

Subway | Batteries Plus

Multi-Tenant Net Lease Investment | 📍 Elk River, MN

For Sale



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REAL ESTATE GROUP, INC.

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INVESTMENT OVERVIEW

THE OFFERING

Address	18170 Zane St NW
City, State	Elk River, MN
Asking Price	\$1,650,000
Cap Rate	6.50%
NOI	\$107,317
Building SF	3,860 SF
Lot Size	0.80 AC
Occupancy	100%
Year Built	2004

Tenants



INVESTMENT HIGHLIGHTS

- 100% leased multi-tenant retail asset with national tenants
- Dual income stream diversifies risk across two service-oriented users
- Subway expected to exercise 5-year option with 2% annual increases
- Batteries Plus includes 5-year option with 3% annual increases
- Attractive price point for investors seeking near-term yield with upside

TENANT PROFILES

SUBWAY:



Subway is one of the largest quick-service restaurant brands globally, with over 30,000 locations worldwide. The brand benefits from strong name recognition, a value-oriented menu, and consistent consumer demand. This location has an established operating history and is expected to exercise its upcoming renewal option, supporting continued income stability for investors.

BATTERIES PLUS:



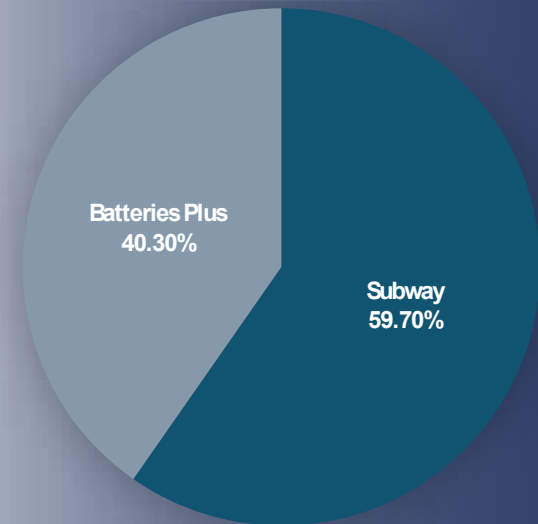
Batteries Plus is a national specialty retailer focused on batteries, lighting solutions, and device repair services, serving both retail and commercial customers. With hundreds of locations across the U.S., the brand provides essential, service-based offerings that generate consistent traffic. The tenant's diversified product mix and service model support long-term occupancy and stability.

TENANT LEASE SUMMARY

<u>TENANT</u>	<u>SF</u>	<u>Rent</u>	<u>PSF</u>	<u>Lease Expiration</u>	<u>Increases</u>	<u>Reimbursements</u>	<u>Renewal Options</u>
Subway	2,306	\$67,394	\$29.23	12/31/2026	2% Annual	CAM + Taxes	(1) 5-Year @ 2% Annual
Batteries Plus	1,554	\$39,992	\$25.69	10/31/2027	3% Annual	CAM + Taxes	(1) 5-Year @ 2% Annual
TOTAL	3,860	\$107,317	\$27.46 (Avg)				

