



FORMER SPEEDWAY
1422 Broadway St
Alexandria, MN
For Sale or For Lease



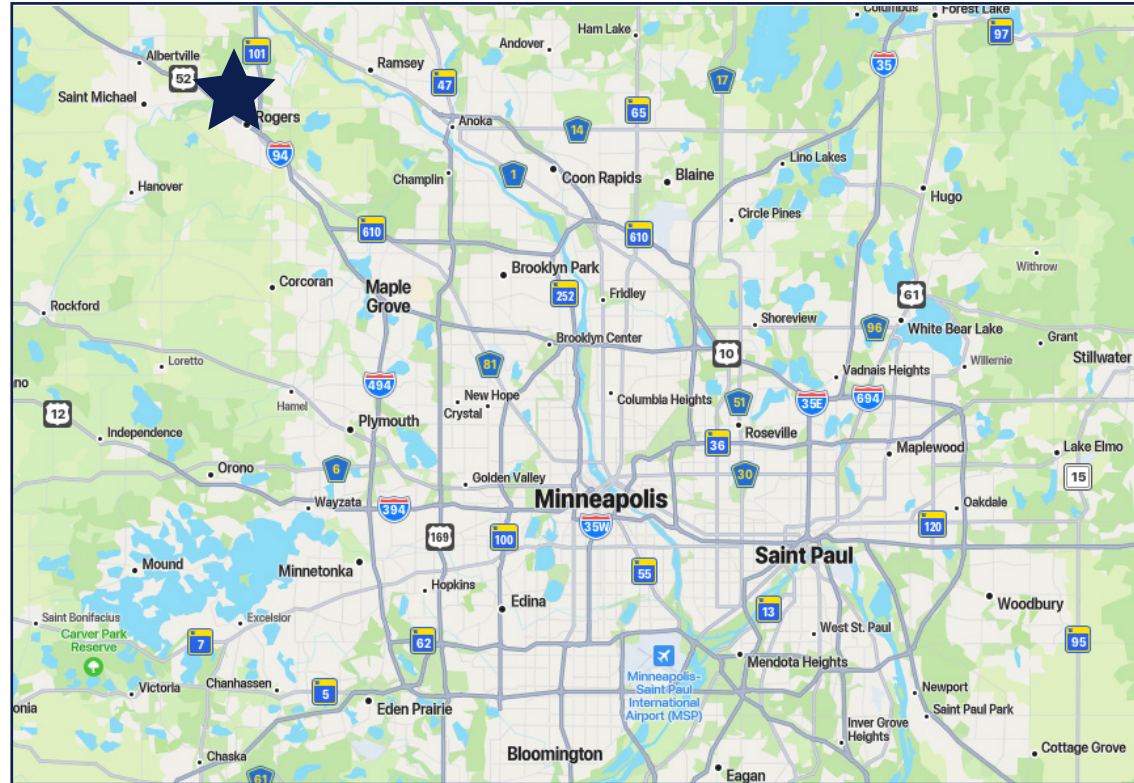
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

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& People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
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KIRBY@UPLAND.COM

