

# RETAIL REDEVELOPMENT VALUE-ADD INVESTMENT

Interstate Location – Junior Anchor Box Reposition Opportunity  
1227 Timberlane Dr, Sauk Centre, MN 56378



SELLER FINANCING AVAILABLE – RARE OPPORTUNITY



## TABLE OF CONTENTS

Property Overview	3
Investment Highlights	4/5
Close Aerial	6
Offering Summary	7
Rent Roll	8
Site Plan	9
Demographics - 1, 3, 5 Mile Rings	10
Demographics - 10 Minute Drive Time	11
Aerial Overview	12
Center Pictures	13
Tenant Overview	14
City Overview	15
Contacts	16

## INVESTMENT CONTACTS:

### **Spencer O'Donnell**

Managing Director  
Charter Realty  
CA Broker License No. 01954051  
(714) 400-6267  
spencer@charterrealty.com

### **Broker of Record:**

Brian Brockman  
Broker License No. 40628602  
Bang Realty, Inc  
(513) 898-1551  
bor@bangrealty.com





# PROPERTY OVERVIEW

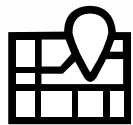
We are pleased to present to qualified investors an opportunity to purchase an ideally located junior anchor box redevelopment value-add opportunity that is positioned adjacent to a regional Walmart Supercenter in Sauk Centre (St. Cloud), Minnesota. This is a regional retail destination and rare investment opportunity directly off the Interstate-94/Main St (US Hwy 71) interchange with a combined 33,373 cars per day right next to national brands that signal this location as a best-in-market site for retail. These neighboring tenants include Dollar Tree, McDonald's, Taco Bell, Caribou Coffee, Dairy Queen, O'Reilly Auto Parts, Ace Hardware, Coborn's Grocery, AmericInn by Wyndham, and Holiday Station Stores (Circle K).

This 33,272 SF property features a 26,000+ square foot vacant box ready for re-leasing, a new front parking lot just milled and overlayed, as well as three paying tenants on short-term leases that provide an investor with the flexibility to redevelop the entire building as well as sizable current income that offset ownership costs while the property is being repositioned. These tenants include Central Minnesota LifeCare Center, Inc. dba Options for Women, Feldt Financial Services, and Fastenal – a publicly-traded company (Nasdaq: FAST) and a component of the Nasdaq-100 and S&P 500. Additionally, this offering includes a rare seller financing option at an attractively low interest rate (inquire for further details).

Sauk Centre is part of the St. Cloud MSA – the largest population center in the state's central region and located on I-94 connecting Fargo, ND with the Twin Cities of Minneapolis-Saint Paul.

This is a unique opportunity to buy a strategically located retail, value-add investment with huge potential for repositioning via lease-up or redevelopment at an attractively low price per square foot.

## Parcel Details:



Parcel No. (APN)  
**94.58460.0012**  
**94.58460.0014**  
**94.58460.0016**  
**94.58460.0018**



Building Size  
**33,272 SF**



Lot Size  
**2.95 Acres**



# INVESTMENT HIGHLIGHTS

## Retail Box Reposition Opportunity - Regional Draw - Attractively Low Price Per Square Foot

- Vacant 26,000+ SF Junior Anchor Box in Great Condition – Positioned for Lease-Up - New Front Parking Lot Milled & Overlayed
- Walmart Supercenter Shadow-Anchored – Interstate-94 On-Ramp Location (24,114 Cars Per Day)
- Seller Financing Available (Low Interest Rate) – Rare Opportunity
- Significant Current Income from Short-Term, Flexible-Leased Tenants Offsets Ownership/Redevelopment Costs
- Tenants include Fastenal (Nasdaq: FAST): \$35.82 Billion Market Cap, 3,334 Locations, \$7.25 Billion in Revenue (2023), S&P 500 & Nasdaq-100 Component



## Walmart Supercenter Adjacent– Regional Retail Center – Next to Dollar Tree

- Adjacent to National Brands including McDonald's, Taco Bell, Caribou Coffee, Dairy Queen, O'Reilly Auto Parts, Ace Hardware, Coborn's Grocery, AmericInn by Wyndham, Holiday Station stores (Circle K)
- Signalized Intersection of Main St (US Hwy 71) & 12 St S – 17,428 Cars per Day
- St. Cloud MSA – 1.5 Hours from the Twin Cities – Supportive Business Climate – Delivered Free & Clear of Debts





