



7-ELEVEN / SPEEDWAY (DARK)

1435 Division Street | St. Cloud (Waite Park), MN | 56387

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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- 7-Eleven/Speedway has vacated the property & continues to pay rent. There are 12 years, 8 months remaining on a NNN lease with annual CPI increases (minimum of 1% and maximum of 3% each year).
- 8 fuel dispenses and a car wash.
- Redevelopment opportunity.
- Ability to receive additional rent by leasing 1,500 square foot apartment.
- 7-Eleven acquired Speedway in May of 2021. 7-Eleven has over 13,400 stores in the United States, a S&P Rating of A and revenues exceeding \$62.7 Billion.
- Well located near The Home Depot, Menards, Dick's Sporting Goods, Fresh Thyme, Starbucks, and Crossroads Center, a 890,000 square foot retail mall.
- High traffic counts of 23,800 vehicles per day on Division Street.
- Strong demographics within a 5-mile radius population over 103,380 and average household income exceeding \$82,805.
- St. Cloud is home to St. Cloud State University with over 10,000 students, St. Cloud Technical College with 4,800 students and St. Cloud Hospital with 489 beds.

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INVESTMENT SUMMARY

PRICE	\$2,426,700
CAP	6.00%
NOI	\$145,601.28
LEASE TYPE	NNN
NOI INCREASES	Annual CPI Increase Minimum 1.00% & Maximum 3.00%
YEAR 7	\$145,601.28
YEARS 8-20	Annual 1-3% CPI Inc
LEASE EXPIRATION	March 26, 2037



LEASE NOTES:

Potential rent from 1,500 SQ. FT. apartment.

PROPERTY INFORMATION

BUILDING NAME	Speedway / 7-Eleven
ADDRESS	1435 Division Street Waite Park, MN 56387
BUILDING SIZE	5,743 SQ. FT.
LOT SIZE	1.285 Acres
COUNTY	Stearns
YEAR BUILT	1994

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	5,379	39,393	103,380
2029 POPULATION	5,320	40,993	106,200
2024 MEDIAN HOUSEHOLD INCOME	\$44,047	\$60,689	\$61,464
2024 AVERAGE HOUSEHOLD INCOME	\$56,343	\$80,547	\$82,805

