

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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**Fresh Dining Concepts with 165 Stores
Opening first Minnesota
Co-branded Jamba Juice/Auntie Anne's Drive Thru
20 Year, NNN lease
Burnsville, Minnesota**

November 2023 – Upland Real Estate Group's Net Lease Team of Deborah Vannelli, CCIM, Keith Sturm, CCIM, and Amanda Leathers are exclusively listing the new co-branded Jamba Juice/Auntie Anne's Drive Thru property in Burnsville, Minnesota. Asking price of \$2,753,185 @ 6.25% cap rate is on a long term 20 year, NNN lease with 10% rent increases every 5 years. Projected opening in January.

The Co-Branded Jamba/Auntie Anne's location will offer the convenience of a drive-thru, along with menu items from both Jamba and Auntie Anne's. Strategically paired together, Jamba's smoothie menu complements the fan-favorite pretzels offered at Auntie Anne's, with items including freshly baked pretzels, smoothies, and much more.

The tenant on the lease, Fresh Dining Concepts, LLC., currently has 165 stores in 18 states operating as Auntie Anne's, Cinnabon, Jamba, and Carvel. Fresh Dining Concepts was recently named to the Franchise Times' Restaurant 200 list in 2022.

This newly constructed property is located along County Road 42 West and is well located near Costco, Target, Home Depot, Dick's Sporting Goods, Chick-Fil-A, Caribou Cabin, etc. Strong demographics with a 5-mile population of 170,781 and average household income of \$128,626.

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: Jamba/Auntie Anne's – Burnsville, MN Prototype Photo)

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 900 net lease sales transactions totaling over \$2.8 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.

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