# INVESTMENT HIGHLIGHTS

## Rare Income Investment with Huge Upside –Value-Add Retail Investment (23% Occupancy)

- Large Lot – 2.95 Acres – Potential Parking Lot Development (164 Parking Spaces)
- Clean Environmental Report (2022) – No Cotenancy Clauses Restrictions
- Includes Pylon Signage and Dual Loading Docks – Fee Simple Ownership (Land & Building)
- Upside Through Leasing – High Demand Retail Market: Only 4% Vacancy Rate





LAND SIZE  
2.95 ACRES

BUILDING SIZE  
33,272 SF





# OFFERING SUMMARY

Price \$1,295,000

Price/SF \$38.92



## NOTES

Land Size	2.95 AC
Occupancy	23.02%
Zoning	C-2
Year Build/Renovated	1998/2006
Framing	Masonry
Roof	Tar & Gravel
Traffic Count	23,500 on I-94, 17,050 Cars Per Day
Real Estate Taxes (2024)	\$20,892.00



# RENT ROLL

TENANT	LEASE TYPE	SQUARE FOOTAGE	LEASE START	LEASE EXPIRATION	REMAINING TERM	ANNUAL RENT	ANNUAL RENT PSF	OPTION PERIODS
Vacant Jr. Anchor Box	-	26,068	-	-	-	-	-	-
Fastenal	Gross	5,000	1-Mar-2005	31-Mar-2026	1.7 Years	\$36,000	\$7.20	One 5-Year Extension Option
Central Minnesota LifeCare Center, Inc. dba Options for Women	Modified Gross	2,000	12-Mar-2012	Month-to-Month	0.1 Years	\$12,000	\$6.00	None
Feldt Financial Services	Modified Gross	204	1-Aug-2010	Month-to-Month	0.1 Years	\$2,400	\$11.76	None
<b>TOTALS</b>		<b>33,272 SF</b>				<b>\$50,400</b>		





