UPLAND
REAL ESTATE GROUP, INC.

ALEXANDRIA DEVELOPMENT SITE

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

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

Look Upland. Where Properties & People Unite!

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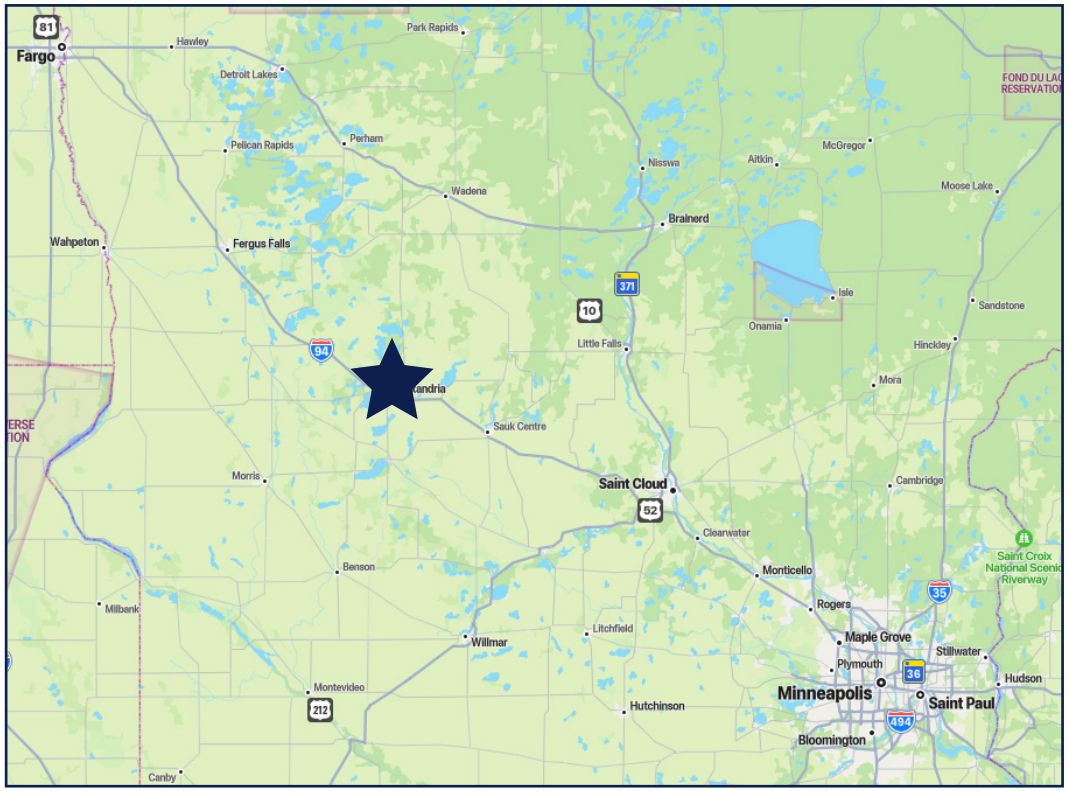
PROPERTY OVERVIEW

