

SPEEDWAY
101 W Grant Street
Minneapolis, MN
Available



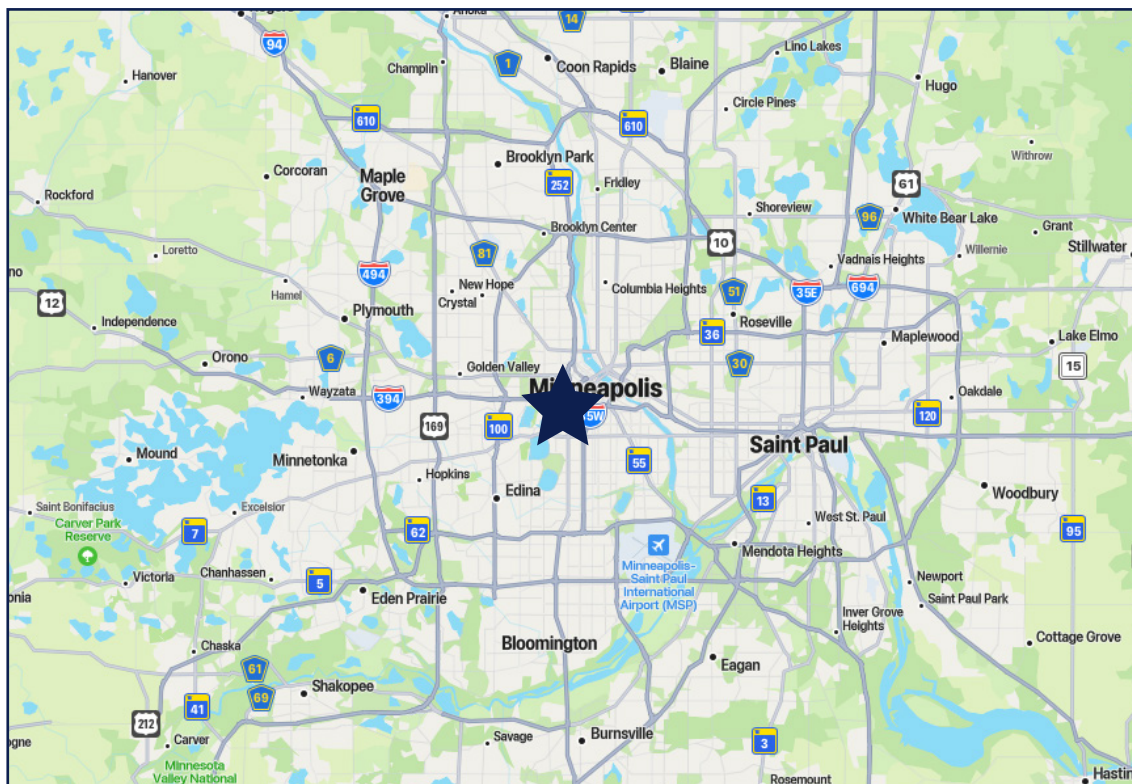
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ADDRESS	101 W Grant St.
CITY, STATE	Minneapolis, MN
SPACE AVAILABLE	2,411 SF
LOT SIZE	0.26 Acres
SALE PRICE	Negotiable
LEASE RATE	\$18.00/PSF
TAXES (2025)	\$28,402.14
YEAR BUILT	1989
ZONING	DT1 - Downtown Center
COUNTY	Hennepin
PARKING	12 Surface (Est.)
SIGNAGE	Pylon & Building

