7-ELEVEN / SPEEDWAY (DARK)

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

Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com
Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com
Amanda C. Leathers | 612-436-0045 | amanda@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

www.nnnsales.com

Look Upland. Where Properties & People Unite!

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

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.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

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 approximately 11 years remaining on the 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 104,000 and average household income exceeding $86,000.**
- **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.**

INVESTMENT SUMMARY

PRICE	$2,450,000
CAP	6.31%
NOI	$154,679.52
LEASE TYPE	NNN
NOI INCREASES	Annual CPI Increase Minimum 1.00% & Maximum 3.00%
YEAR 9:	$154,679.52
YEARS 10-20	Annual 1-3% CPI Inc
LEASE EXPIRATION	March 26, 2037

LEASE NOTES:

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

Tenant has ROFR.

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

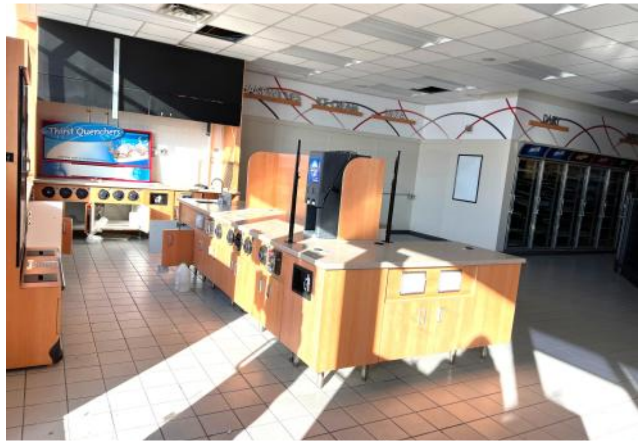
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	5,403	39,626	104,069
2031 POPULATION	5,425	40,699	106,158
2026 MEDIAN HOUSEHOLD INCOME	$52,768	$67,369	$66,530
2026 AVERAGE HOUSEHOLD INCOME	$61,278	$85,149	$86,168

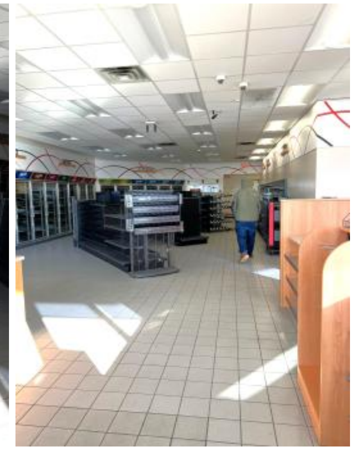
All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

