

# END CAP WITH DRIVE THRU For Sale or Lease



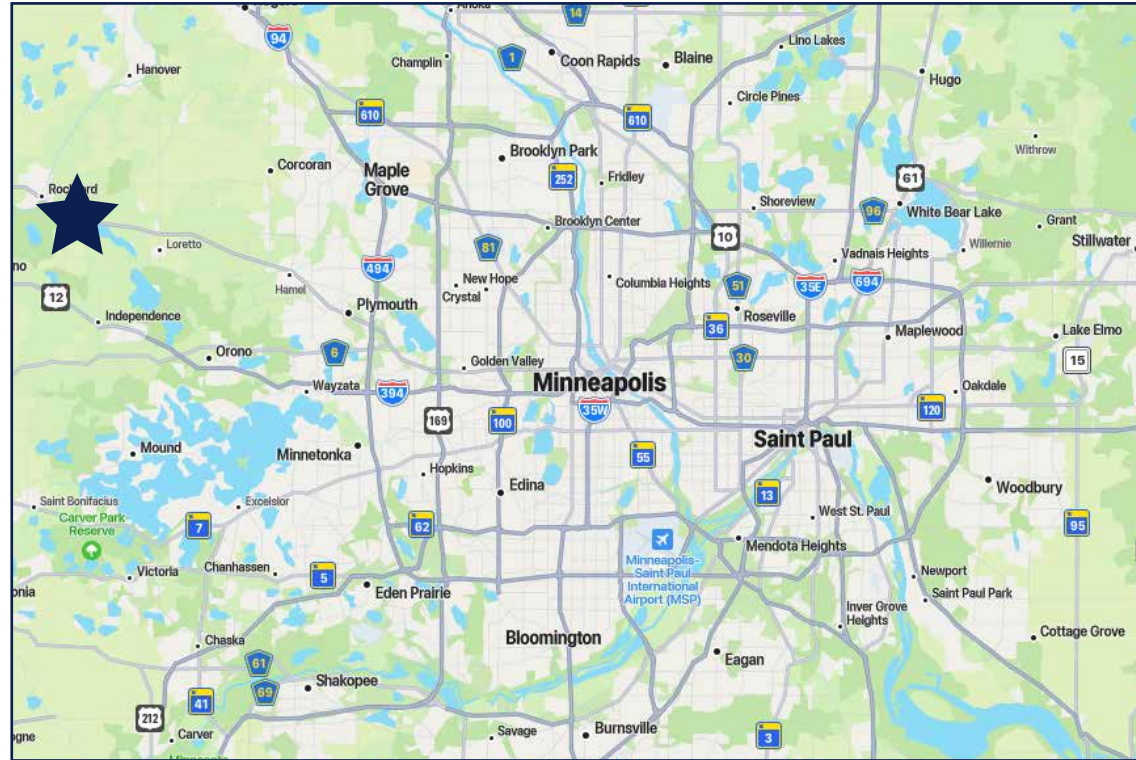
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<b>ADDRESS</b>	7500 Highway 55
<b>CITY, STATE</b>	Greenfield, MN 55373
<b>SPACE AVAILABLE</b>	1,940 SF
<b>LOT SIZE</b>	1.06 Acres
<b>LEASE RATE</b>	\$27.50 PSF
<b>SALE PRICE</b>	\$1,200,000
<b>CAM/TAX EST.</b>	\$17.23 PSF
<b>YEAR BUILT</b>	2005
<b>EXISTING TENANT INCOME</b>	Rent Roll Available with NDA



<b>TRAFFIC COUNTS</b>	
<b>HWY 55</b>	15,100 VPD
<b>REBECCA PARK TRAIL</b>	3,508 VPD
<b>DOGWOOD ST</b>	3,987 VPD
<b>WOODLAND TRAIL</b>	3,015 VPD

ACCESS

- Signalized intersection access
- Excellent visibility along Hwy 55 retail corridor
- Convenient access for Greenfield and Rockford Commuters.

