

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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JUST SOLD

BIG O TIRES

\$2.4 Million

June 2022 – Upland Real Estate Group’s Net Lease Team of Deborah Vannelli, CCIM, Keith Sturm, CCIM, and Amanda Leathers represented the seller in the sale of the Big O Tires net lease investment property in St. Paul, Minnesota for over \$2.4 million. This property is on a Triple-Net-Lease to Big O Tires, one of North America’s largest retail tire franchisors, with more than 450 independently-owned and operated locations in 25 states.

This Big O Tires is exceptionally located at the entrance to Highland Bridge, a 135 acre redevelopment project along the Mississippi River which will consist of 3,800 residences, 150,000 SF of retail space, 265,000 SF of office space, four parks, two ball fields and three civic gathering areas. Big O Tires is in Highland Park, Minnesota on the corner of Ford Parkway and Cretin Avenue. Excellent demographics with an average household income of \$144,578 within a 1-mile radius and population of 130,050 within a 3-mile radius. The traffic count on Ford Parkway is 18,900 vehicles per day while Cretin Ave averages 7,300 vehicles daily. Saint Paul was ranked #27 in “150 Best Places to Live in the U.S. in 2021-2022” by U.S. News. 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: Big O Tires, St. Paul, MN)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. 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 more than 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

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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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