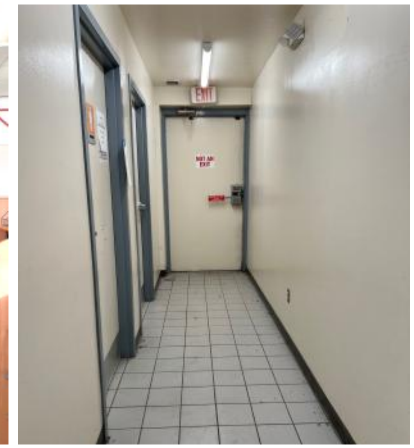

Speedway
SUPER SPIRITS
BEER WINE LIQUOR
ICE


Speedway
Speedway

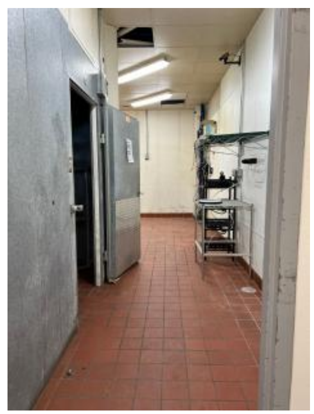

NJOY

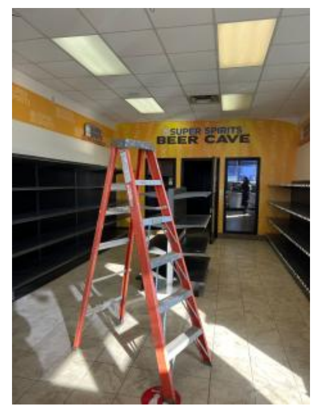

Thirst Quenchers

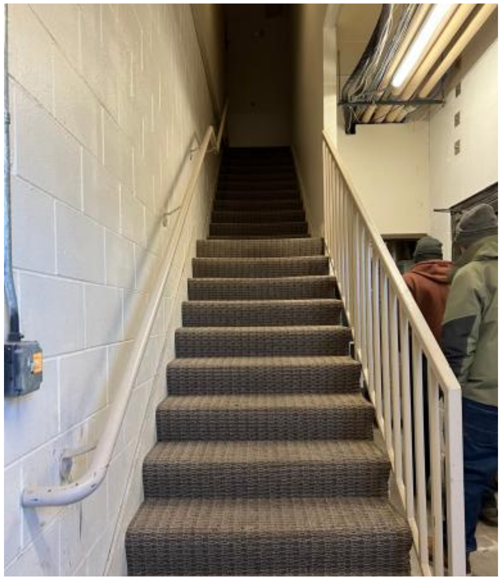





Water

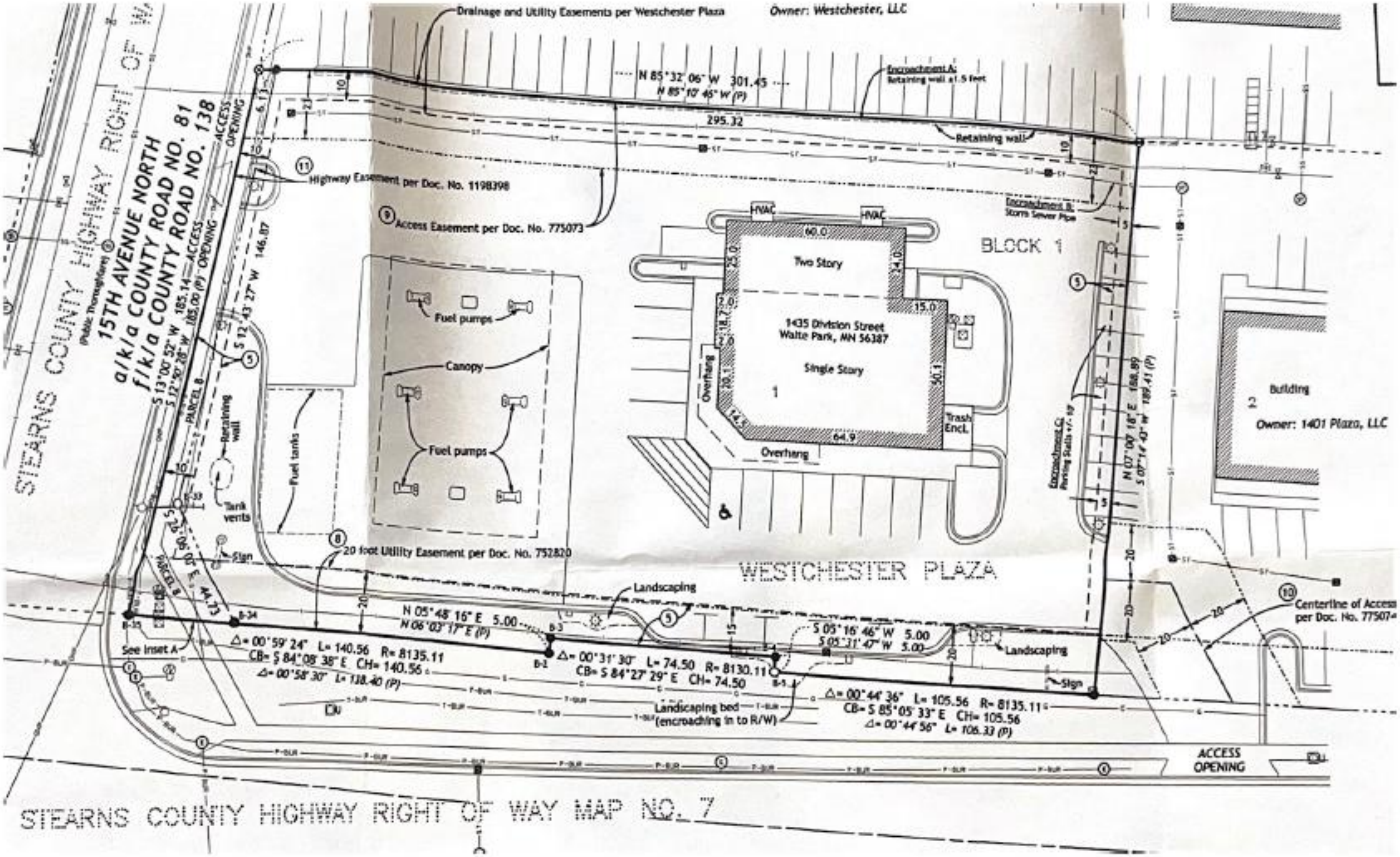


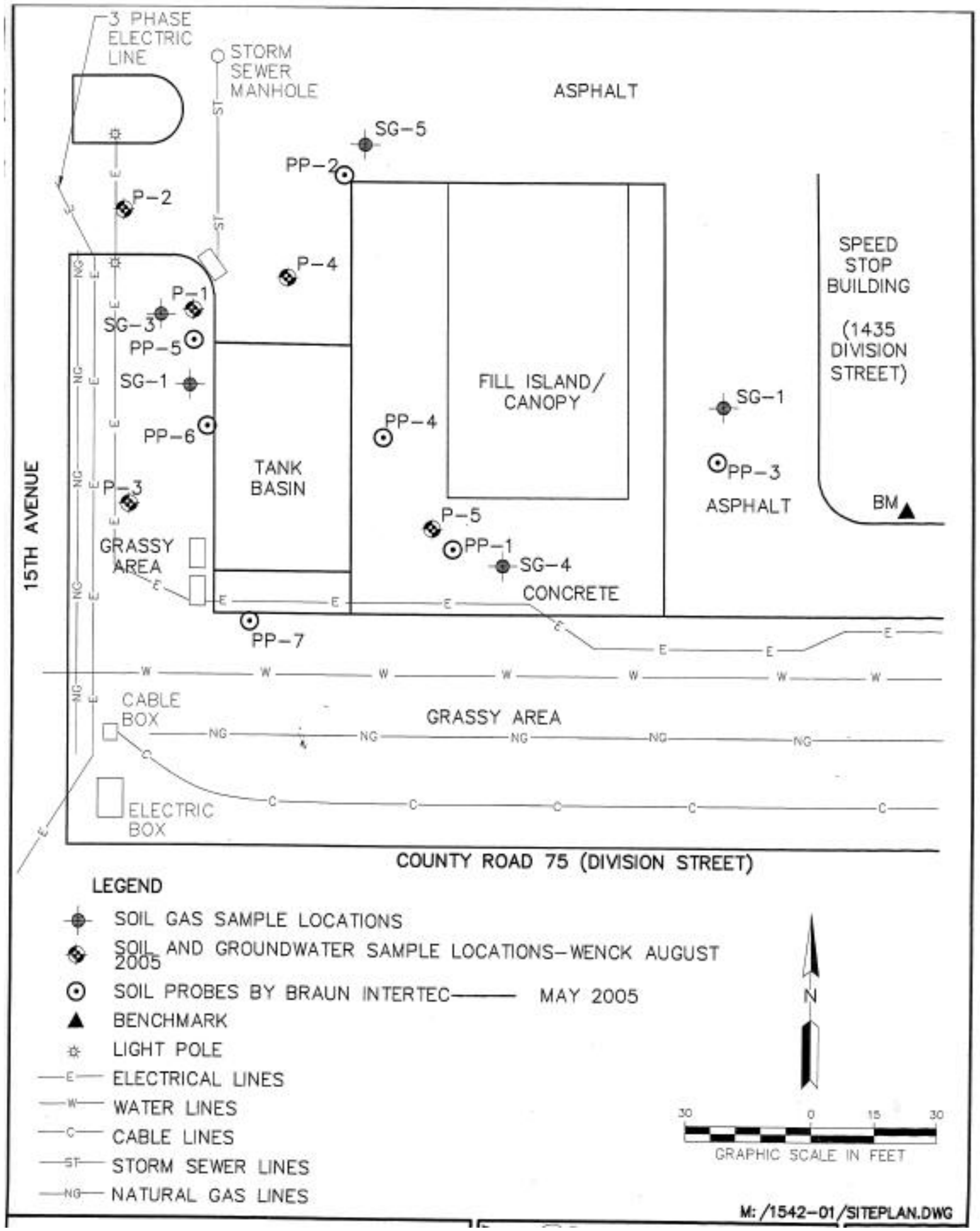

SUPER SPIRITS
BEER CAVE




Speedway
Fleet Farm
23,800 VPD
Division Street
29,282 VPD
15
Edina Realty
Play It Again Sports
Kohl's
Sherwin Williams
Cash Wise
Crossroads Center
DSW
JCPenney
Scheels
Target
macy's
96 Retailers
890,000 SQ. FT.
St. Cloud Technical & Community College
4,800+ Students
St. Cloud Hospital
CentraCare Health System
489 Beds
Mississippi River
River's Edge Convention Center
Wells Fargo
White Horse
Paramount Arts Center
Jet's Pizza
Courtyard Marriott
usbank
Toppers
Firehouse Subs
PetSmart
Hobby Lobby
Aldi
Northern Tool + Equipment
Dollar Tree