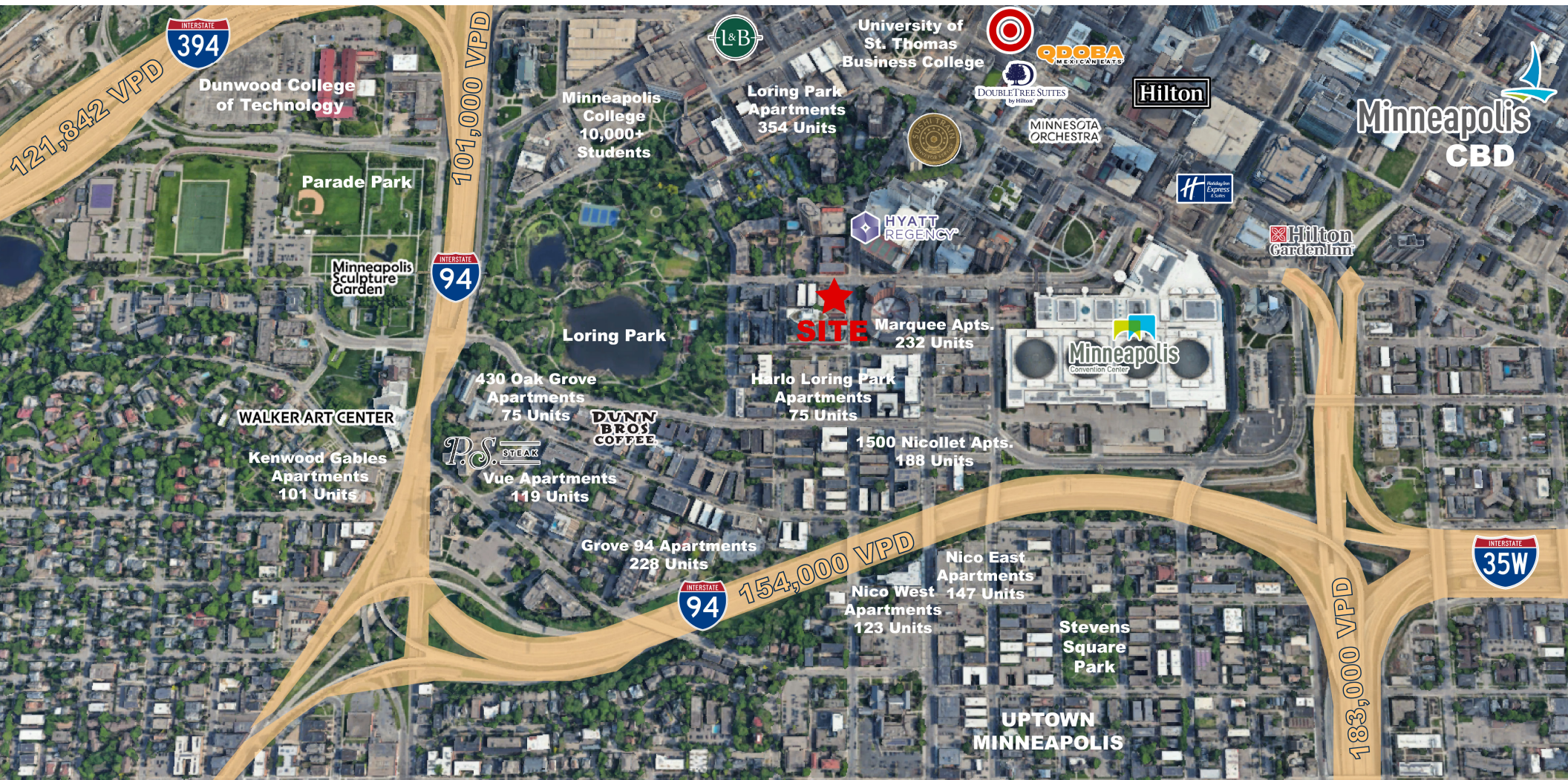


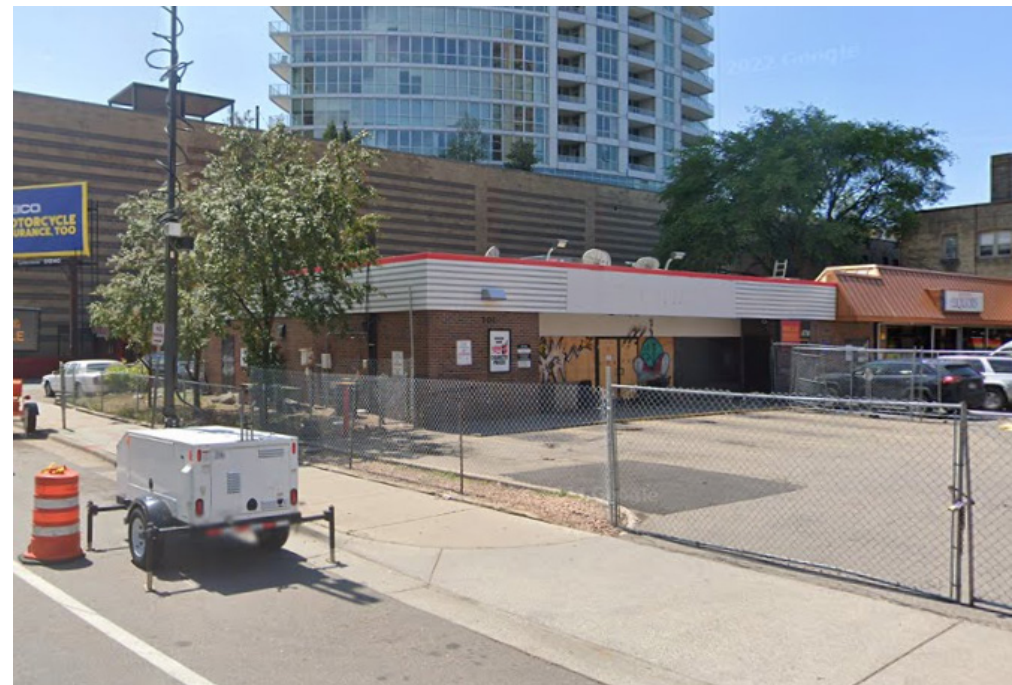
HIGHLIGHTS

- 5-mile population of 503,117 and average household income of \$118,444.
- Located in Downtown Minneapolis near I-94 and I-35W where traffic counts average between 138,000 and 154,000 VPD.
- Redevelopment opportunity.
- Located blocks from the Minneapolis Convention Center, the largest meeting and convention center in Minnesota and near several apartment complexes, hotels, etc.
- Walking distance from Minneapolis CBD.
- 15 Minute walking distance population of 22,809.
- Fuel pumps, tanks & canpoies removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	44,551	262,538	503,117
MEDIAN AGE	33.3	31.4	33.6
MEDIAN HH INCOME	\$54,350	\$66,565	\$80,104
AVERAGE HH INCOME	\$88,056	\$101,669	\$118,444