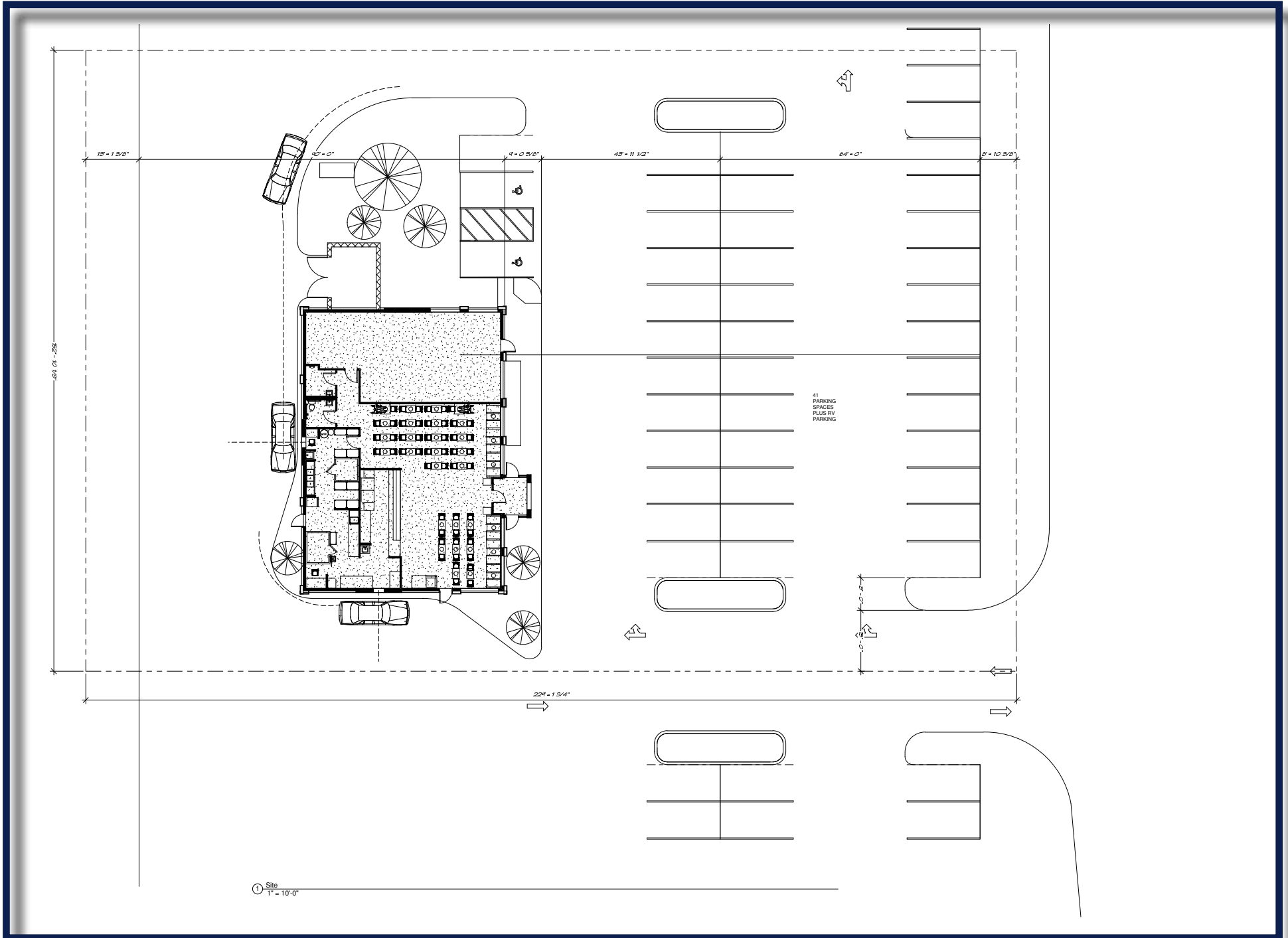
LEASE HIGHLIGHTS:

- 100% leased to two national, service-oriented tenants
- Staggered lease expirations (2026-2027) provide income continuity and reduce rollover risk
- Subway is expected to exercise their 5-year renewal option upon lease expiration in 2026
- Batteries Plus lease extends through October 2027 with 3% annual increases and a 5-year renewal option
- Net lease structure with tenants reimbursing CAM and real estate taxes
- Total CAM reimbursement: ~\$29,177 annually (~\$7.56 PSF)
- Total real estate tax reimbursement: ~\$21,770 annually (~\$5.64 PSF)
- Dual-tenant structure provides diversified income stream



