

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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SOLD: CARIBOU COFFEE / VERIZON RETAIL CENTER
\$1,450,000
VIRGINIA, MINNESOTA

Virginia, Minnesota – October 2020 – Upland Real Estate Group, Inc.'s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM and Amanda Leathers represented the Seller in the sale of the Caribou Coffee & Verizon Retail Center located in Virginia, Minnesota. This 4,994 square foot recently built retail center is an outparcel to Thunderbird Mall on the prime retail corridor. Thunderbird Mall is a regional shopping destination with more than 20 specialty shops including Tractor Supply Co., ALDI Foods, Dunham's Sports and many more. Pete Guidera and Tina Swanson of Coldwell Banker Realty represented the buyer.

Keith Sturm stated that this is the second property Upland has sold in Virginia, Minnesota in the last 12 months.

Virginia, Minnesota is a city in Saint Louis County, Minnesota on the Mesabi Iron Range and is located 200 miles north of Minneapolis-Saint Paul. It is considered the commerce center of the Mesabi Iron Range and serves as a shopping, industrial, educational, and medial hub for the surrounding communities. This retail center is located at the curve of Highway 53 where traffic counts average 16,000 vehicles daily. Excellent demographics in the area with an average household income of \$63,430 within a 1-mile radius.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate, brokerage, and Investment Company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed in excess of 825 net lease sales transactions totaling over \$2.1 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

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Certain matters discussed within this press release may be deemed to be forward looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

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