<b>2025 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	980	8,310	18,405
<b>MEDIAN AGE</b>	41.8	40.2	41.8
<b>MEDIAN HH INCOME</b>	\$125,000	\$115,844	\$114,334
<b>AVERAGE HH INCOME</b>	\$159,454	\$159,530	\$159,226

**PROPERTY HIGHLIGHTS**

- Existing Drive Thru
- **Former Subway** - Plug-and-Play restaurant opportunity
- **±1,940 SF endcap** with excellent frontage and signage
- **Signalized intersection** location along Hwy 55
- Positioned within Greenfield's primary retail node, just south of Rockford Highschool
- Serves Greenfield, Rockford, and western Hennepin County commuters

**AREA RETAILERS**

- **Tractor Supply Co**
- **Dollar Tree**
- **Kwik Trip**
- **Circle K**
- **Dominos**
- **Dollar General**

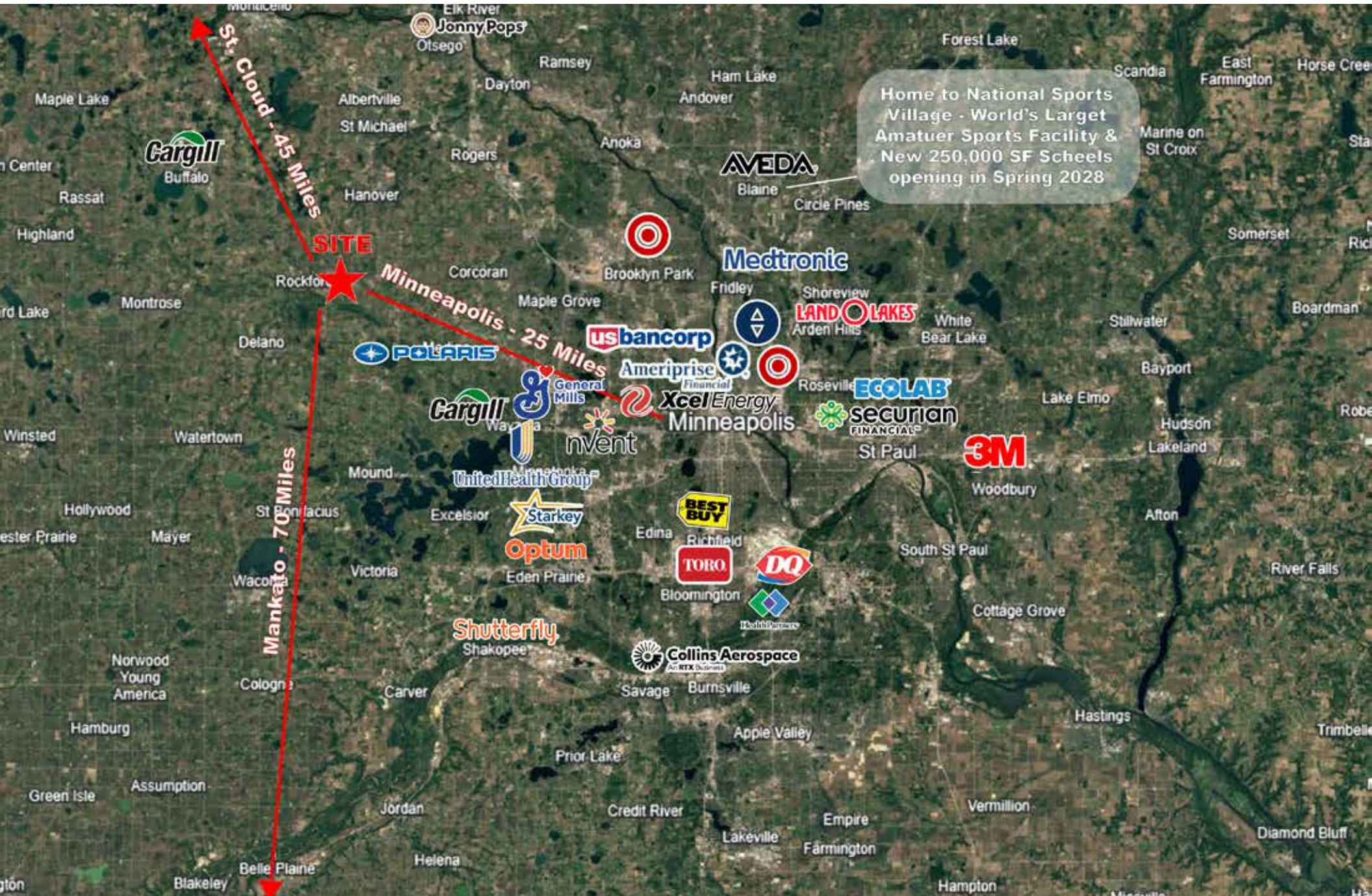


**POTENTIAL USES**

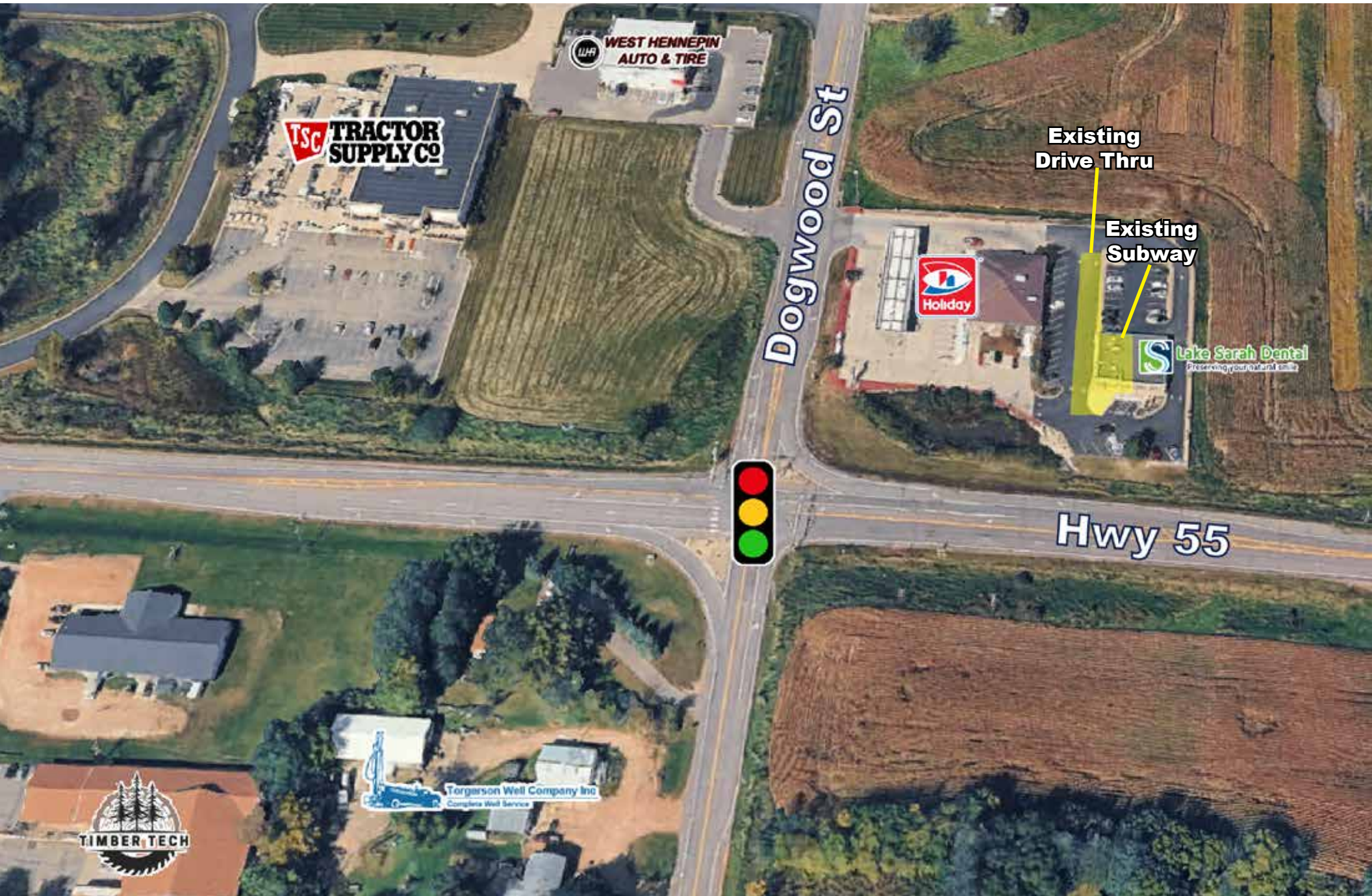
- **Quick Service Restaurant**
- **Coffee / Cafe**
- **Fast Casual Restaurant**
- **Pizza / Sandwich Shop**
- **Ice Cream / Dessert**
- **Smoothie / Juice Bar**
- **Medical / Service Retail**

