

SPEEDWAY  
1820 37th Ave NE  
Minneapolis, MN  
Available

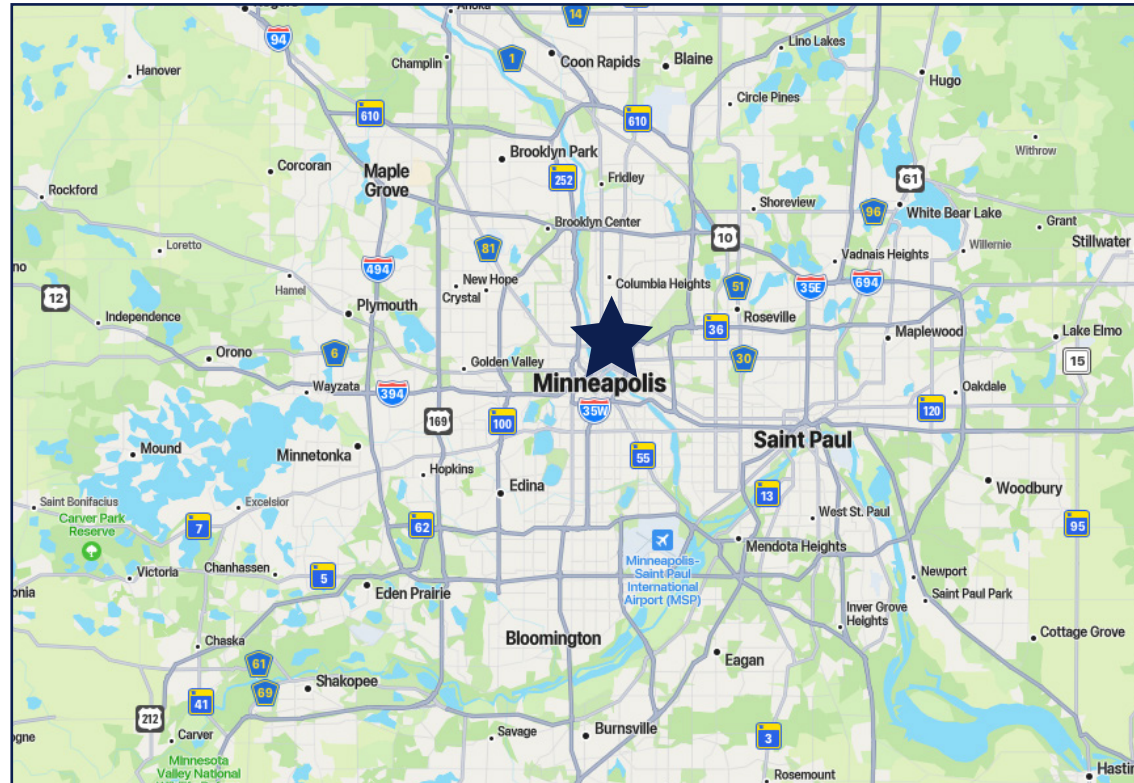


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<b>ADDRESS</b>	1820 37th Ave NE
<b>CITY, STATE</b>	Minneapolis, MN
<b>SPACE AVAILABLE</b>	4,828 SF
<b>LOT SIZE</b>	0.60 Acres
<b>SALE PRICE</b>	Negotiable
<b>LEASE RATE</b>	\$16.00/PSF
<b>TAXES (2025)</b>	\$32,320.16
<b>YEAR BUILT</b>	1979
<b>COUNTY</b>	Hennepin
<b>PARKING</b>	15 Surface (Est.)
<b>SIGNAGE</b>	Pylon & Building

