

Dollar Tree

Crosby, MN



Price:
\$2,000,000



Cap Rate:
9.50%



Property Photo - Signage may not reflect current building Signage

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Dollar Tree property located in Crosby, Minnesota (the "Property"). The Property consists of a 20,000-square-foot freestanding retail building on a 0.99-acre parcel of land. Dollar Tree is operating under a 10-year, net lease with limited landlord responsibilities. The lease also features 5, 5-year extension options with rent escalations at the beginning of each option term, offering investors a hedge against inflation. **See Lease Abstract** for full details.

INVESTMENT HIGHLIGHTS



Long-Term Net Lease

7.5-Year Lease
Limited Landlord Responsibilities



Strong Access & Visibility

E Main Street (MN -6)
8,000 VPD



Primary Commercial Corridor



Vaction Destination

Countless Outdoor Activities

VIEW FULL OM

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