- 1) Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show all underground utilities.
- 2) Contact Gopher State ONE CALL at 651-454-0002 (800-252-1166) for precise location of utilities prior to any excavation.
- 3) The subject property appears to lie within Zone X. (Areas determined to be outside the 0.2% annual chance floodplain), per the National Flood Insurance Program, Flood Insurance Study, Community First Flood Insurance Study, effective date September 2, 2004. This information was obtained from the FEMA Map Service Center web site.
- 4) Area = 11,293 sq. ft. or 0.259 acres
- 5) Zoning and setback information was obtained from the City of Minneapolis. The subject property is zoned Downtown Service District (B4S-1), Downtown Park Overlay District, and Shoreland Overlay District. The setbacks for zoning B4S-1 are:

In general, uses located in downtown districts shall not be subject to minimum yard requirements unless they are located near residence and office residence districts, residential structures, or hotels. Refer to section 549.120 of the Minneapolis City code for details.

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We warrant that we have made a good faith effort to interpret or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Surveying" and that we have not been negligent in our determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.

- 6.) Parking: 6 Regular Spaces
1 Handicap Space
7 Total Spaces
- 7.) PID# 2702924310050
Address: 101 West Grant Street, Minneapolis, MN
- 8.) Survey coordinate & bearing basis: Assumed
- 9.) Date of last field work: June 14, 2010

	TITLE	COMMITMENT
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Fidelity National Title Insurance Company Pro Forma (REVISED 11-19-10)
Policy for Title Insurance No. 219788, received on November 19, 2010, was
relied upon as to matters of record.

- Schedule B Exceptions: (Items not listed below are standard, title exceptions and/or are not matters or issues that pertain to this survey. Items listed below apply to the subject property unless otherwise noted. Numbers correspond with the Title Commitment and are indicated on survey with boxed numbers where applicable)
- 3 Subject to the ongoing obligations contained in Mutual Easement Agreement dated June 16, 1986, filed of record July 17, 1986 as Document No. 1739505. [Mutual Trash Facility Agreement is shown in approximate location.]
 - 4 Tank Affidavit dated July 26, 1989, filed of record July 28, 1989 as Document No. 2029208.

LaSALLE AVENUE

DESCRIPTION OF PROPERTY SURVEYED (TORRENS PROPERTY)
(Per Fidelity National Title Insurance Company Pro Forma (REVISED 11-19-10)
Policy for Title Insurance No. 219788, received on November 19, 2010)

Lots 1 and 2, except the Westerly 79.4 feet thereof, Block 2, J.S. Johnson's
Addition to Minneapolis.

to The plot of J.S. JOHNSON ADDITION, was filed of record on March 28, 1857, Book A Plots, Page 1.

LEGEND

- Denotes map node with disc set marked with P.L.S. No. 15480, unless otherwise noted.
- AIR Denotes drive up air compressor
BE Denotes building entrance
BTCL Denotes beaver tail curb
CB Denotes cabinet base
CS Denotes curb stop
CE Denotes electric base
EMH Denotes electric manhole
GASP Denotes fuel pump
GAS Denotes gas meter
GP Denotes guard post
GR Denotes grade hand ramp
HCS Denotes handicap sign
HYD Denotes hydrant
LP Denotes light pole
MC Denotes metal cover
MH Denotes manhole
PKS Denotes parking sign
PKS Denotes parking space
RD Denotes road
T Denotes traffic control sign
TRANS Denotes electric transformer
UNTS Denotes underground storage tank(s)
V Denotes vent pipe



To: Northern Tier Investors LLC
Northern Tier Holdings LLC
Northern Tier Energy LLC
Northern Tier Retail LLC
Realty Income Corporation
Realty Income Properties 3, LLC
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 19th day of November, 2010.

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480



Revision	By	Date
	PLC	

Drawing Title: **ALTA/GSM LAND TITLE**
SURVEY FOR
SPEEDWAY SUPERAMERICA LLC
101 WEST GRANT STREET, MINNEAPOLIS, MN

SUNDE LAND SURVEYING
www.sunde.com

Main Office:
 9001 East Bloomington Freeway (290) • Suite 1
 Bloomington, Minnesota 55425-3435
 952-881-2435 (Fax: 952-888-9335)
 952-881-0100
 Brooklyn Park, Minn. 763-784-9330

Project: 2008-149 **By/Plt: JH/RET (352/DA)**
 Turnover: 1/23/2014 Section: 27

Sheet: **1** of **1**

SSA #4388

The background image shows a gas station with a red sign that says 'UNLEADED' and 'SPEEDY FREEZE'. In the background, there is a modern, multi-story building with a curved facade and many windows. The sky is blue with some clouds.

UPLAND

REAL ESTATE GROUP, INC.

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