

ALEXANDRIA DEVELOPMENT/LEASING/SALES SITE

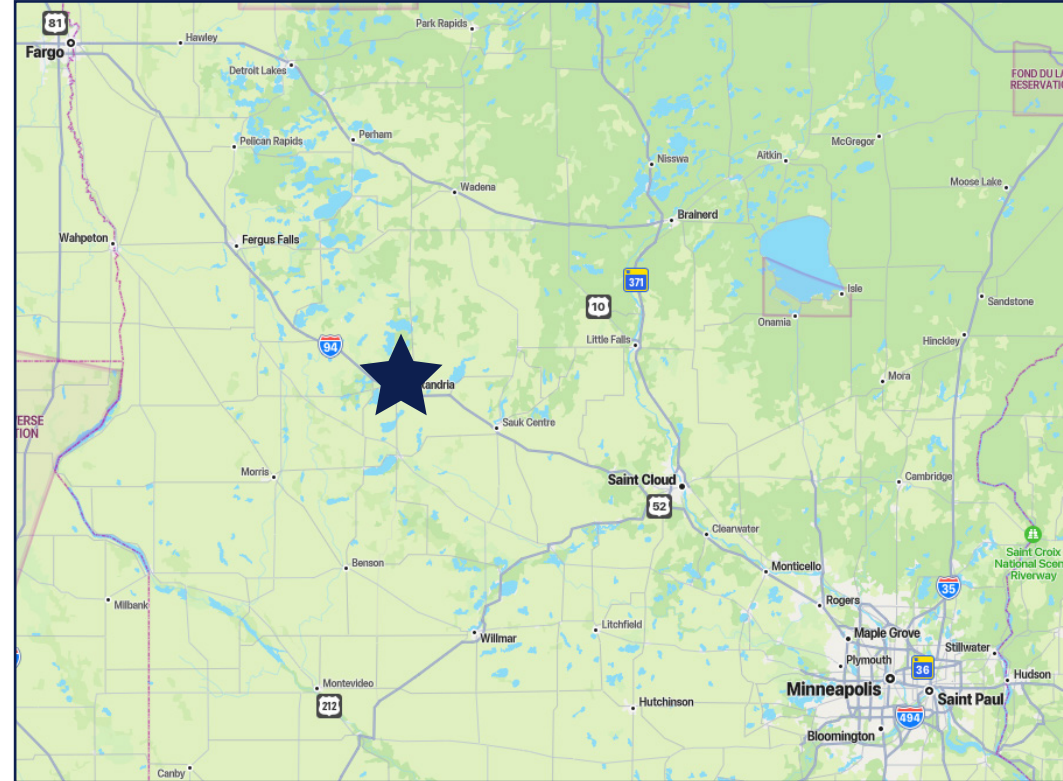
209 Nokomis St
Alexandria, MN 56308
Building For Lease
Land & Building For Sale
Ground Lease