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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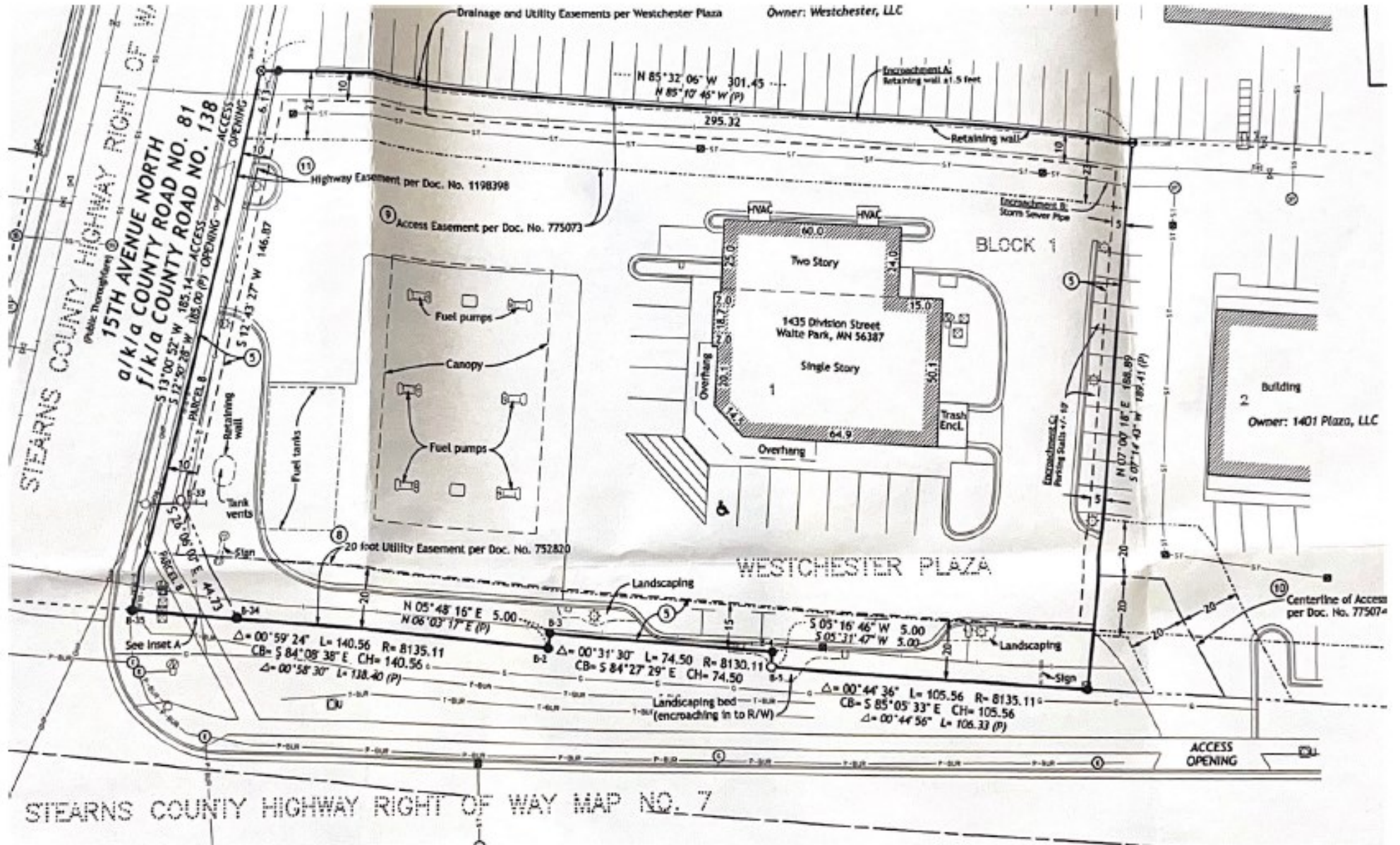
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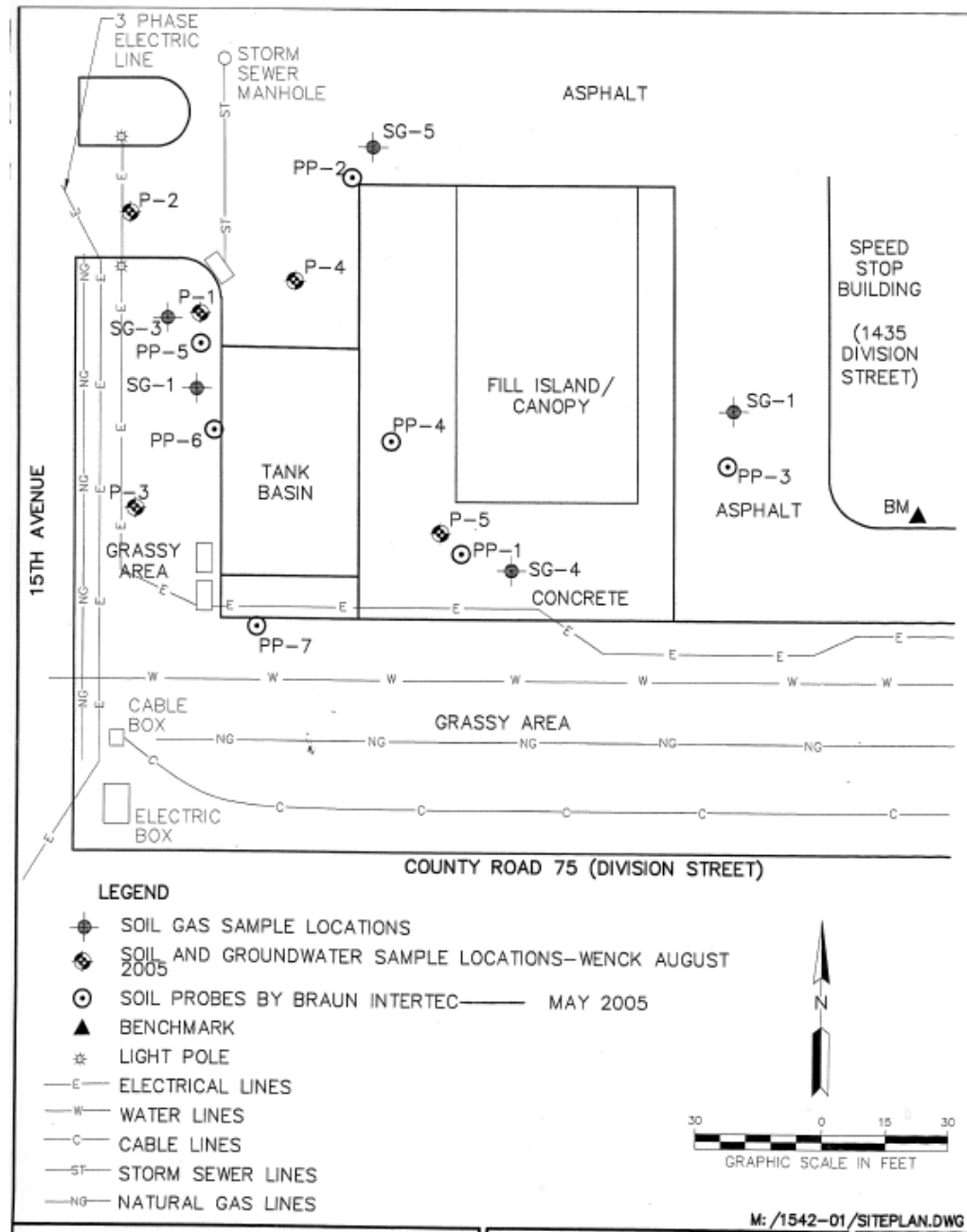
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PROPERTY	Speedway
TENANT	Northern Tier Retail, LLC
PARENT	7-Eleven, Inc.
REVENUES	\$62.7 Billion
NET WORTH	\$9.1 Billion
S&P RATING	A
WEBSITE	https://www.speedway.com/
WEBSITE	https://www.7-eleven.com/



7-Eleven is the parent company of Speedway and operates over 84,000 locations worldwide and 13,400 in the United States.