Subway - 59.7%
Batteries Plus - 40.3%

SITE PLAN

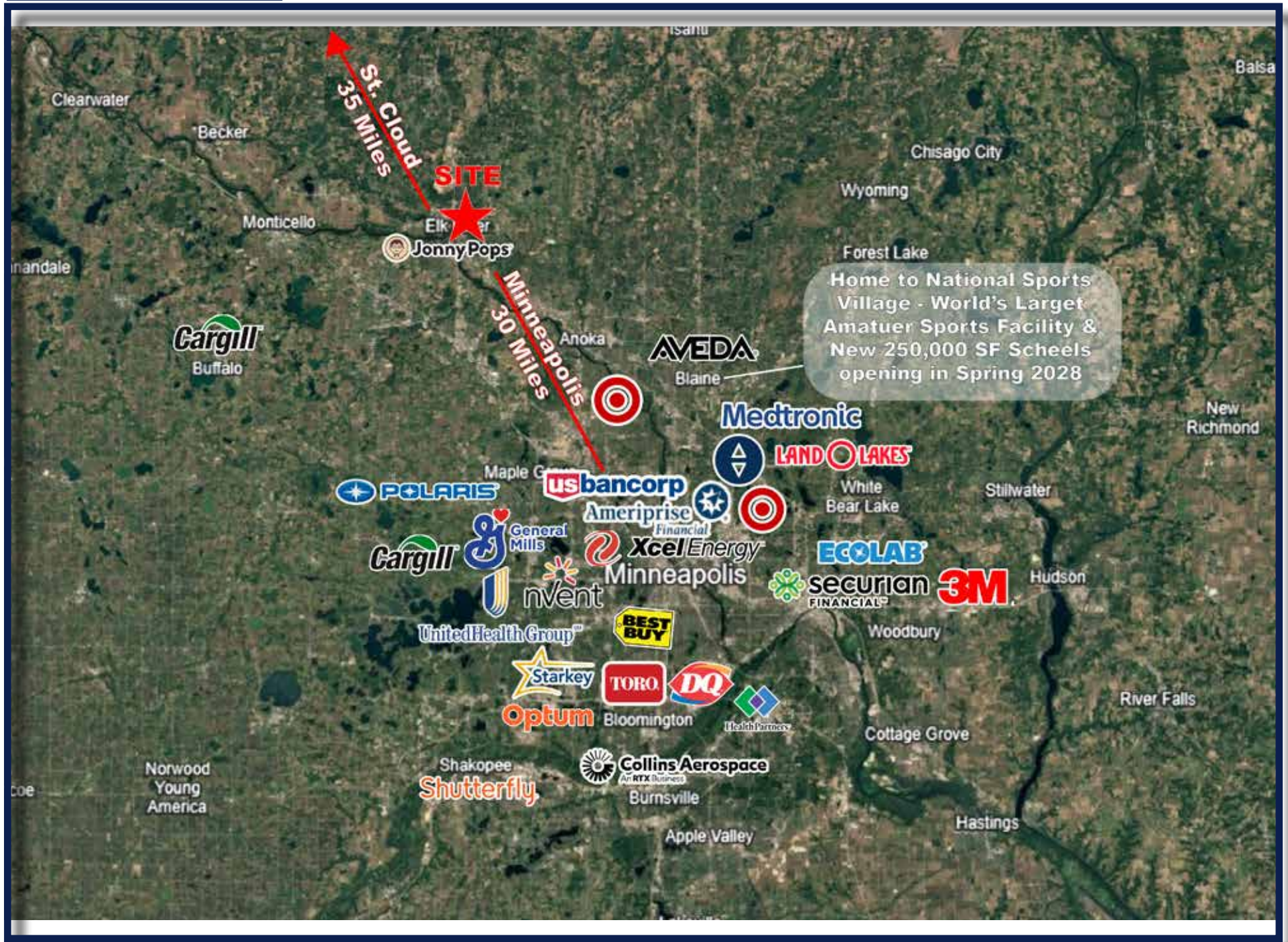


① Site
1" = 10'-0"