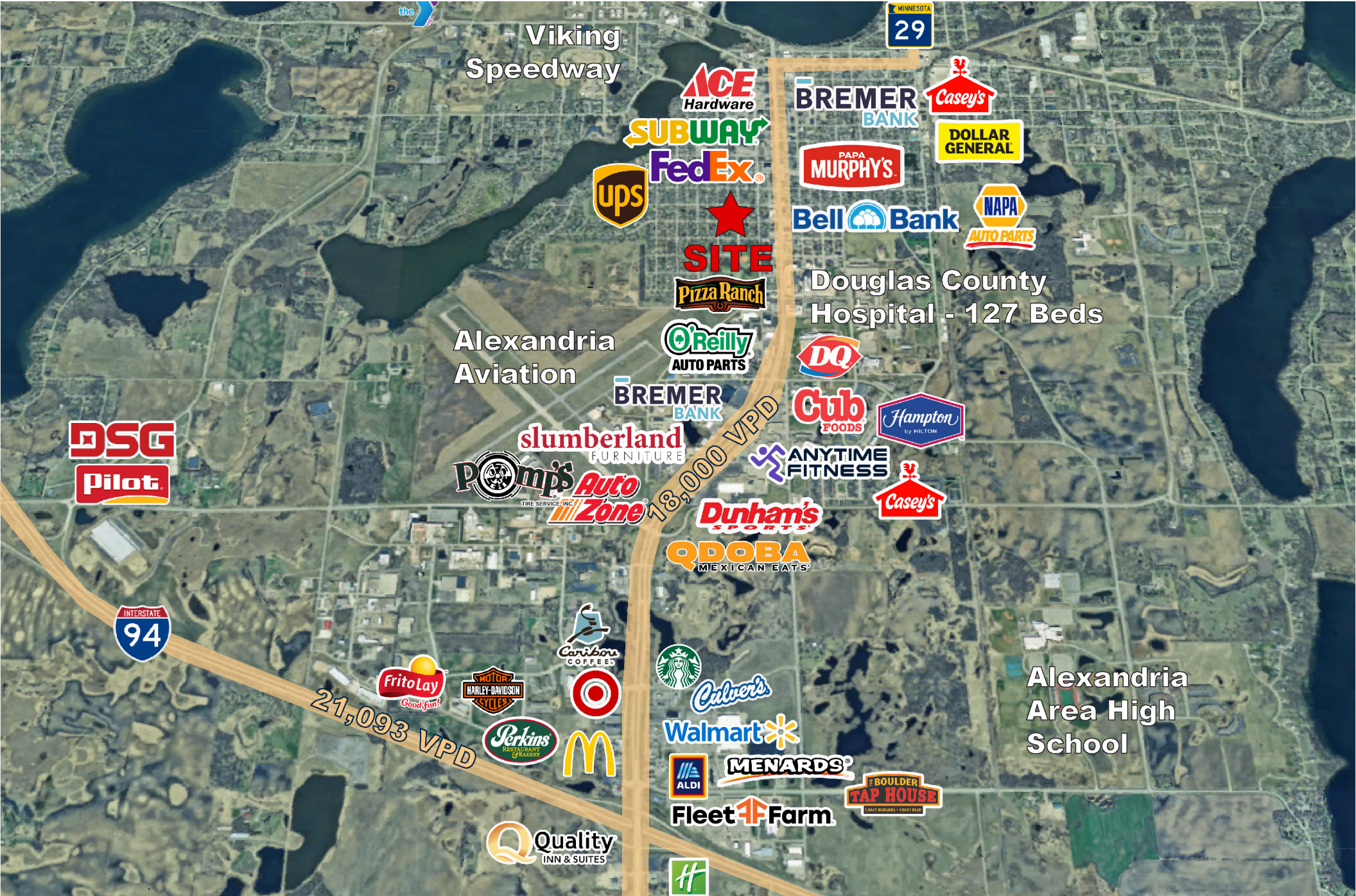
ADDRESS	1422 Broadway Street
CITY, STATE	Alexandria, MN
SPACE AVAILABLE	5,082 SF
LOT SIZE	0.80 Acres
SALE PRICE	Negotiable
LEASE RATE	\$13.00/PSF
TAX 2025	\$14,020
YEAR BUILT	1986
ZONING	B2 - Regional Business
PARKING	16 Surface



HIGHLIGHTS

- Strategically positioned on Broadway Street, a major thoroughfare in Alexandria.
- The properties zoning offers flexibility for a wide range of businesses.
- Situated in a bustling part of Alexandria with a mix of residential and commercial properties.
- All fuel pumps, tanks, and canopies to be removed.

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,399	17,949	23,137
MEDIAN AGE	41.0	41.6	43.0
MEDIAN HH INCOME	\$47,761	\$66,007	\$72,867
AVERAGE HH INCOME	\$64,092	\$86,033	\$97,958



Viking
Speedway

MINNESOTA
29

BREMER
BANK

Casey's

ACE
Hardware
SUBWAY

DOLLAR
GENERAL

ups
FedEx

PAPA
MURPHY'S

NAPA
AUTO PARTS

Bell Bank

SITE
Pizza Ranch

Douglas County
Hospital - 127 Beds

Alexandria
Aviation

O'Reilly
AUTO PARTS

DQ

BREMER
BANK

Cub
FOODS

Hampton
by HILTON

DSG
Pilot

slumberland
FURNITURE

ANYTIME
FITNESS

Pompe's
Auto
Zone

Dunham's
SPORTS

Casey's

QDOBA
MEXICAN EATS

INTERSTATE
94

21,093 VPD

FritoLay
Good fun!

