

UPLAND
REAL ESTATE GROUP, INC.

FORMER CAR WASH
Monticello, MN
For Lease



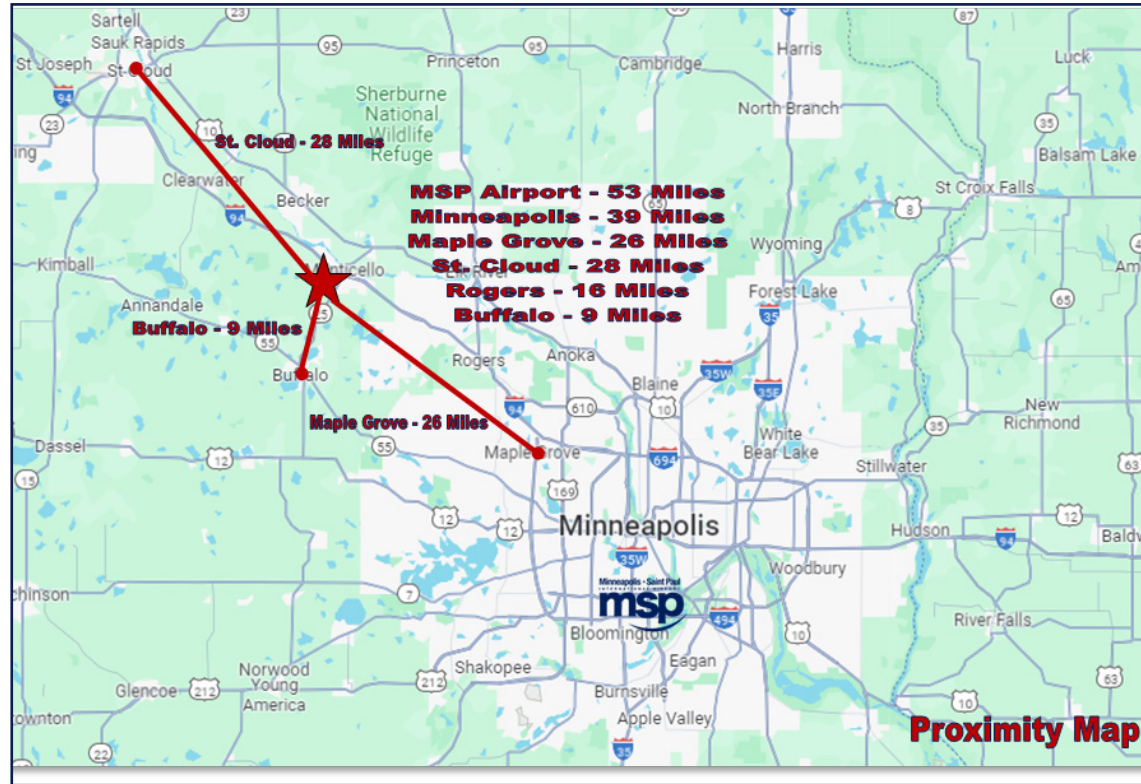
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

SAMUEL GERLACH
612.465.8529
SAM@UPLAND.COM

ADDRESS	4008 Deegan Ct
CITY, STATE	Monticello, MN
SPACE AVAILABLE	4,149 SF
LEASE RATE	Negotiable
TAX 2023	\$20,782
YEAR BUILT	2023
COUNTY	Wright County
PARKING	Currently 11 Surface Stalls