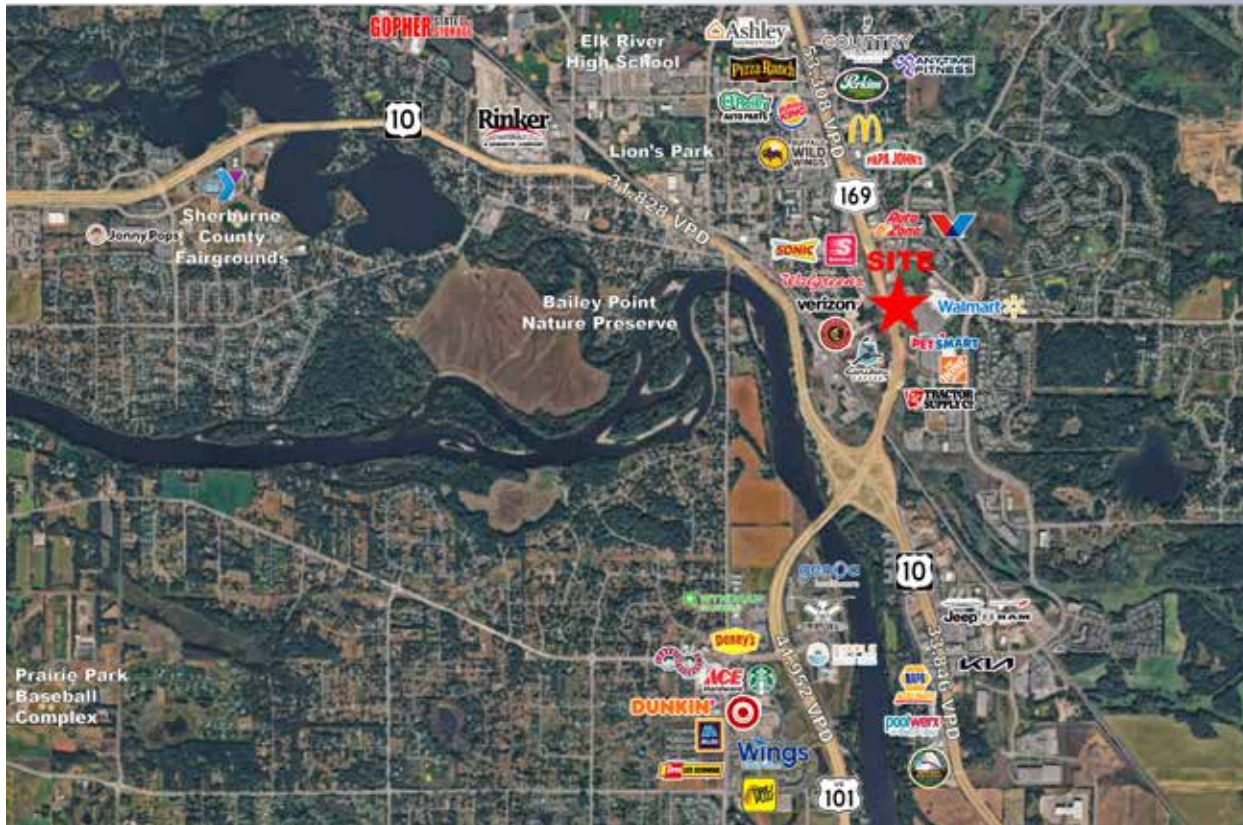
EXTERIOR PHOTOS



FAR-OUT AERIAL



MARKET OVERVIEW



Elk River Submarket Highlights:

- Located along Highway 169, a major north-south corridor connecting Elk River to the Minneapolis-St. Paul MSA, supporting strong commuter and retail traffic
- Positioned within Elk River's primary retail corridor, surrounded by national retailers including Walmart, Menards, and Target
- Elk River serves as a regional hub for surrounding communities, drawing consistent consumer traffic from a broad trade area
- Strong population growth and rising household incomes support long-term retail demand
- New and expanding commercial development continues to enhance the area's retail density and overall consumer draw
- Service-oriented tenants such as Subway and Batteries Plus benefit from consistent daily-needs traffic and repeat customer base
- Proximity to major employers and industrial users supports daytime population and local spending

TRADE AREA DEMOGRAPHICS:

Population

1 Mile	5,622
3 Mile	26,994
5 Mile	47,996

Median HH Income

1 Mile	\$71,356
3 Mile	\$100,915
5 Mile	\$111,220

Average HH Income

1 Mile	\$94,388
3 Mile	\$117,281
5 Mile	\$129,768

Median Age

1 Mile	38.9
3 Mile	38.5
5 Mile	38.5

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