

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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Upland Real Estate Group lists CVS Pharmacy Ground Lease for sale in Maple Grove, Minnesota

Maple Grove, Minnesota – August 2019 – Upland Real Estate Group, Inc., has recently listed a CVS Pharmacy Ground Lease in Maple Grove, Minnesota for **\$2,650,000 at 4.72% cap rate with over 10 years on the lease**. This property has a Ground Lease and is ideally located at the intersection of Bass Lake Road and Interstate-494. Nearby traffic counts on Interstate-494 average 78,000 vehicles per day, while Bass Lake Road tallies 27,500 vehicles daily. Providing access to both downtown Minneapolis and St. Paul, Interstate-494 is one of the most traveled west to east thoroughfares in the Twin Cities. Less than 5 miles southeast of the property, along the interstate, is Arbor Lakes, a commercial and residential district location in downtown Maple Grove. Maple Grove is a major shopping destination with three distinct shopping areas combined having more retail than the Mall of America, including unique, independent shop, specialty chains, national brands, plus a wide variety of restaurants, personal and professional services and four hotels. Maple Grove is also home to more retail than nearly any other city in the state.

Upland Real Estate Group, Inc. specializes in the sale of single and multi-tenant, net lease investment properties across the U.S. 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.



(Pictured: CVS Pharmacy, Maple Grove Minnesota)

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 700 net lease sales transactions totaling over \$1.85 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.

www.nnnsales.com

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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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