MOTOR
HARLEY-DAVIDSON
CYCLES

Caribou
COFFEES

Target

Perkins
RESTAURANT
& BAKERY

McDonald's

Starbucks
Culver's

Alexandria
Area High
School

Walmart

ALDI

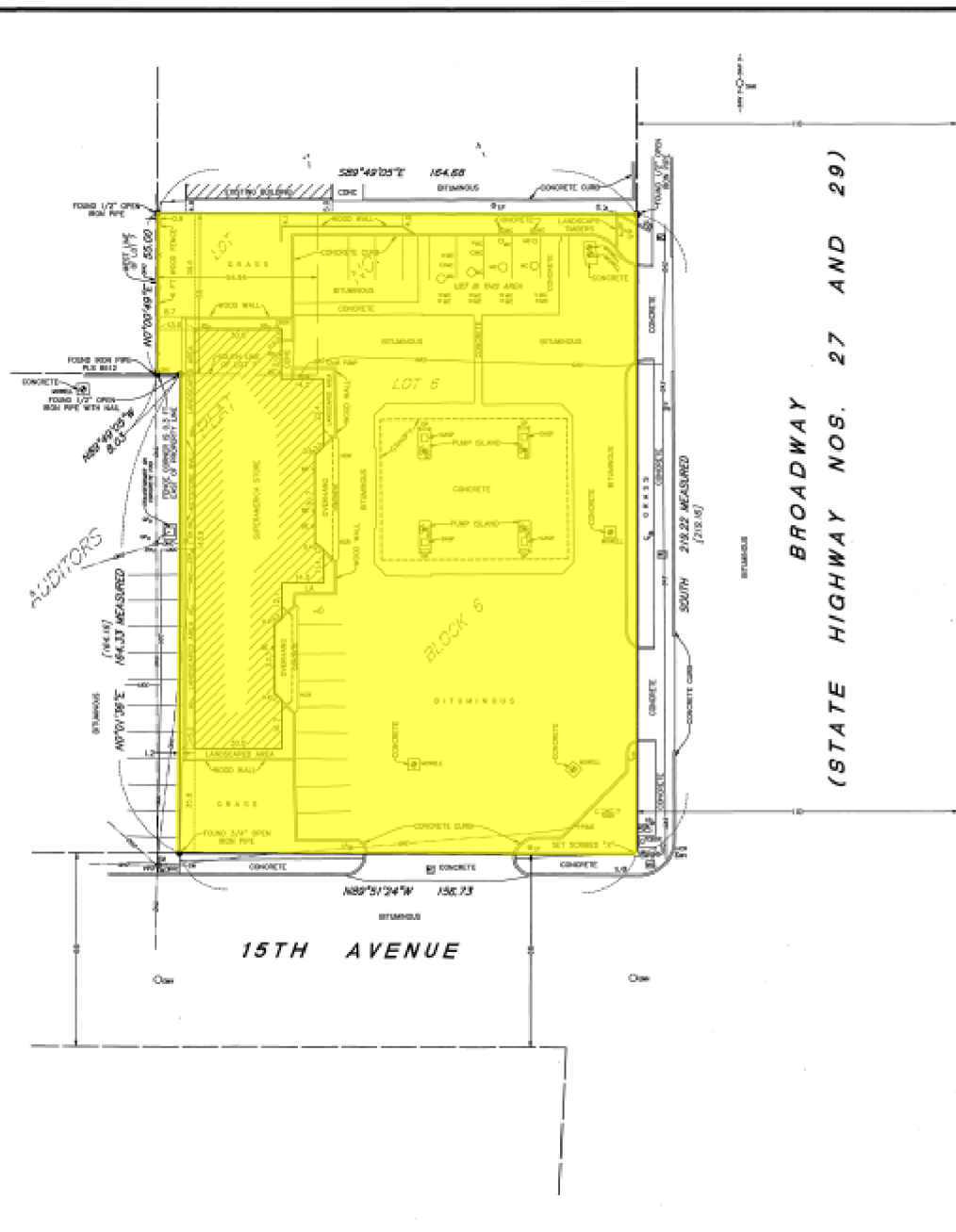
MENARDS

BOULDER
TAP HOUSE

Fleet Farm

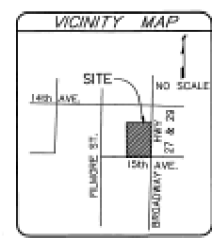
Quality
INN & SUITES

H



- DESCRIPTION OF PROPERTY SURVEYED (ABSTRACT PROPERTY)**
(Per Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219751, received on November 4, 2010)
- Lot 6, Block 6, Auditor's Plat No. 1
AND
The West 54.84 feet of the South 55.00 feet of Lot 7, Block 6, Auditor's Plat No. 1
Douglas County, Minnesota
- The plat of AUDITORS PLAT NO. 1, was filed of record on December 18, 1964, as
Deeferred No. 90205.
- LEGEND**
- [219.07] Denotes per the plat of AUDITORS PLAT NO. 1
- BE Denotes building entrance
 - CB Denotes catch basin
 - CBDB Denotes control box
 - CCB Denotes communication box
 - COL Denotes building column
 - CCOC Denotes concrete surface
 - CS Denotes curb stop
 - CCWPB Denotes cross walk push button
 - EM Denotes electric meter
 - EMH Denotes electric manhole
 - GASP Denotes gas pump
 - GM Denotes gas meter
 - GP Denotes guard post
 - GW Denotes guy wire
 - HCB Denotes handicap ramp
 - HHE Denotes electric hand hole
 - HYD Denotes hydrant
 - LA Denotes landlocked area
 - LP Denotes light pole
 - MC Denotes metal cover
 - MONWELL Denotes monitoring well
 - OD Denotes overhead door
 - OC Denotes overhead communication line
 - OU Denotes overhead utility line
 - PPU Denotes utility power
 - RD Denotes roof drain
 - SAM Denotes sanitary manhole
 - SAM S Denotes sanitary sewer
 - TCCB Denotes traffic control box
 - TL Denotes traffic light
 - UC Denotes underground communication line
 - US Denotes underground storage tank(s)
 - VP Denotes vent pipe
 - WV Denotes water valve

- NOTES**
- 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 (800-252-1186) for precise exact location of utilities prior to any excavation.
 - 3.) The subject property is located in an area of Alexandria with no special flood hazard areas (SFHZA) per FEMA Flood Insurance Rate Map Number 27041CR02A, effective date November 18, 2009. The panel encompassing this area, map number 27041CR0200C has not been printed due to its SFHZA designation. The FEMA Community ID Number for Alexandria is 270222.