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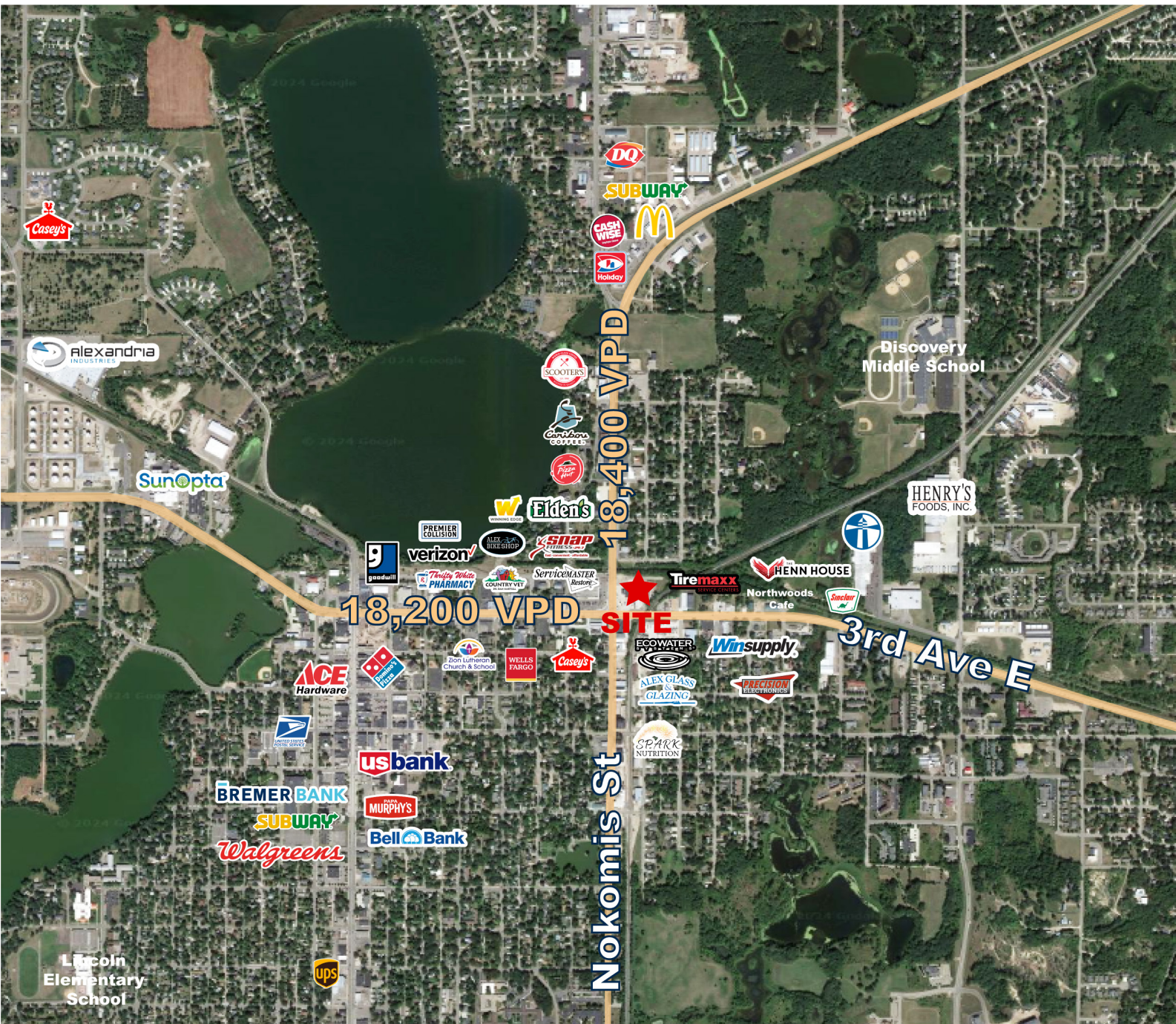
ADDRESS	209 Nokomis St
CITY, STATE	Alexandria, MN 56308
FORMER BK & C-STORE (NORTHSIDE PLAZA)	5,518 SF (2,300 SF - 5,518 SF)
CURRENT TIREMAXX LAND & BUILDINGS SALE PRICE	7,200 SF + 1,800 SF (Basement) Negotiable based on Land Size
GROUND LEASE	Up to 3.76 Acres
LEASE RATE	Negotiable
CAM & TAXES	TBD
COUNTY	Douglas