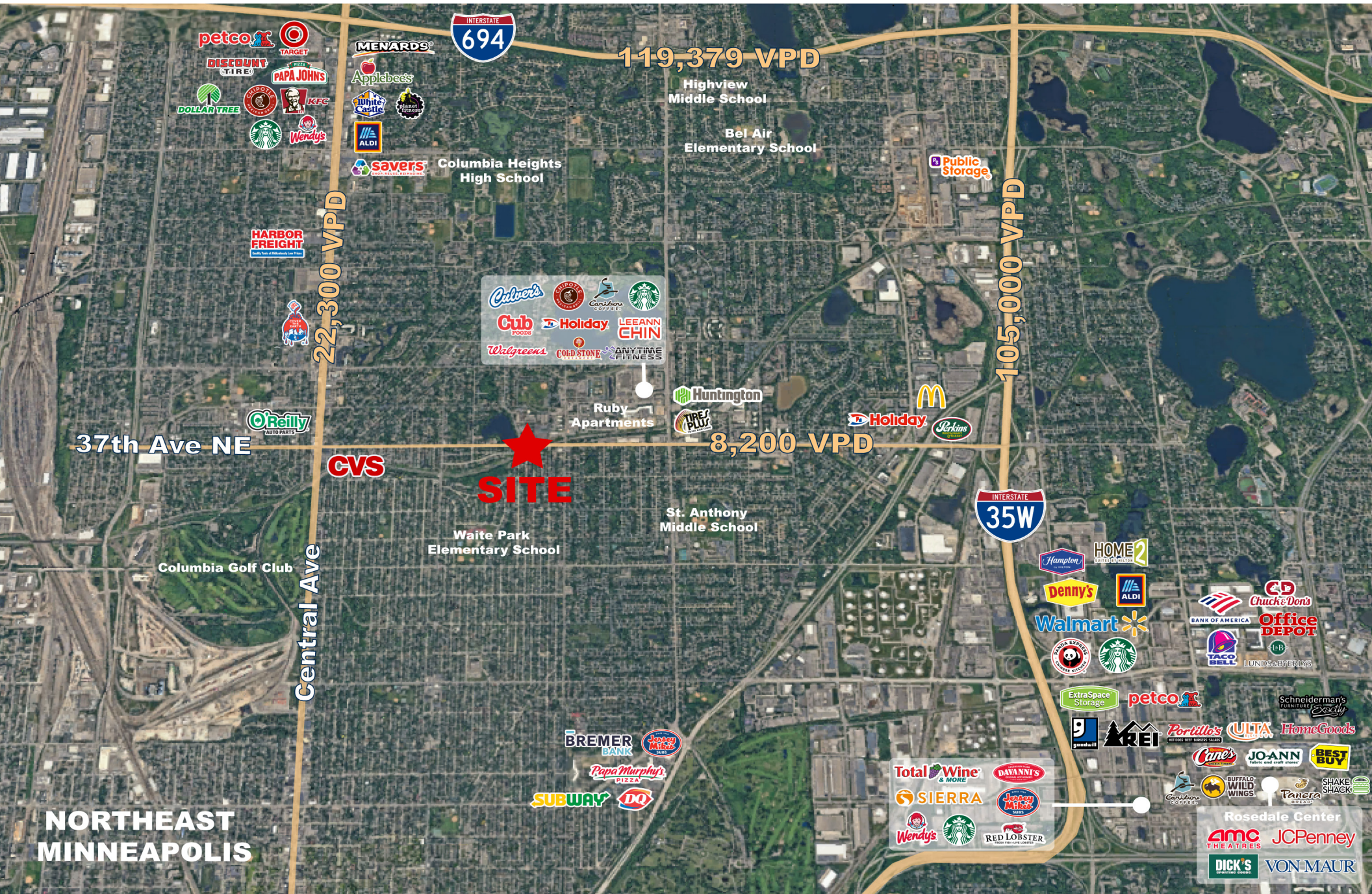


### HIGHLIGHTS

- 5-mile population of 352,477 and average household income of \$114,027 within a 1-mile radius.
- Located off I-35W along 37th Ave NE where traffic counts average 8,200 VPD. Traffic counts on I-35W average 105,000 VPD.
- Nearby tenants include Starbucks, Chipotle, Cub Foods, Culver's, Walgreens, Culver's. etc.
- This property is located approximately 7 miles north of Downtown Minneapolis.
- Gas pumps, tanks & canopy removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	18,085	104,252	352,477
<b>MEDIAN AGE</b>	39.5	37.1	33.1
<b>MEDIAN HH INCOME</b>	\$87,325	\$79,219	\$74,216
<b>AVERAGE HH INCOME</b>	\$114,027	\$105,233	\$102,624





**NORTHEAST  
MINNEAPOLIS**







**DESCRIPTION OF PROPERTY SURVEYED (TORRENS PROPERTY)**  
(Per Fidelity National Title Insurance Company, Pro Forma Owner's Policy for Title Insurance No. 219783, received on November 4, 2010)

Lots 1, 2 and 3, Block 6 "Liberty Heights Second Addition to Minneapolis"

That part of the Soo Line Railroad Company's (successor in interest to the Minneapolis, St Paul and Sault Ste. Marie Railway Company) right-of-way in the Northeast Quarter of the Northeast Quarter of Section 1, Township 28, Range 24, Hennepin County, Minnesota, and as sold right of way shown on the plot of Liberty Heights Second Addition to Minneapolis, lying Westerly of the Southerly extension of the Easterly line of Block 6, Liberty Heights Second Addition to Minneapolis and lying Easterly of the Southerly extension of the Westerly line of said Block 6, and lying Northerly of a line 34.00 feet Southerly of (measured at right angles) and parallel with the Southerly line of said Block 6.

The plot of LIBERTY HEIGHTS SECOND ADDITION TO MINNEAPOLIS was filed of record on October 27, 1928, as Document No. 65177.

**NOTES**

- 1.) Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show all underground utilities.
- 2.) Contact Gopher State ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 3.) The subject property is located in an area of Minneapolis with no special flood hazard areas (NSFHA) per FEMA Flood Insurance Rate Map Number 27053CND1A, effective date September 2, 2004. The parcel encompassing this area, Map Number 27053CND24CE, has not been printed due to its NSFHA designation. The FEMA Community ID number for Minneapolis is 270172.
- 4.) Area = 26,300 sq. ft. or 0.604 acres.
- 5.) Zoning and setback information was obtained from the City of Minneapolis web site. The subject property is zoned C-1 (Neighborhood Commercial District) and SH (Shoreland Overlay District). The setbacks for zone C-1 (Neighborhood Commercial District) are:

In general, uses located in commercial districts shall not be subject to minimum yard requirements unless they are located near residence and office residence districts, residential structures, or hotels. Refer to Chapter 548 Section 140 of the Minneapolis City Code for details on commercial district yard requirements. Refer to Chapter 551 for details on overlay districts.

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys. Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.

- 6.) Parking: 3 Regular Spaces  
1 Handicap Space  
4 Total Spaces
- 7.) PID#01-029-24-11-0195  
Address: 1816 37th Avenue NE, Minneapolis, MN (per City and County records.)  
1820 (number on building)
- 8.) Survey coordinate & bearing basis: Assumed
- 9.) Date of last field work: August 9, 2010

**TITLE COMMITMENT**

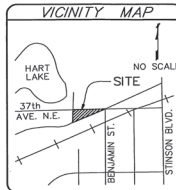
Fidelity National Title Insurance Company, Pro Forma Owner's Policy for Title Insurance No. 219783, received on November 4, 2010, was relied upon as to matters of record.

Schedule B Exceptions: (Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey. Items listed below apply to the subject property unless otherwise noted. Numbers correspond with the Title Commitment and are indicated on survey with boxed numbers where applicable.)

- 1.) Easements for public and private utilities as shown in Deed Document No. 1955861.
- 4.) Covenants contained and shown in Deed Document No. 1955861.
- 5.) Resolution dated January 17, 1992 as Document No. 359356 in favor of the City of Minneapolis to acquire land. [Sold document is not legible]

**LEGEND**

- AC Denotes air conditioner
- AGP Denotes above ground pipe
- AIR Denotes drive up air compressor
- BE Denotes building entrance
- CB Denotes catch basin
- CC Denotes curb cut
- COL Denotes building column
- GASP Denotes gas meter
- GM Denotes guard post
- GW Denotes guy wire
- HCR Denotes handicap ramp
- HYD Denotes hydrant
- LP Denotes light pole
- MC Denotes manhole
- MH Denotes manhole
- MW Denotes monitoring well
- OH Denotes overhead communication line
- OHE Denotes overhead electric line
- OHU Denotes overhead utility line
- PP Denotes power pole
- PPLP Denotes power/light pole
- RD Denotes roof drain
- ST S Denotes storm sewer
- TCS Denotes traffic control sign
- TRANS Denotes electric transformer
- UST Denotes underground storage tank(s)
- VP Denotes vent pipe
- WV Denotes water valve



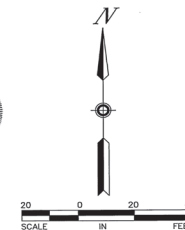
To: Northern Tier Investors LLC  
Northern Tier Holdings LLC  
Northern Tier Energy LLC  
Northern Tier Retail LLC  
Ready Income Corporation  
Ready Income Properties 3, LLC  
Fidelity National Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2000, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 12th day of November, 2010.

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*  
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480



Revised per comments.	M.S. 11/29/2010
Revision	By: Date
	7/3
Drawing Title:	
ALTA/ACSM LAND TITLE SURVEY FOR:	
SPEEDWAY SUPERAMERICA LLC	
1820 37TH AVENUE NE, MINNEAPOLIS, MN	
<b>SUNDE LAND SURVEYING</b>	
www.sunde.com	
Project: 2010-144	By: PLS 241/255
Township: 28	Range: 24
Section: 1	Date: 11/19/2010
SUNDE #2781	
Northern Tier Retail #4185	
1820 37th Ave NE	
Minneapolis, MN 55421	
SSA #4185	
Sheet: 1 of 1	



# UPLAND

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