

FOR IMMEDIATE RELEASE

October 2023

FOR MORE INFORMATION

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JUST SOLD
OAK 36 RETAIL CENTER
\$5,819,522

October 2023 – Upland Real Estate Group’s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers represented the buyer in the sale of the Oak 36 Retail Center net lease investment property in Oak Park Heights, MN for \$5,819,522. Oak 36 Retail Center is 100% leased with 5 tenants including Crisp & Green, Aspen Dental, AT&T, Shopko Optical, and Potbelly.

Oak 36 Retail Center is well located along MN-Highway 36 outside of Oak Park Heights, near Stillwater. Traffic counts on MN-Highway 36 average 37,848 vehicles per day. Located in a dense retail area, other nearby tenants include Menards, Walmart, Lowe’s, TJMaxx, Target, Cub Foods, Harbor Feight, and much more.

Located approximately 25 miles east of downtown Minneapolis, the Oak Park Heights/Stillwater area offers residents the conveniences of living near a city, along with a small-town feel. Stillwater is located along the Minnesota/Wisconsin border where a variety of attractions, food & dining, shopping, and more are located.

Keith Sturm – “Oak 36 is a well located and tenanted retail property with outstanding visibility from Highway 36.”

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: Oak 36 Retail Center – Oak Park Heights, 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 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.

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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