 - 4.) Area = 34,800 Sq. Ft. or 0.799 Acres
 - 5.) Zoning and setback information was obtained from the City of Alexandria web-site. The subject property is zoned B-2 (Regional Business). The setbacks for zone B-2 (Regional Business) are:
Building: Front Yard: 0 feet
Side Yard: 0 feet
Rear Yard: 0 feet
- Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys". Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.
- 6.) Parking: 15 Regular Spaces
1 Handicap Space
17 Total Spaces
 - 7.) RID# 93-2029-0000
Address: 1422 Broadway, Alexandria, MN
 - 8.) Survey coordinates & bearing basis: Assumed
 - 9.) Date of last field work: June 21, 2010
- TITLE COMMITMENT**
- Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219751, received on November 4, 2010, was relied upon as to matters of record.
- There are no easements listed in Schedule B of the title commitment to be shown.



To: Northern Tier Investors LLC
Northern Tier Holdings LLC
Northern Tier Energy LLC
Northern Tier Retail LLC
Ready Income Corporation
Ready 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 2002, and include items I, 2, 3, 4, 8, 7(c), 8, 9, 10, and 11(c) 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 12th day of November, 2010.

SUNDE LAND SURVEYING, LLC
By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revised per comments: 11/29/2010
Division: 50 PLOD
Date: 11/29/2010

Drawing Title: **ALTA/ACSM LAND TITLE SURVEY FOR: SPEEDWAY SUPERAMERICA LLC 1422 BROADWAY, ALEXANDRIA, MN**

SUNDE LAND SURVEYING
www.sunde.com
Main Office: 891 East Washington Parkway (2801+ South 88) Bloomington, Minnesota 55425-2415
800-881-2444 (Toll Free 800-881-8024)
St. Paul Office: 200 N. 5th Street, Suite 200, St. Paul, MN 55102-1924

Project: 2010-112
Drawing: 001 - Range 27, Section 9
File: 20101129-001.dwg
Scale: 1"=20'-0"
Date: 11/29/2010
Sheet: 1 of 1

SUNDEIN 43881
Northern Tier Retail 44297
1422 Broadway
Alexandria, MN 56008

SSA #4297



UPLAND

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