KFC
Menards
BioLife
Mattress Firm
five BELoW
Fresh Thyme
Dick's Sporting Goods
Once Upon a Child
Pizza Ranch
Ashley HomeStore
Best Buy
Michaels
Office Depot
Sierra
Party City
Burger King
Walmart
JO-ANN
Harbor Freight
savers
Costco Wholesale
Taco Bell
Holiday Inn
verizon
T.J.maxx
Dollar Tree
Subway
Lunds&Byerlys
Ross Dress for Less
CVS
Red Lobster
St. Cloud State
10,000+ Students


Crossroads Center
95+ Stores
McKinley Area Learning Center
El Loro Mexican
23,800 VPD
Division St
33,000 VPD
St. Cloud Campus
Angushire Golf


Drainage and Utility Easements per Westchester Plaza
Owner: Westchester, LLC
N 85°32' 06" W 301.45
N 85°10' 46" W (P)
295.32
Encroachment A: Retaining wall ±1.5 feet
Retaining wall
Highway Easement per Doc. No. 1198398
Access Easement per Doc. No. 775073
Encroachment B: Storm Sewer Pipe
BLOCK 1
HVAC
Two Story
1435 Division Street
Waite Park, MN 56387
Single Story
Overhang
Trash Encl.
Fuel pumps
