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Information below is computer generated. Please pardon the typos.

## 1 Grand Forks, ND 58201



Price	\$4,428,724
Building Size	6,171 SF
Cap Rate	5.90%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Red Lobster located at 2675 32nd Avenue South in Grand Forks, North Dakota. The property is 6,171 square feet and is situated on approximately 1.80 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.5 years remaining on the lease. Current annual rent is \$261,295. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

## 2 Minot, ND 58701



Price	\$3,531,022
Building Size	8,114 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

-8,114 Square-Foot Panera Bread and Mattress Firm Retail Center in Minot, North Dakota- Established, High Credit Tenants | Panera Corporate Guaranty | Strong Guaranty on Mattress Firm from a 30+ Unit Operator/Founder of Mattress Firm- Asset is an Outparcel to a Kohl' s and Hobby Lobby | Kohl' s Newly Constructed in 2013 | Hobby Lobby at Location Nearly 10 Years- Located in Close Proximity to the 815,000 Square-Foot Dakota Square Mall | 90+ Stores and Eateries | Nine Theater Carmike Cinema- Strong Demographics Within One-Mile Radius: Average Household Income of Over \$83,000- Panera Bread Has Eight Years Remaining on 10 Year Lease | Two, Five-Year Renewal Options | Six Percent Rent Increase in 2018- Mattress Firm Has a New Five Year Lease | Two, Five-Year Renewal Options | Four Percent Rental Increase in 2017- Panera Bread Has Drive-Thru- Major Retailers in the Vicinity Include JC Penney, Sears, Target, Best Buy, Herberger' s, Starbucks,Applebee' s, Olive Garden, Among Others.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.