**Rare Restaurant Opportunity in Western Hennepin County**

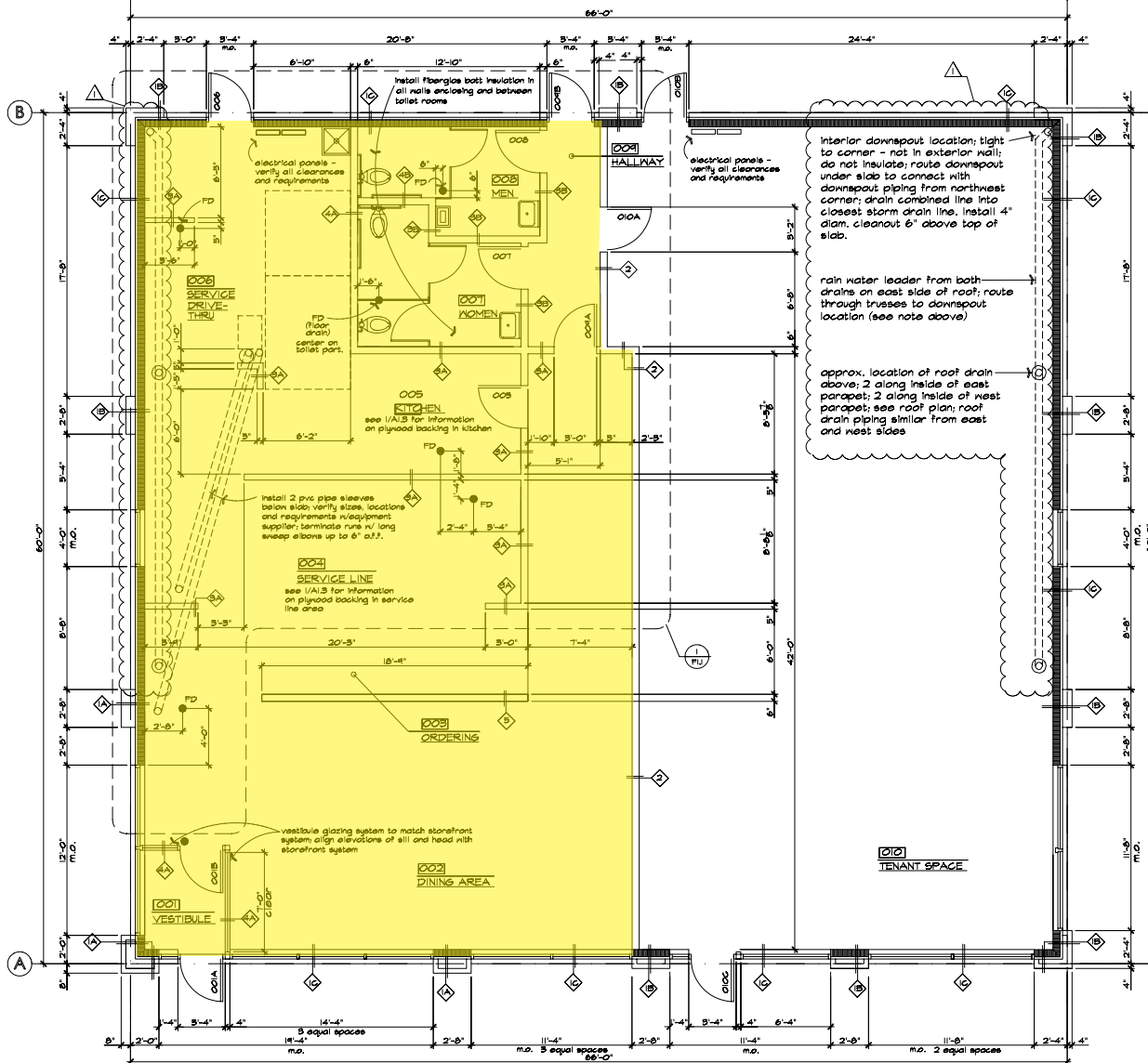
Very little restaurant inventory serves the Greenfield/Rockford trade area, creating a strong opportunity for quick service and fast casual operators.











**ARCHITECTURAL PLAN**  
SCALE: 1/4" = 1'-0"  
(NOTE: SCALE = 1/8" = 1'-0" IF PRINTED ON 11" x 17" PAPER)  
PLAN NORTH

**WALL TYPE SCHEDULE**

**EXTERIOR**

Exterior Walls - Wood frame construction w/ varied veneer materials.

**Basic Construction:**  
2x6 wood studs @ 24" o.c. w/1/2" plywood wall sheathing and 2 layers type D' building paper on exterior; 6" unfaced Fiberglas batts; insulation in cavities; vapor retarder and 5/8" gypsum board finish on interior; see floor plan (this sheet) and sheet A21 for extent and configuration(s) of exterior veneer materials; see sheet A1.3 for interior finish materials.