Canopy
Fuel tanks
Tank vents
Retaining wall
Sign
Encroachment C: Parking Stalls +/- 10'
N 07°00' 16" E 188.89
S 07°14' 43" W 189.41 (P)
Building
Owner: 1401 Plaza, LLC
STEARNS COUNTY HIGHWAY RIGHT OF WAY
15TH AVENUE NORTH
a/k/a COUNTY ROAD NO. 81
f/k/a COUNTY ROAD NO. 138
ACCESS OPENING
S 13°00' 52" W 185.14
S 12°50' 28" W 185.00 (P)
S 12°43' 27" W 146.87
20 foot Utility Easement per Doc. No. 752820
WESTCHESTER PLAZA
Landscaping
N 05°48' 16" E 5.00
N 06°03' 17" E (P)
Δ= 00°59' 24" L= 140.56 R= 8135.11
CB= S 84°08' 38" E CH= 140.56
Δ= 00°58' 30" L= 138.40 (P)
Δ= 00°31' 30" L= 74.50 R= 8130.11
CB= S 84°27' 29" E CH= 74.50
S 05°16' 46" W 5.00
S 05°31' 47" W 5.00
Δ= 00°44' 36" L= 105.56 R= 8135.11
CB= S 85°05' 33" E CH= 105.56
Δ= 00°44' 56" L= 106.33 (P)
Landscaping bed (encroaching in to R/W)
See Inset A
Centerline of Access per Doc. No. 775073
ACCESS OPENING
STEARNS COUNTY HIGHWAY RIGHT OF WAY MAP NO. 7