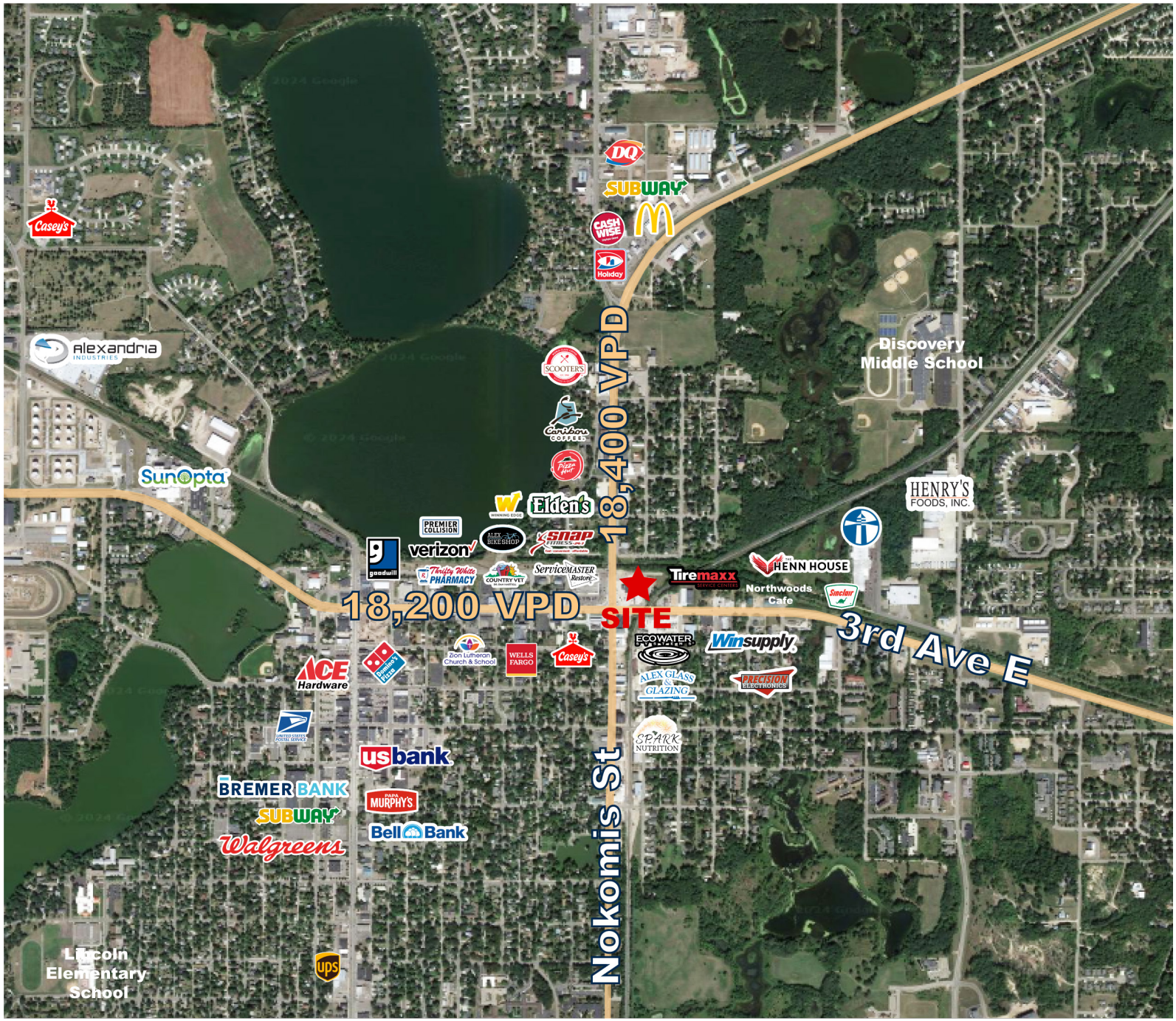
ADDRESS	209 Nokomis St
CITY, STATE	Alexandria, MN 56308
FORMER BK & C-STORE (NORTHSIDE PLAZA)	5,518 SF (2,300 SF - 5,518 SF)
CURRENT TIREMAXX	7,200 SF + 1,800 SF (Basement)
LAND & BUILDINGS SALE PRICE	Negotiable based on Land Size
GROUND LEASE	Up to 3.76 Acres
LEASE RATE	Negotiable
CAM & TAXES	TBD
COUNTY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