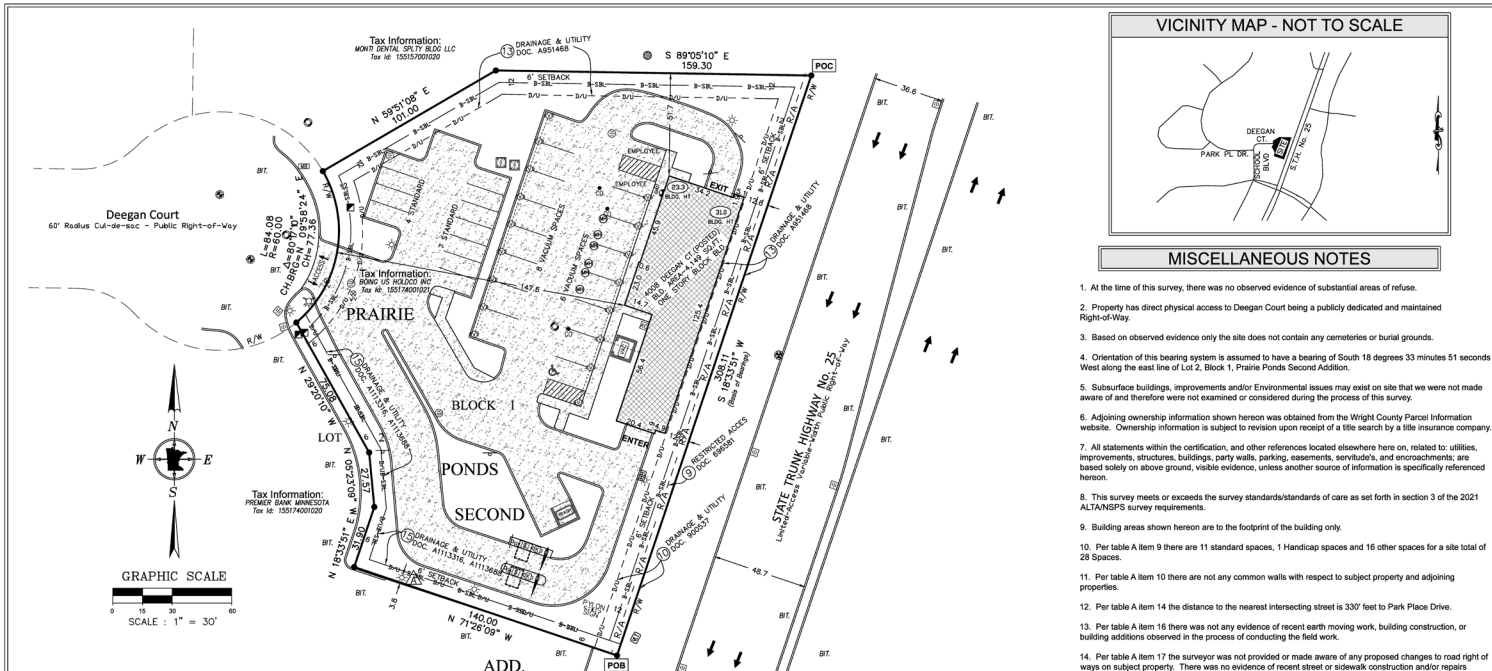


HIGHLIGHTS

- Former Carwash property
- Potential reuse / redevelopment site
- High visibility off the main local throughfare in Monticello
- Situated near other new tenants like Walmart, ALDI, Emagine Movie Theater, Arby's, Dentistry for Children, Central Minnesota Orthodontics, Goodwill, and many others
- Monticello is well situated halfway between St. Cloud, MN and the Twin Cities

2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	4,516	17,558	29,971
MEDIAN AGE	35.2	36.6	36.6
MEDIAN HH INCOME	\$80,630	\$80,972	\$83,825
AVERAGE HH INCOME	\$89,247	\$91,380	\$96,970





