

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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SOLD: CARIBOU COFFEE
\$1,500,000
IN LITTLE CANADA, MINNESOTA

Little Canada, Minnesota – October 2020 – Upland Real Estate Group, Inc.’s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM and Amanda Leathers has represented the seller in the sale of a single-tenant property leased to Caribou Coffee located in Little Canada for \$1.5 Million. The 1,809 square-foot building is located west of Interstate 35E on Little Canada Road East, where traffic counts average 132,000 vehicles per day. This Caribou Coffee listings has over nine years remaining with 10% rent increases and includes three 5-year renewal options. This Caribou Coffee property has a drive-thru and interior seating included.

Keith Sturm stated Caribou Coffee is a Covid winner and continues to be a tenant sought after by Net Lease Property Investors.

Little Canada is a city in Ramsey County, Minnesota. It is an inner-ring suburb of Minneapolis-Saint Paul. The City of Little Canada is unique, historic community. Little Canada is centrally located on the northeast hub of the metropolitan freeway system, only minutes from the Minnesota State Capitol and downtown St. Paul.

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: Caribou Coffee in Little Canada, 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

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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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