

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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JUST SOLD
DOLLAR TREE
Fridley, MN

January 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 Dollar Tree net lease investment property in Fridley, Minnesota. This newly constructed property has 10 year Lease that with four 5-year options to renew. Dollar Tree Stores, Inc operates 15,000+ locations making it the largest single-price point retailer in North America operating under the brand names Dollar Tree and Family Dollar.

This Dollar Tree property is well located on an outlot to Super Target and across the street from 167,000 square foot Menards. This area is robust with retail and restaurants including Bank of America, Starbucks, Petco, AT&T, U.S Bank, Chipotle, Noodles and much more. The City of Fridley is a first ring suburb of the Twin Cities and is located just 10 minutes north of downtown Minneapolis and 20 minutes northwest of Saint Paul. Fridley is home to many large and small businesses including Medtronic, Cummins and Unity Medical Center. The unemployment rate in Fridley is below the national average and Fridley has the largest number of employees in Anoka County. The 127 acre Springbrook Nature preserve and interpretive center, along with City Moore Lake provide nature programs, camps and events throughout the year. Springbrook receives approximately 150,000 visitors per year.

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: Dollar Tree, Fridley, Minnesota)

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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