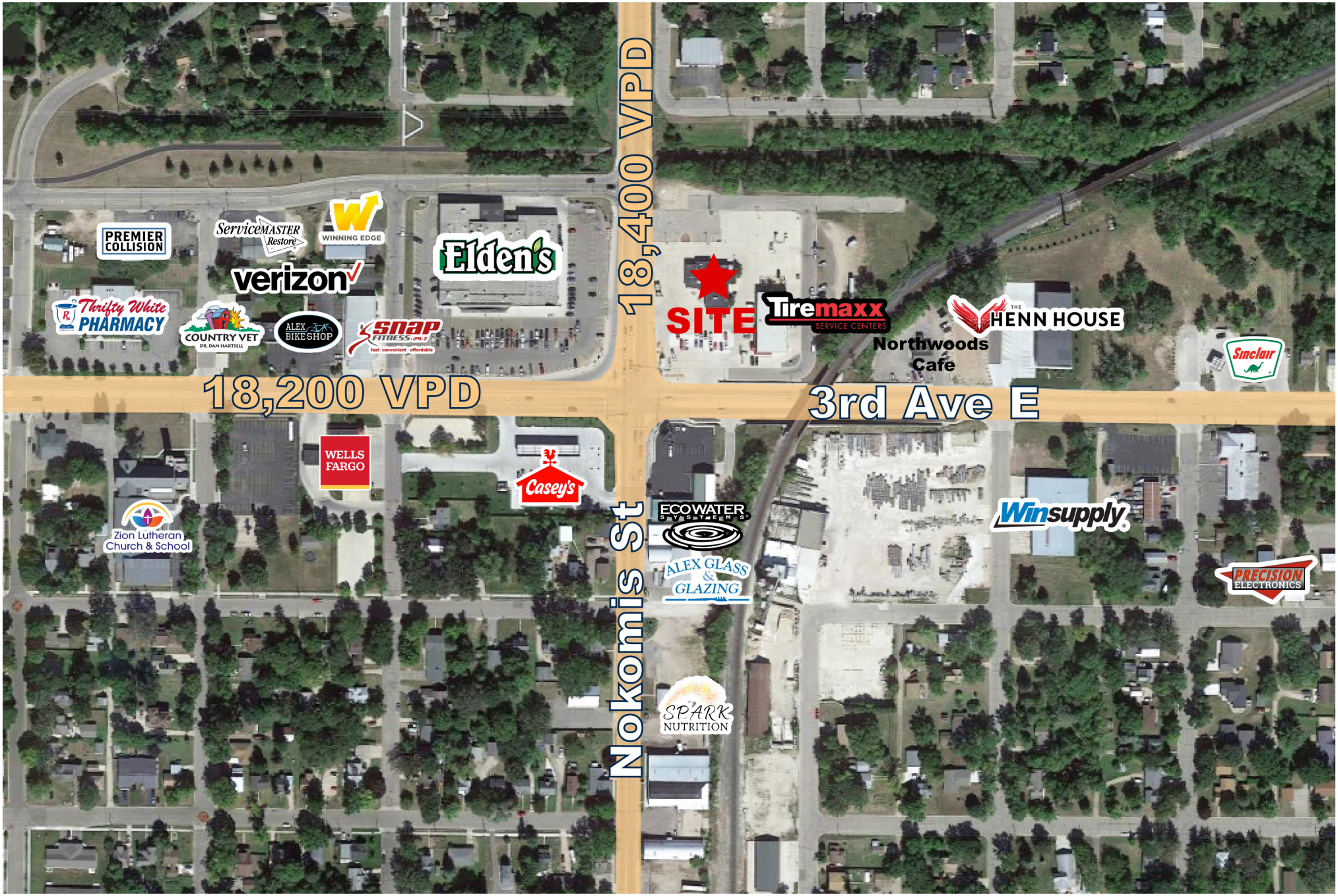
2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	4,879	18,685	22,961
MEDIAN AGE	39.4	42.8	43.8
MEDIAN HH INCOME	$54,032	$62,760	$67,330
AVERAGE HH INCOME	$71,997	$88,015	$94,772