ITEMS CORRESPONDING TO SCHEDULE B-II

- Access to Trunk Highway No. 25 is restricted as shown by Extinction of Access dated July 1, 1999, filed December 3, 1999, as Document No. 698561. (PLOTTED, SHOWN HEREON)
- Easements for utilities and drainage as shown on the recorded plat of Prairie Ponds dated June 2, 2003, filed March 16, 2004, as Document No. 900537. (PLOTTED, SHOWN HEREON)
- Terms and conditions of Development Contract and Planned Unit Development for Prairie Ponds dated March 12, 2004, filed September 13, 2004, as Document No. A026870. (PROPERTY DESCRIBED IN DOCUMENT, NOT PLOTTED, NO PLOTTABLE INFORMATION)
- Use restrictions contained and described in Declaration of Covenants, Conditions and Restrictions dated August 30, 2004, filed September 13, 2004, as Document No. A526671. (PROPERTY DESCRIBED IN DOCUMENT, NOT PLOTTED, NO PLOTTABLE INFORMATION)
- Easements for utilities and drainage as shown on the recorded plat of Prairie Ponds Second Addition dated March 15, 2005, filed March 16, 2005, as Document No. A951468. (PLOTTED, SHOWN HEREON)
- Terms, conditions, easements, costs and liens contained and described in Easement Agreement dated March 21, 2005, filed March 23, 2005, as Document No. A952023. (NOT PLOTTED, NOT LOCATED ON OR NEAR SUBJECT PROPERTY, EASEMENT IS NOT NEEDED OR USED BY SUBJECT PROPERTY)
- Easement for public utility and drainage purposes. In favor of the City of Monticello, a Minnesota municipal corporation, contained and described in Grant of Permanent Easement dated March 4, 2009, filed March 30, 2009, as Document No. A1113316, and re-filed April 2, 2009, as Document No. A1113688. (PLOTTED, SHOWN HEREON)
- Use restrictions contained and described in Declaration of Restrictive Covenants dated March 31, 2015, filed May 20, 2015, as Document No. A1288144. (PROPERTY DESCRIBED IN DOCUMENT NO PLOTTED, NO PLOTTABLE SURVEY ITEMS, BLANKET IN NATURE)
- Terms and conditions of Encroachment Agreement dated March 30, 2022, filed July 18, 2022, as Document No. A1512221. (NOT PLOTTABLE, ALLOWS FOR CANOPY ENCROACHMENT ON EAST SIDE OF BUILDING. ENCROACHMENT SIZE NOT DEFINED.)

ZONING INFORMATION

Zoning District: B-4

SETBACKS:
 Front 0' minimum
 Side Street: 0' minimum
 Interior: 0' minimum
 Rear 0' minimum

Per City of Monticello Community & Economic Development Coordinator, Hayden Stensgaard, see attached zoning letter dated 05/30/2023. - 6' setbacks for front, side, and rear yards

Maximum building height 30'2 Stories; Exceptions: Height limits shall not apply to chimneys, church spires, belltowers, cooling towers, cupolas and domes which do not contain useable space, elevator penthouses, fire escapes or roof access stairways, flag poles, mechanical equipment required to operate and maintain the building, monuments, parapet walls extending more than three feet above the limiting height of the building, rooftop dish antennas, skylights, water towers, wind electrical generators, telecommunication towers or similar appendages.

Minimum lot area: No minimum
 Minimum lot width: No minimum
 Minimum lot depth: No minimum or maximum width or depth requirements in the B-4 district.
 Maximum lot coverage: No requirement noted
 Maximum floor area ratio: No requirement noted

Parking formula Automotive Wash Facilities: 10.0 spaces or one space for each employee on the maximum shift, whichever is greater
 - For self service facilities, there shall be a minimum of two spaces
 - If the wash facility is integrated into an approved vehicle fuel sales business, the wash facility shall require no additional parking

Required spaces 10 required spaces or one space per employee

Prepared By:
 Brock & Clark Corporation, an NVS Company
 222 E. Eufrata Street, Suite 140
 Norman, OK 73069
 (800) 787-8390

