

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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**SOLD: PEP BOYS
@ 6.37% CAP RATE
IN LAKEVILLE, MINNESOTA**

Lakeville, Minnesota – April 2020 – Upland Real Estate Group, Inc., has arranged for the sale of the Pep Boys Net Lease investment property located in Lakeville, Minnesota. The Property has over 8 years remaining on the lease and included increases in year 6 and each renewal option.

Pep Boys Auto sells brand name and private label auto parts and provides select services through approximately 1,000 location in 35 states and Puerto Rico. The tenant on the lease, The Pep Boys – Manny Moe & Jack of California, operate over 236 stores.

The property has excellent demographics with 1-mile average household income at an outstanding \$119,000 and 5-mile population of 154,832. Traffic counts average 20,300 vehicles daily on Cedar Avenue and 13,700 on Dodd Boulevard. The 6,480 square foot upscale property is located just north of a new master planned housing community.

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: Pep Boys – Lakeville, 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 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.

www.nnnsales.com

Look Upland. Where Properties and People Unite.

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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