As the world’s first convenience store and globally recognized brand, 7-Eleven is committed to making its customer a convenient one stop shop for customers. 7-Eleven has acquired Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken and Biscuits. Although 7-Eleven is primarily a gas station, it also sells some groceries, household items, and more.

Speedway LLC (Speedway), headquartered in Enon, Ohio, is the nation’s largest company owned and operated convenience store chain with approximately 3,800+ stores located coast to coast.

SuperAmerica gas and convenience stores, referred to as SA by generations of Minnesotans looking to fuel up their vehicles and purchase snacks and sodas, was rebranded under the Speedway name. The name change comes after Marathon Petroleum’s \$23 billion purchase of SuperAmerica owner Andeavor was completed in October 2018.



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WAITE PARK—QUARRY PARK & NATURE PRESERVE



This Speedway is located on Division Street where strong traffic counts average over 23,800 vehicles per day. This property is located West of the Kohl’s, Aldi, Dollar Tree, Hobby Lobby, Home Depot, Dick’s Sporting Goods, Five Below, and many more retailers. Waite Park is located 4 miles from downtown St. Cloud and is just over 70 miles from the Twin Cities. Waite Park is known for the Quarry Park & Nature Preserve—the site of 20 former granite quarries & miles of hiking trails—is one of the largest attractions in the Greater St. Cloud area.

St. Cloud, in a county seat, is the eighth largest city in Minnesota, According to BestPlaces.net, St. Cloud ranks in the top ten for having the best public schools in America, and is also ranked as one of the safest cities in Minnesota. “The Granite City” is home to almost 6,000 historic structures. It is home to the Whitney Sports Complex which serves more than 100,000 visitors per year.

St. Cloud is the #1 performing city in Minnesota based on job growth, wages, & high tech industries. St. Cloud is a regional medical hub; St. Cloud Hospital has been consistently ranked 11 times by *Truven 100 Top Hospitals & America’s Best Hospital* by *U.S. News & World Report*. St. Cloud Hospital has 489 emergency room beds, almost 6,500 employees, and 550 physicians. St. Cloud is home to 3 colleges and universities, one of them being St. Cloud State University which is one of Minnesota’s largest public universities. St. Cloud is home to world class gardens, festivals, beautiful lakes, and much more. Summertime by George! located at Lake George is a high profile entertainment event which draws up to thousands of people for a free weekly concert. This family friendly event has free live music, food and goods from local vendors, artisans, and a kids zone.

MISSISSIPPI RIVER



ST. CLOUD HOSPITAL



SUMMERTIME BY GEORGE!

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MINNESOTA MARKET HIGHLIGHTS

- The Minneapolis / St. Paul International Airport serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- Home to the largest continuous system of enclosed, second-level bridges in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.
- Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.
- The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the "2023 Best National University Rankings" list. (U.S. News & World Report)
- Lake Superior, located on Minnesota's North Shore, is the world's largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.
- Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).

5.7 Million

MINNESOTA POPULATION

3.0 Million

MINNEAPOLIS / ST. PAUL
METRO AREA POPULATION

11,842

OF LAKES OVER 10 ACRES

69,200

MILES OF RIVERS & STREAMS

\$16.6 Billion

REVENUE GENERATED FROM TOURISM

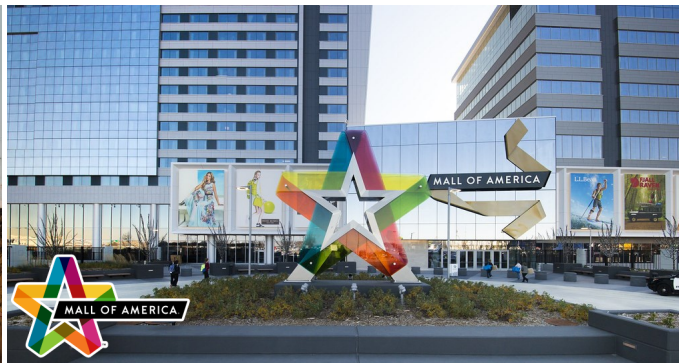


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RANKINGS

- #1** Friendliest State
(2024 World Population Review)
- #2** Best State for Economic Opportunity
(2023 U.S. News & World Report)
- #3** Best State to Raise A Family
(2024 WalletHub)
- #3** Fortune 500 Companies Per Capita
(MN.Gov)
- #5** Overall Best State in America
(2023 U.S. News & World Report)
- #10** Best State to Live In
(2023 WalletHub)

HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage 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.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers & Gaby Goldman