- Pratt Ordway
- Proctor & Gamble
- Prudential Insurance
- Stock Building Supply
- Strategic Equipment
- Steiner Development
- Tennant Company
- The Beard Group
- The Goldridge Group
- Told Development

UPLAND'S LEADERSHIP



Keith Sturm



Josh Huempfner



Chad Sturm



Brian Merz



Jamie Cohen



Ed Engler



Fallon Vannelli

Keith Sturm has over twenty years of experience in investment sales and leasing. He is a proven deal maker completing over 450 lease transactions and over \$1.5 billion in sales primarily in net-leased investments. He has received his CCIM designation and was President of the Minnesota/South Dakota CCIM Chapter in 2004. Keith is also the past president of the St. Cloud State University Real Estate Alumni Association, and a past Director of the MN Organization of Commercial Realtors.

Josh Huempfner specializes in buyer and seller representation. He focuses on commercial investment properties and land acquisitions for development and redevelopment projects. His strong financial background and project marketing expertise have made him a trusted and valued advisor. With double majors in finance and real estate and over ten years of experience, Josh uses his combined expertise to serve his clients' complex real estate needs.

Chad Sturm has over twelve years of experience in tenant representation, project leasing, user sales and site selection. He focuses on retail properties and land acquisitions for development. His strong focus on retail properties and retail tenants has made him one of the most active, effective and trusted realtors in the state of MN. His excellent negotiation skills and outstanding ability to seek out opportunities has allowed Chad to complete over 300 transactions.

Brian Merz has worked with several developers and retailers throughout his experience at Upland Real Estate Group. His areas of specialization include seller representation, buyer representation, tenant representation, project leasing, and investment sales and analysis.

Jamie Cohen has over 30 years of experience in tenant representation, project leasing, user sales and site selection. He currently represents tenants such as: Dollar Tree, PETCO, Burlington Coat Factory, Little Gym, Turn Style and other major retailers.

Ed Engler has over 30 years of experience in sales and leasing of industrial, retail, office, and investment property transactions. Some major transactions include sale/leaseback of Wilson's Leather Corporate Headquarters to IRET, industrial sale of corporate headquarters to Minnetonka Moccasin, office sublease of 90,000 square feet, Cargill at Interchange office complex, and exclusive representation for Pilgrim Drycleaners Inc.

Fallon Vannelli joined Upland in the fall of 2011 and has worked with both the net-lease and brokerage teams. She has experience assisting in multiple retail and investment property transactions.