# SITE PLAN





# DEMOGRAPHICS

## 15 MILE RADIUS:



Total Population: **23,561**

Households: **9,255**

Daytime Population: **14,285**

Median Age: **40.2**



Average Household Income: **\$106,701**

Median Household Income: **\$74,859**

## 25 MILE RADIUS:



Total Population: **75,482**

Households: **31,077**

Daytime Population: **54,918**

Median Age: **41.1**



Average Household Income: **\$108,025**

Median Household Income: **\$75,139**

## 35 MILE RADIUS:



Total Population: **170,806**

Households: **68,796**

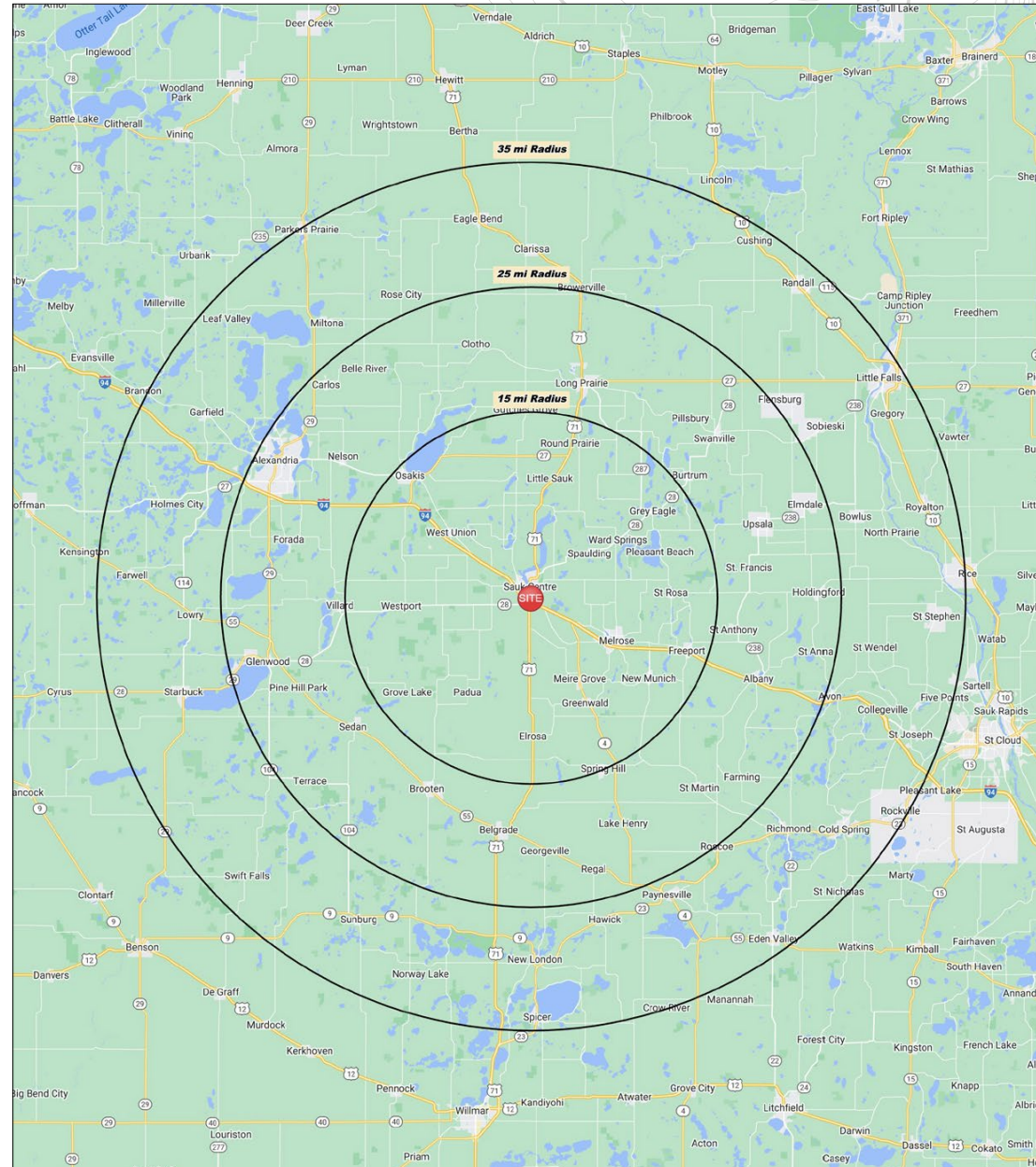
Daytime Population: **109,565**

Median Age: **40.9**



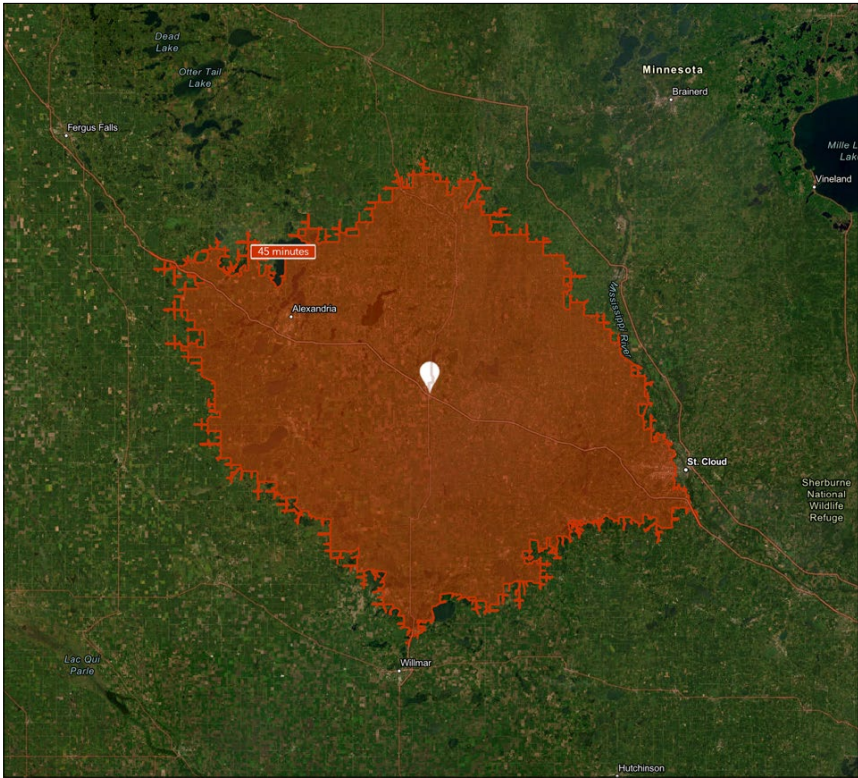
Average Household Income: **\$110,839**

Median Household Income: **\$81,036**





# DEMOGRAPHICS - 45 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$1,526,089,653

## EDUCATION

Bachelor's Degree  
or Higher



27%

## OWNER OCCUPIED HOME VALUE

Average



\$330,329

## KEY FACTS

181,034

Population

\$69,261

Median Household Income

40.1

Median Age

190,270

Daytime Population

## TAPESTRY SEGMENTS

Prairie Living 11,260 households	Green Acres 10,229 Households	Heartland Communities 7,425 households
<b>Socioeconomic Traits</b> Most rural market, comprising about 1.2% of households, located mainly in the Midwest, with a predominance of self-employed farmers. Faith and religion are important to these residents.	<b>Socioeconomic Traits</b> This large segment is concentrated in rural enclaves in metropolitan areas. More than 60% are college educated. Labor force participation rate is high at 66.8%	<b>Socioeconomic Traits</b> These older householders are primarily homeowners. Their children have moved away. Employment in the manufacturing, construction, utilities, health-care, and agriculture industries.
<b>Household Types</b> Married couples with no children.	<b>Household Types</b> An older market, primarily married couples, most with no children.	<b>Household Types</b> Married couples, more with no children, and a slightly higher proportion of singles.
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family

## ANNUAL HOUSEHOLD SPENDING

\$3,113

Eating  
Out

\$1,823

Apparel &  
Services

\$5,917

Groceries

\$210

Computer &  
Hardware

\$7,036

Health  
Care



# AREA OVERVIEW





# VALUE-ADD RETAIL INVESTMENT

- Building Size - 33,272 SF
- Lot Size - 2.95 Acres





# TENANT OVERVIEW

## FASTENAL



Fastenal is a prominent player in the industrial supply market, offering a comprehensive range of products and services tailored to businesses across various industries. As a leading distributor of fasteners, tools, and other MRO (Maintenance, Repair, and Operations) supplies, Fastenal operates as a crucial partner for companies seeking efficient procurement solutions.

Founded in 1967 and headquartered in Winona, Minnesota, Fastenal has grown into a formidable entity with a widespread presence across North America and expanding global operations. The company's extensive inventory includes over 1 million products, ranging from fasteners and safety supplies to tools and janitorial products, catering to diverse sectors such as manufacturing, construction, and transportation.