**Veneer Conditions:**

- EIFS on wood furring from el. 116'-9 1/2" to el. 118'-1 1/2"
- 4" brick on 8" nom. wd. furring from sill to el. 116'-9 1/2"
- 4" nom. 'rock face' CMU from el. 99'-4" to el. 102'-0"; top of 3" nom. precast concrete sill cap @ el. 102'-4"
- EIFS from el. 109'-6" to el. 116'-0"
- 4" nom. brick on 4" nom. wd. furring from sill to el. 109'-6"
- 4" nom. 'rock face' CMU from el. 99'-4" to el. 102'-0"; top of 3" nom. precast concrete sill cap @ el. 102'-4"
- EIFS (or windows & EIFS; see elev.) from sill to el. 116'-0"
- 4" nom. 'rock face' CMU from el. 99'-4" to el. 102'-0"; top of 3" nom. precast concrete sill cap @ el. 102'-4"

**INTERIOR**

- 4" nom. wood or metal studs 24" o.c. w/two layers 5/8" type 'x' gypsum board each side; extend up to roof deck and seal tight; where steel beam aligns over wall continue 2 layers of gypsum board each side of beam and resume wall above beam; gypsum board contin. from floor slab to roof deck; extend taping to roof deck; seal all penetrations; 2 hour fire-rated assembly
- 4" nom. wood or metal studs 24" o.c.; one layer 5/8" gypsum board each side; extend framing to 10'-4" a.f.f. min.; install double, staggered top plates, contin.; brace top of wall to roof trusses 4'-0" o.c. max.; extend gypsum board up to 2" min. above lay-in ceiling grid; extend up to join gypsum board ceilings and soffits
- same as type 3A' except framing extends to 3'-4" a.f.f.
- same as type 3A' except framing is 6" nominal
- same as type 3B' except framing is 6" nominal
- 6" nom. wood or metal framing 24" o.c.; double staggered wood top plates 42" a.f.f. to top; install 4 equally spaced 3"x3"x3/16" steel tube posts; weld each post to 6" x 6" x 3/8" steel base plate; 4 - 1/2" diam. holes in each base plate; fasten to concrete slab w/1/2" diam. x 5" long bolts or threaded rods embedded in drilled holes w/epoxy; or w/1/2" diam. 'quick-bolts'; extend posts up to bottom of upper top plate (cut 1/4" oversized holes in lower top plates to receive post tops; shim posts tight to plate

**DOOR SCHEDULE**

DOOR NO.	SIZE	MATL.	CONSTRUCT.	STYLE	HOWR.	FRAME TYPE	NOTES
O01A	36" x 84" x 1/4"	ALUM.	EXTRUDED AL.	FULL GL.	A	ALUM.	1
O01B	36" x 84" x 1/4"	ALUM.	EXTRUDED AL.	FULL GL.	B	ALUM.	1
O02	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	D	HOLLOW METAL	1
O03	36" x 84" x 1/4"	METAL	SOLID CORE	FLUSH	E	HOLLOW METAL	2
O07	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	B	HOLLOW METAL	1
O08	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	B	HOLLOW METAL	1
O09A	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	C	HOLLOW METAL	1
O09B	36" x 84" x 1/4"	METAL	SOLID CORE	FLUSH	E	HOLLOW METAL	2
O10A	36" x 84" x 1/4"	WOOD	SOLID CORE	FLUSH	C	HOLLOW METAL	3
O10B	36" x 84" x 1/4"	METAL	SOLID CORE	FLUSH	E	HOLLOW METAL	2
O10C	36" x 84" x 1/4"	ALUM.	EXTRUDED AL.	FULL GL.	A	ALUM.	1

**DOOR AND STOREFRONT NOTES**

- 1 - Aluminum doors and frames, including sidelites vestibules and storefront glazing frames shall have anodized finish; all door (and window) frames to have thermal-break construction.
- 2 - All exterior hollow metal doors to be fully insulated; inside metal facing to be thermally-broken from outside face.
- 3 - 1 1/2 hour fire-rated assembly required

**ARCHITRON**

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Client  
O'Bresky Enterprises, Inc.  
Minneapolis, MN

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Project  
SUBWAY  
Greenfield /  
Rockford, MN

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Designed: \_\_\_\_\_ Checked: \_\_\_\_\_  
Drawn: \_\_\_\_\_ Approved: \_\_\_\_\_  
Date: 30Jun09

Issue / Revision Dates  
No. Date By Remarks  
1 30Jun09 [initials] [initials] for taking  
2 14Jul09 [initials] [initials] for set files, electrical

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ARCHITRON FILE NO.: 9425.00  
CONSULTANT FILE NO.: 0000





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