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

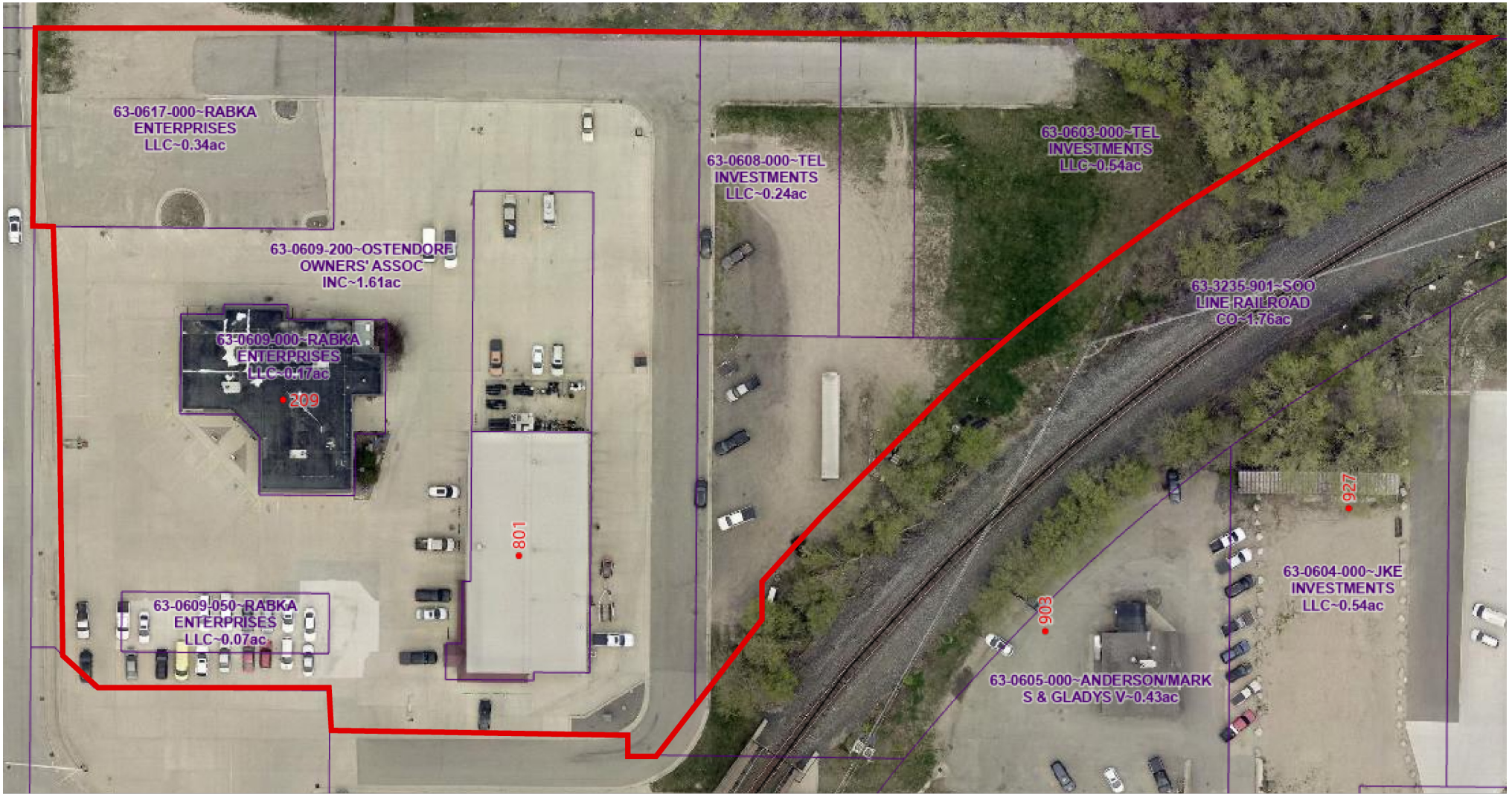

18,400 VPD
18,200 VPD
SITE
Nokomis St
3rd Ave E
Discovery Middle School
Lincoln Elementary School
Alexandria Industries
SunOpta
DQ
SUBWAY
Casey's
Cash Wise
Holiday
SCOOTERS
Caribou Coffee
Pizza Hut
Elden's
PREMIER COLLISION
verizon
ALEX BIKE SHOP
SNAP FITNESS
goodwill
Thrifty White PHARMACY
COUNTRY VET
ServiceMASTER Restore
Tiremaxx
HENN HOUSE
Northwoods Cafe
Sinclair
HENRY'S FOODS, INC.
Zion Lutheran Church & School
WELLS FARGO
ACE Hardware
Domino's Pizza
ECOWATER
Winsupply
ALEX GLASS & GLAZING
PRECISION ELECTRONICS
SPARK NUTRITION
usbank
BREMER BANK
SUBWAY
Walgreens
MURPHY'S
Bell Bank
UPS