3 PHASE ELECTRIC LINE
STORM SEWER MANHOLE
ASPHALT
SG-5
PP-2
P-2
P-4
P-1
SG-3
PP-5
SG-1
PP-6
SPEED STOP BUILDING
(1435 DIVISION STREET)
FILL ISLAND/ CANOPY
PP-4
SG-1
PP-3
ASPHALT
BM
TANK BASIN
15TH AVENUE
P-3
GRASSY AREA
P-5
PP-1
SG-4
CONCRETE
PP-7
CABLE BOX
GRASSY AREA
ELECTRIC BOX
COUNTY ROAD 75 (DIVISION STREET)
LEGEND
SOIL GAS SAMPLE LOCATIONS
SOIL AND GROUNDWATER SAMPLE LOCATIONS-WENCK AUGUST 2005
SOIL PROBES BY BRAUN INTERTEC MAY 2005
BENCHMARK
LIGHT POLE
ELECTRICAL LINES
WATER LINES
CABLE LINES
STORM SEWER LINES
NATURAL GAS LINES
N
30 0 15 30
GRAPHIC SCALE IN FEET
M: /1542-01/SITEPLAN.DWG

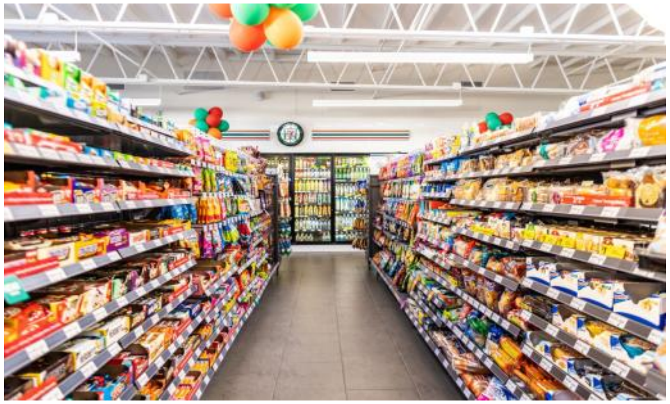
PROPERTY	Speedway
TENANT	Northern Tier Retail, LLC
PARENT	7-Eleven, Inc.
REVENUES	$62.7 Billion
NET WORTH	$9.1 Billion
S&P RATING	A
WEBSITE	https://www.speedway.com/
WEBSITE	https://www.7-eleven.com/

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.

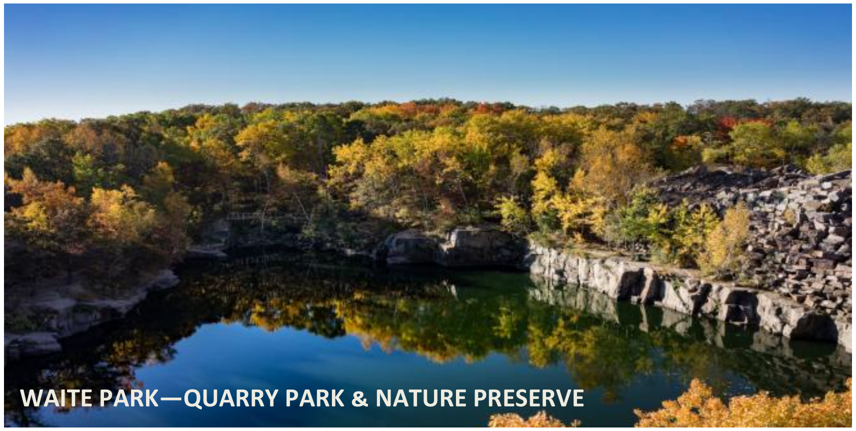
SuperAmerica gas and convenience stores, referred to as SA by generations of Minnesotans looking to fuel up their vehicles and purchase snacks and sodas, was rebranded under the Speedway name. The name change comes after Marathon Petroleum's $23 billion purchase of SuperAmerica owner Andeavor was completed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