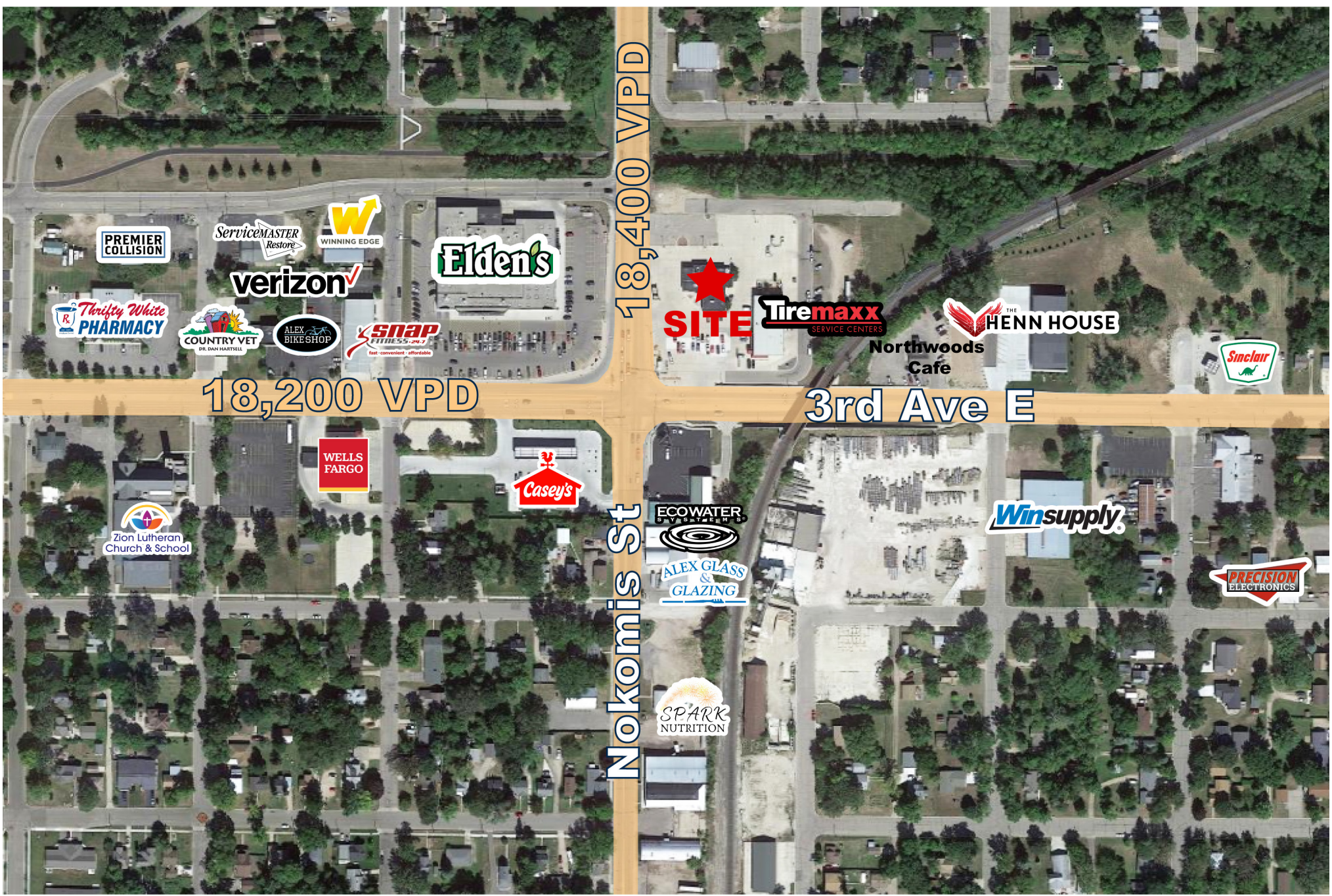


HIGHLIGHTS

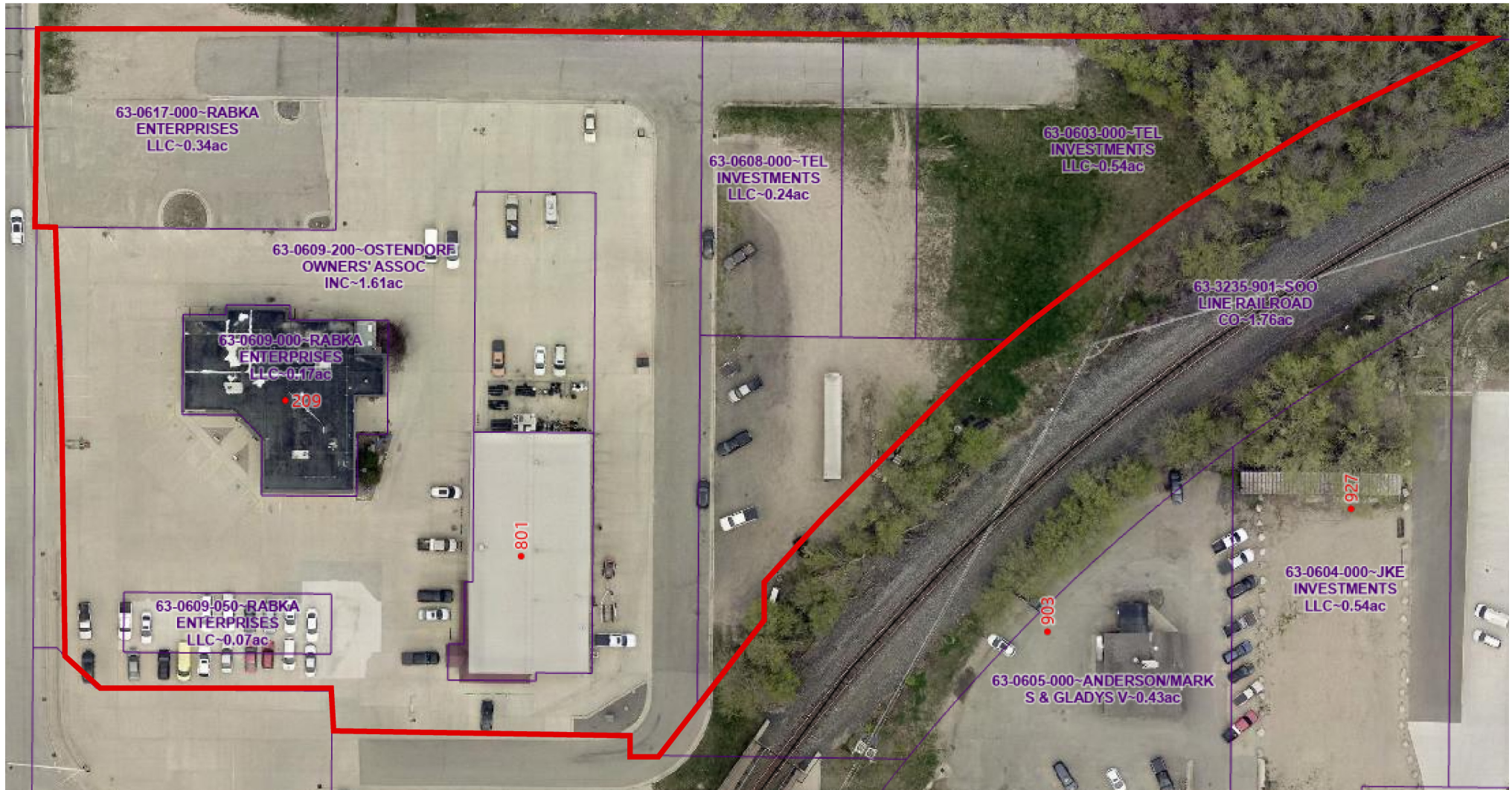
- Large pylon signage available
- Located on a signalized corner with very strong traffic counts of 18,000 VPD
- Potential for redevelopment of building &/or the entire site
- Potential drive-thru
- Nearby tenants include Elden’s Fresh Foods, Tiremaxx Service Center, Wells Fargo Bank, Northwoods Cafe, Caribou Coffee, Goodwill, Holiday, Casey’s, and much more
- Nearby dense housing neighborhoods

2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	4,879	18,685	22,961
MEDIAN AGE	39.4	42.8	43.8
MEDIAN HH INCOME	\$54,032	\$62,760	\$67,330
AVERAGE HH INCOME	\$71,997	\$88,015	\$94,772





Property portfolio consists of potentially up to 2 buildings and land. There is 209 Nokomis a 5,518 SF retail building formerly occupied by BK and C-Store. There is also a 9,000 SF retail building currently occupied by TireMaxx. Adjacent to the two retail buildings on the hard corner there is about 1/2 acre of land that could be available for a ground lease or maybe a sale. The entire portfolio consists of 3.76 acres of land. There is redevelopment potential for the Former BK & C-Store (Northside Plaza) on its own or the entire 3.76 acre site. There is a potential for a sale leaseback with existing tenant TireMaxx if the entire site was to be sold / redeveloped. A sale leaseback with the Tiremaxx is not required for the portfolio to trade, and in that case the TireMaxx tenant could vacate or stay. In other words, there are several parcels available, including buildings that could remain or be razed. It could very well be a redevelopment site or an opportunity whereby some straightforward building leasing could occur. Owner's preference is potentially entering into a ground lease on all 3.6 acres.





Casey's & Very Busy Intersection



Pylon & Northside Plaza Building



Very Deep Land Parcel Beyond Vacated Street



Plenty of Power



Signage



Deep Parcel Includes Vacated Street



Former Drive-Thru



Former Drive-Thru



Entire Site From Hard Corner



West Side of Northside Plaza



North Side of Tire Maxx Center



West Side of Tire Maxx Center





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