CLOSE UP AERIAL

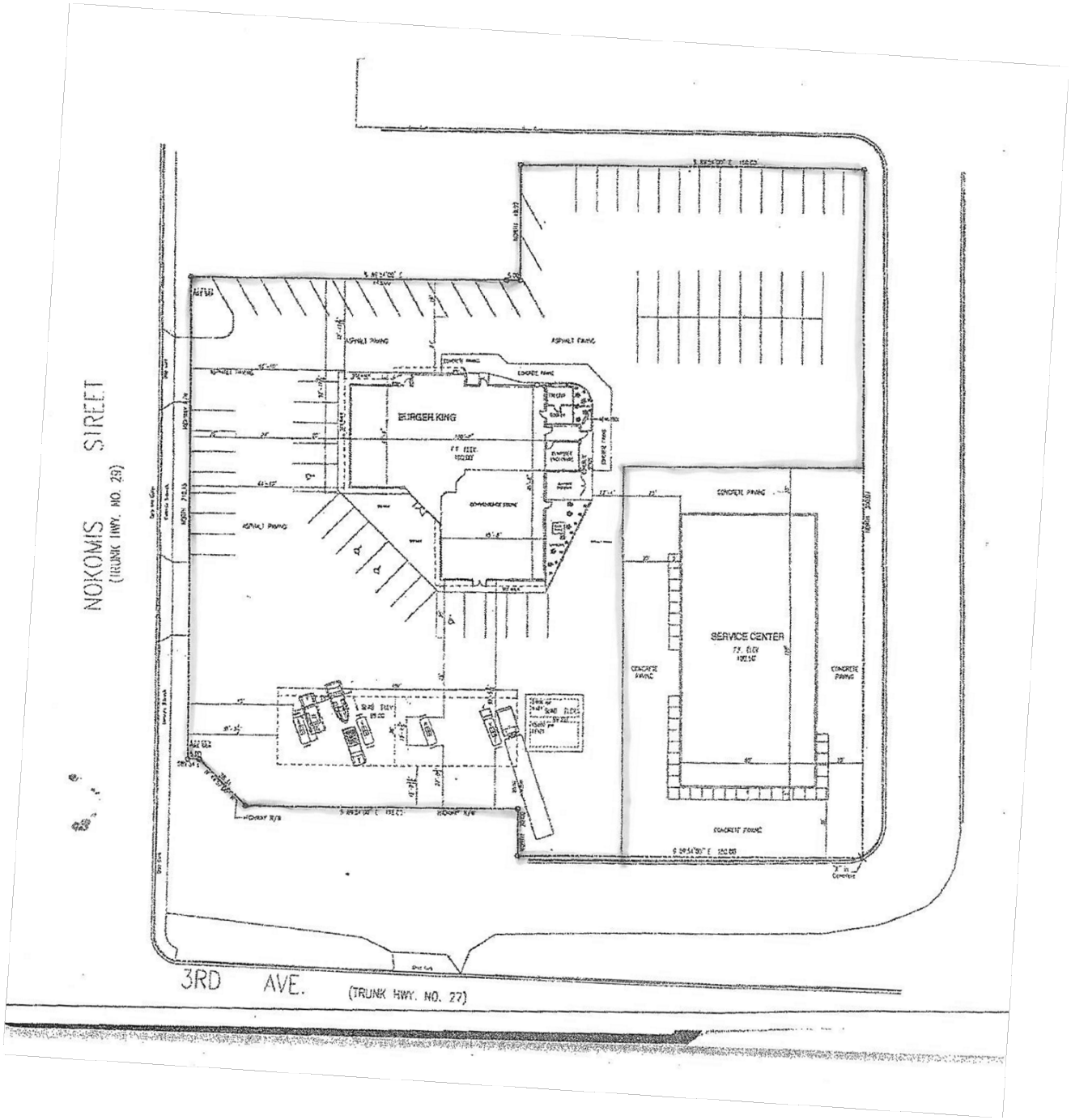


TOTAL CORNER PARCELS ALEXANDRIA INCLUDING TRIANGULAR

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.



SITE SURVEY


NOKOMIS STREET
(TRUNK HWY. NO. 29)
BURGER KING
SERVICE CENTER
3RD AVE.
(TRUNK HWY. NO. 27)

Casey's & Very Busy Intersection

Pylon & Northside Plaza Building

Very Deep Land Parcel Beyond Vacated Street

Plenty of Power

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

NORTHSIDE PLAZA INTERIOR PHOTOS POST DEMOLITION

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