This Speedway is strategically positioned along Division Street, one of the area's primary retail corridors, with traffic counts exceeding 23,800 vehicles per day. The property benefits from strong retail synergy and is located near numerous national retailers including Kohl's, Aldi, Dollar Tree, Hobby Lobby, The Home Depot, Dick's Sporting Goods, Five Below, and many others. Waite Park is situated approximately four miles west of downtown St. Cloud and just over 70 miles northwest of the Twin Cities metropolitan area. The community is home to the renowned Quarry Park & Nature Preserve, one of the largest attractions in the Greater St. Cloud region, featuring 20 former granite quarries, scenic hiking trails, and year-round recreational opportunities.

St. Cloud, the county seat of Stearns County, is Minnesota's eighth-largest city and serves as the economic, educational, and healthcare hub of Central Minnesota. Frequently recognized for its high quality of life, strong public school system, and safe neighborhoods, the city is known as "The Granite City" and features nearly 6,000 historic structures. St. Cloud is also home to the Whitney Recreation Complex, which welcomes more than 100,000 visitors annually through a variety of youth and amateur sporting events.

As one of Minnesota's leading regional economies, St. Cloud continues to experience strong employment growth driven by healthcare, technology, education, and manufacturing sectors. The city is anchored by St. Cloud Hospital, a nationally recognized healthcare provider employing approximately 6,500 people and supported by more than 550 physicians. Higher education is another major economic driver, with several colleges and universities serving the area, including St. Cloud State University, one of Minnesota's largest public universities. Residents and visitors enjoy an exceptional quality of life highlighted by lakes, parks, gardens, festivals, and community events. One of the area's signature attractions is Summertime by George!, a popular summer concert series held at Lake George that draws thousands of attendees each week for live entertainment, local food vendors, artisan markets, and family-friendly activities.


WAITE PARK—QUARRY PARK & NATURE PRESERVE


MISSISSIPPI RIVER


ST. CLOUD HOSPITAL


SUMMERTIME BY GEORGE!


7-Eleven / Speedway
1435 Division Street
Waite Park, MN 56387
Minneapolis
Saint Paul
Maple Grove
Bloomington
Plymouth
Eden Prairie
Monticello


7-Eleven / Speedway
1435 Division Street
Waite Park, MN 56387
DIVISION ST

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

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)

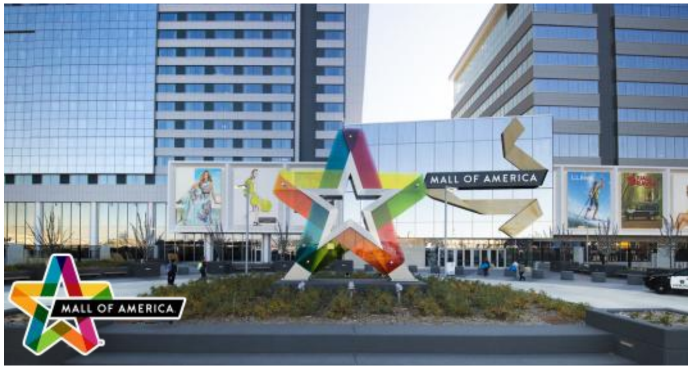
#3 Fortune 500 Companies Per Capita
(MN.Gov)

#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

- Target
- Best Buy
- Xcel Energy
- US Bancorp
- Land O Lakes
- Hormel Foods
- UnitedHealth Group
- Polaris
- Securian Financial
- Thrivent Financial
- Fastenal
- Ecolab
- Patterson Companies, Inc.
- C.H. Robinson
- Ameriprise Financial
- General Mills
- CHS



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

www.nnnsales.com





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: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers