

SPEEDWAY
225 E Depot Street
Litchfield, MN
Available



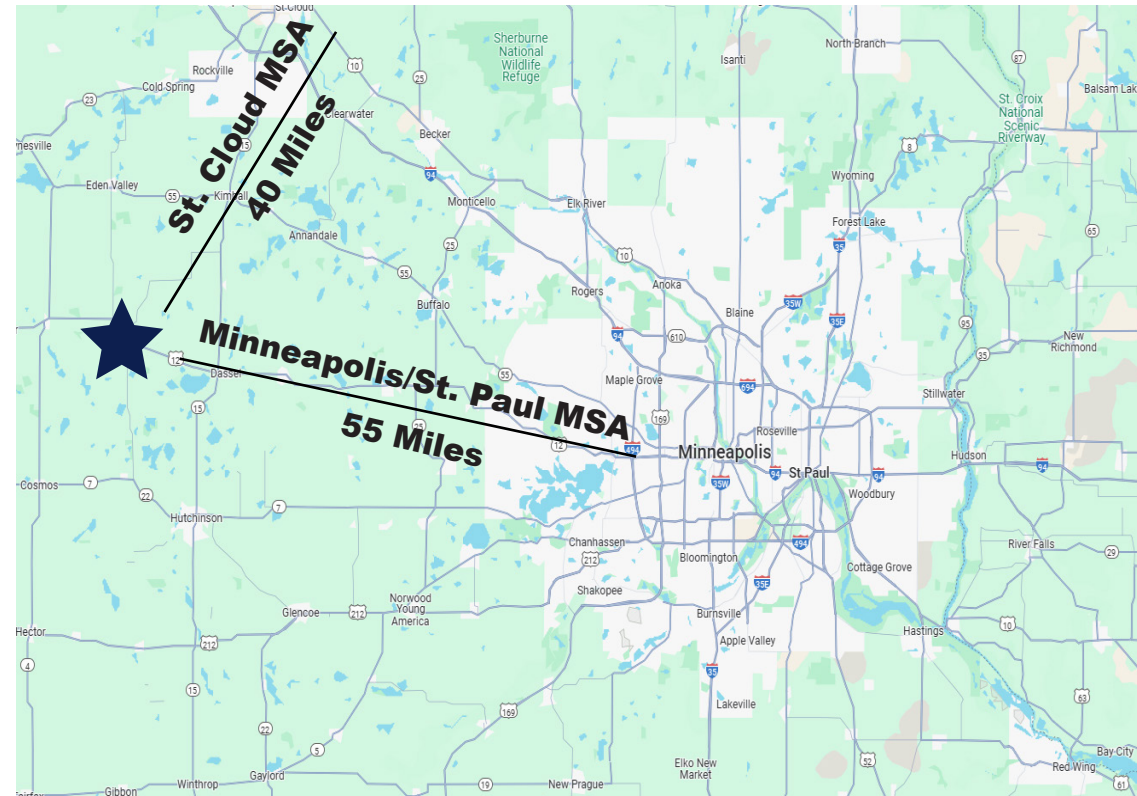
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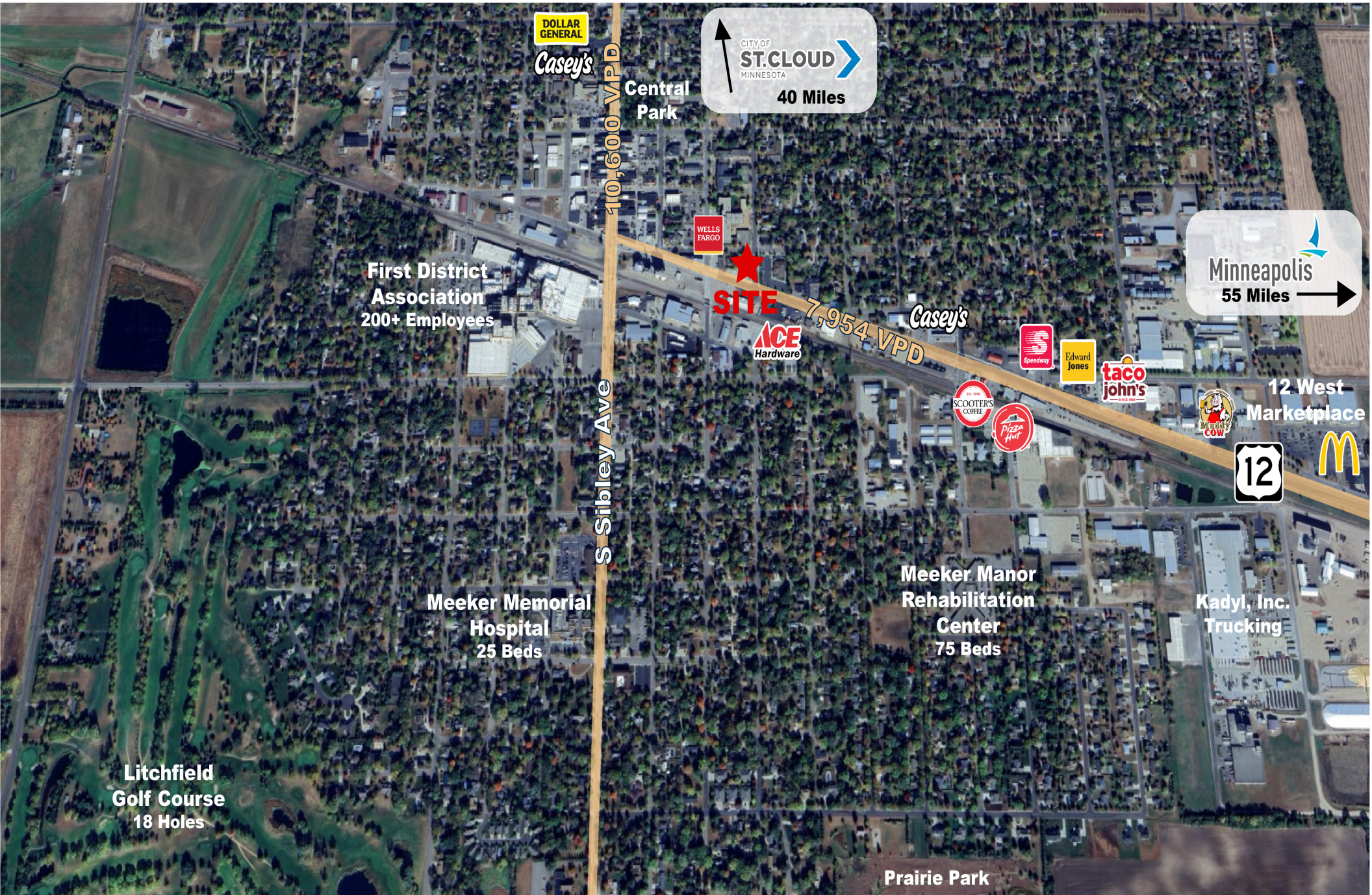
ADDRESS	225 E Depot St
CITY, STATE	Litchfield, MN
SPACE AVAILABLE	3,044 SF
LOT SIZE	0.54 Acres
SALE PRICE	Negotiable
LEASE RATE	\$14.00/PSF
TAXES (2024)	\$4,548.00
YEAR BUILT	1966
ZONING	B-2 - Retail Business
COUNTY	Meeker
PARKING	10 Surface (Est.)
SIGNAGE	Pylon & Building

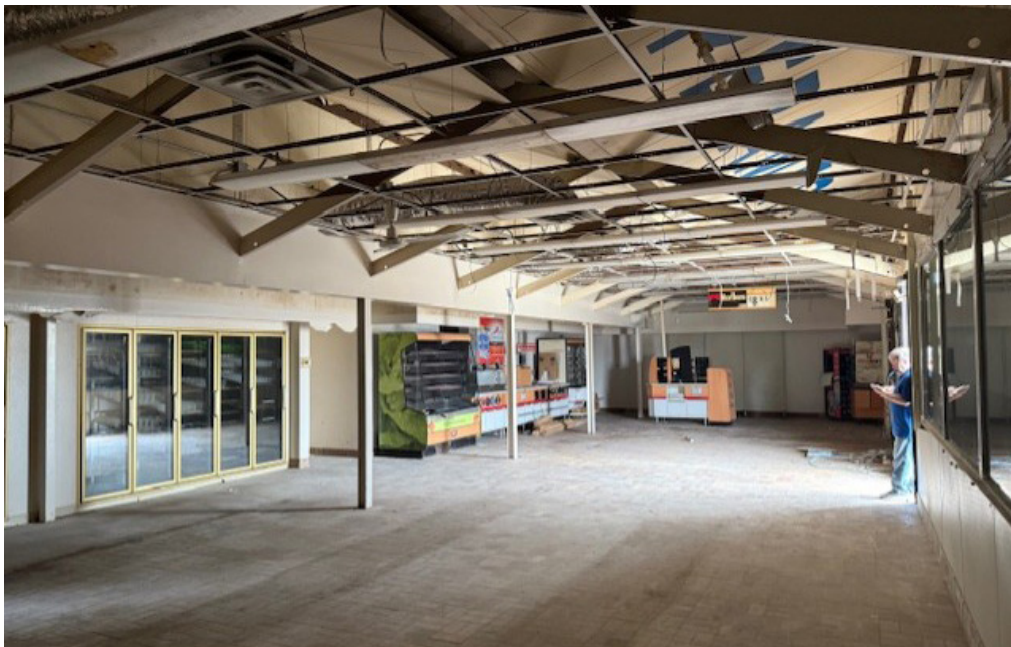


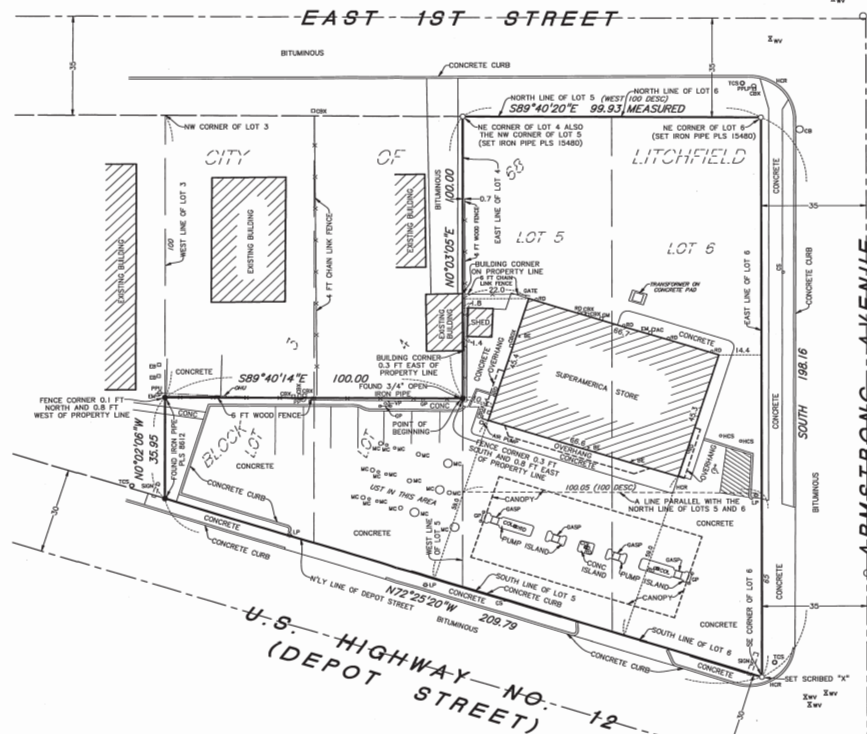
HIGHLIGHTS

- 5-mile population of 8,123 and average household income of \$91,687.
- Located in Litchfield, Minnesota just 40 miles south of St. Cloud and 55 miles west of the Twin Cities.
- This property is located along E Highway 12, averaging 7,954 VPD and Sibley Avenue, averaging 10,600 VPD.
- Fuel pumps, tanks, & canopies removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,934	7,485	8,128
MEDIAN AGE	40.3	40.4	40.9
MEDIAN HH INCOME	\$64,035	\$67,606	\$70,307
AVERAGE HH INCOME	\$85,955	\$89,977	\$91,687







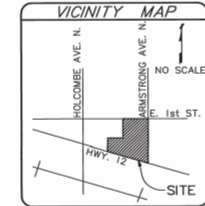
DESCRIPTION OF PROPERTY SURVEYED (ABSTRACT PROPERTY)

(Per Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219801, received on November 8, 2010)

Part of Lots 5 and 6, Block 68, City of Litchfield, described as follows, to-wit: Beginning at a point 65 feet North of the Southeast corner of Lot 6, Block 68 in the Village, now City of Litchfield, Minnesota, and on the East line of said Lot 6; thence due West and parallel with the North line of said Lot 6, a distance of 100 feet to a point on the West line of Lot 5 of said Block 68; thence due North on the West line of said Lot 5 to the Northwest corner thereof; thence due East on the North line of said Lots 5 and 6 a distance of 100 feet to the Northeast corner of said Lot 6, thence due South on the East line of said Lot 6 to the point of beginning, according to the plot thereof on file and of record in the office of the Register of Deeds within and for Meeker County, Minnesota.

ALSO
Part of Lots 4, 5, 6 and 3, in Block 68, City of Litchfield, described as follows: Commencing at a point in the East line of Lot Four (4), Block Sixty-eight (68), one hundred (100) feet South of the Northeast corner of said Lot Four (4); thence West a distance of one hundred (100) feet to a point in the West line of Lot Three (3) of said Block Sixty-eight (68), which point is one hundred (100) feet South of the Northeast corner of said Lot Three (3) of said Block Sixty-eight (68); thence South along the West line of said Lot Three (3) to the North line of Depot Street in said Village (City); thence Southeast along the Northern line of said Depot Street to the intersection of said Northern line of Depot Street with the East line of said Lot Four (4); thence North along the East line of said Lot Four (4) to the point of beginning. Together with the following: Beginning at the Southeast corner of said Lot Six (6); thence running North along the East line of said Lot Six (6), sixty-five (65) feet; thence due West and parallel with the North line of said Lot Six (6), a distance of one hundred (100) feet to the West line of said Lot Five (5); thence due South on the West line of said Lot Five (5) to Depot Street; thence Southeast along the South line of said Lot Five (5) and Six (6) to the place of beginning, according to the plot thereof on file and of record in the office of the Register of Deeds within and for Meeker County, Minnesota.

The plot of CITY OF LITCHFIELD, was filed of record on June 17, 1869, in Book 3, Page 20.



LEGEND

AC	Denotes air conditioner
BE	Denotes building entrance
CB	Denotes catch basin
CBX	Denotes control box
CBX	Denotes communication box
COL	Denotes building column
CS	Denotes curb stop
EB	Denotes electric box
EM	Denotes electric meter
GASP	Denotes gas pump
GM	Denotes gas meter
HCR	Denotes handrail
HCR	Denotes handrail ramp
HYD	Denotes hydrant
LP	Denotes light pole
MC	Denotes metal cover
MH	Denotes manhole
OHU	Denotes overhead utility line
PPLP	Denotes power and light pole
PPU	Denotes utility power
RD	Denotes roof drain
TCS	Denotes traffic control sign
UST	Denotes underground storage tank(s)
VP	Denotes vent pipe
WV	Denotes water valve

NOTES

- Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show all underground utilities.
- Contact Gopher State One Call at 855-454-0002 (800-232-1166) for precise on-site location of utilities prior to any excavation.
- The subject property lies within Zone X, (areas determined to be outside 500-year flood plain), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 270285 0001 B, effective date February 15, 1991. This information was obtained from the FEMA Map Service Center web site.
- Area = 23,408 Sq. Ft. or 0.537 Acres
- Zoning and setback information was obtained from the City of Litchfield web site: The subject property is zoned B-3 (Roadside Business District). The setbacks for zone B-3 (Roadside Business District) are:
Building: Front Setback: 30 feet
Corner Side Yard: 20 feet
Interior Side Setback: 10 feet
Rear Setback: 30 feet

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.

- Parking: 6 Regular Spaces
2 Handicap Spaces
8 Total Spaces
- PD# 27-0843000
Address: 225 East Depot Street, Litchfield, MN
- Survey coordinate & bearing basis: Assumed
- Date of last field work: June 23, 2010

TITLE COMMITMENT

Fidelity National Title Insurance Company Pro Forma Policy for Title Insurance No. 219801, received on November 8, 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)

- Conditional Use Permit dated August 4, 1986, filed of record August 18, 1986 in Book 547 of Misc. page 553.

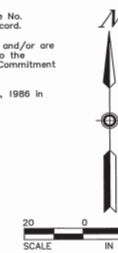
To: Northern Tier Investors LLC
Northern Tier Holdings LLC
Northern Tier Energy LLC
Northern Tier Retail LLC
Realty Income Corporation
Realty Income Properties 3, LLC
Fidelity National Title Insurance Company

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 2005, 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 19th day of November, 2010.

SUNDE LAND SURVEYING, LLC.

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



Revision	By	Date
Drawing Title: ALTA/ACSM LAND TITLE SURVEY FOR: SPEEDWAY SUPERAMERICA LLC 225 EAST DEPOT STREET, LITCHFIELD, MN		
Main Office: 9001 East Hennepin Avenue, Suite 118 Minneapolis, Minnesota 55425-5533 North Office: 1100 Hennepin Avenue, Suite 100 Minneapolis, Minnesota 55402-3344 Website: www.sunde.com		
Project: 2010-182	By: Prg 624/MS	Date: 11/19/2010
Township: 119 Range: 31 Section: 11	Sheet: 1 of 1	
SURVEY #2872 Northern Tier Retail #4613 225 E Depot St Litchfield, MN 55355		

SSA #4613



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