### Financial Highlights:

- **Annual Revenue:** Fastenal reported annual revenues of approximately \$7.25 billion in 2023.

- **Profitability:** The company maintains strong profitability, with net income of around \$1.16 billion.
- **Growth:** Fastenal has demonstrated consistent growth, with a compound annual revenue growth rate (CAGR) of over 10% over the past decade.
- **Global Presence:** Operations extend to more than 25 countries worldwide, with 23,201 employees and 3,334 store locations as well as additional distribution centers ensuring efficient supply chain management.
- **Stock Performance:** Fastenal's stock (NASDAQ: FAST) has shown resilience and growth and is a component of both the Nasdaq-100 and S&P 500.

In addition to its expansive product offerings, Fastenal provides value-added services including inventory management solutions and vending programs that enhance operational efficiency and reduce costs for its clientele. These services are supported by a dedicated team of knowledgeable personnel who contribute to Fastenal's reputation as a trusted partner in industrial distribution.





# CITY OVERVIEW

## Sauk Centre, MN

Sauk Centre is centrally situated in Minnesota, approximately 100 miles northwest of Minneapolis and 140 miles southeast of Fargo, North Dakota. It lies along Interstate 94, ensuring convenient access for residents and visitors alike.

### Local Community:

The town is known for their strong community spirit and pride in Sauk Centre's heritage. Throughout the year, Sauk Centre hosts community events and festivals that celebrate its culture and history, including the Sinclair Lewis Days and seasonal celebrations. Surrounded by natural beauty, Sauk Centre offers recreational opportunities at lakes like Sauk Lake and Fairy Lake, as well as local parks such as Sinclair Lewis Park and City Park.

Sauk Centre is the birthplace of author Sinclair Lewis; and his most famous work Main Street that led to his 1930 Nobel Prize for Literature is based in a fictionalized version of Sauk Centre.





## INVESTMENT CONTACTS:

### **Spencer O'Donnell**

Managing Director

Charter Realty

CA Broker License No. 01954051

(714) 400-6267

spencer@charterrealty.com

### **Broker of Record:**

Brian Brockman

Broker License No. 40628602

Bang Realty, Inc

(513) 898-1551

bor@bangrealty.com

This Offering Memorandum contains select information pertaining to the business and affairs of the subject property for sale. It has been prepared by Charter Realty. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Charter Realty. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Charter Realty, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Charter Realty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Charter Realty or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Charter Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties or content, accuracy and reliability. This publication is the copyrighted property of Charter Realty and /or its licensor(s) 2024. All rights reserved