REPORT: T202301046.005
 DATED: June 6, 2023

LEGEND OF SYMBOLS & ABBREVIATIONS

- Building Foot Print
- Concrete Surface
- Wall Mount Electric Meter
- Electric Transformer
- Found Iron Pipe
- Communications Pedestal
- Air Conditioner Unit
- Utility Vault
- Storm Manhole
- Storm Inlet (Square)
- Storm Inlet (Round)
- Storm Inlet (Beehive)
- R/A - - - R/A - - - Restricted Access
- Drainage & Utility Easement
- Building Setback Line
- Wall Mount Gas Meter
- Sanitary Sewer
- Sanitary Clean Out
- Fire Hydrant
- Fire Hydrant & Water Valve
- Water Valve
- Light Pole
- Bollard Post
- Manhole
- Vacuum
- Card Reader
- Paystation
- Gate Arm
- Sign
- Electric Manhole
- Indicates Handicapped Parking
- Indicates Building Height At Symbol Location

RECORD DESCRIPTION

The part of Lot 2, Block 1, Prairie Ponds Second Addition, according to the Plat thereon on file and of record in the Office of the County Recorder, Wright County, Minnesota, lying Northeastly of the following described line:
 Commencing at the Northeast corner of said Lot 2; thence South 18 degrees 33 minutes 51 seconds West, plat bearing, along the Eastern line of said Lot 2, a distance of 208.11 feet to the point of beginning of the line to be described; thence North 71 degrees 26 minutes 09 seconds West, a distance of 140.00 feet; thence North 18 degrees 33 minutes 51 seconds East, a distance of 31.00 feet; thence North 05 degrees 23 minutes 09 seconds West, a distance of 27.37 feet; thence North 29 degrees 25 minutes 10 seconds West, a distance of 75.00 feet to the Northeastly line of said Lot 2 and terminating there.

Wright County, Minnesota
 Abstract Property

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH2320245NM, DATED MAY 17, 2023.

ALTA/NSPS LAND TITLE SURVEY

for
Take 5 Car Wash Portfolio
 NVS Project No. 202301795-005
 4008 Deegan Ct, Monticello, MN

BASED UPON TITLE COMMITMENT NO. CCH2320245NM-SITE 13
 OF CHICAGO TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF MAY 17, 2023 @ 7:00 A.M.

Surveyor's Certification

To Realty Income Corporation, a Maryland Corporation, together with its affiliates, subsidiaries, successors and assigns; Being US Holdco, Inc., a Delaware corporation; Chicago Title Insurance Company and Brock & Clark Corporation, an NVS Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof.

THE FIELD WORK WAS COMPLETED ON MAY 26, 2023.

Doug Hahn 6/29/2023 DATE

REGISTRATION NO. 43988
 IN THE STATE OF MINNESOTA
 DATE OF FIELD SURVEY: May 26, 2023
 DATE OF LAST REVISION: 6/23/2023
 NETWORK PROJECT NO. 202301795-005 1CIV

Survey Performed By:
 Norntinstar Surveying
 210 East Depot Street
 Litchfield, MN 55555
 Phone: 320-693-3710
 Email: chuc@norntinstar@gmail.com

CHICAGO TITLE INSURANCE COMPANY
 LICENSED LAND SURVEYOR
 No. 43988
 STATE OF MINNESOTA

SHEET 1 OF 1

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY NO. 37564I. MAP NUMBER 0055 WHICH BECAME AN EFFECTIVE DATE OF NOVEMBER 1, 1979 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WATER CONTROL DISTRICT MAPS. THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
6/23/23	MISC.		
6/29/2023	ZONING		
6/23/23	MISC.		
FIELD WORKS/26/23	DRAFTED: CRM	CHECKED BY: BSH	JOB NO: 2023108

SIGNIFICANT OBSERVATIONS

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. THIS IS NOT A STATEMENT OF OWNERSHIP OR POSSESSION.

⚠️ LIGHT POLE FOR ADJOINING PROPERTY TO SOUTH FALLS UP TO 3.8 FEET ON TO SUBJECT PROPERTY.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

Brock & Clark Corporation
 an NVS Company

NVS

Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.BrockandClark.com maywell@yelp.com@brockandclark.com www.NVS.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



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