

QSR-Retail Investment Opportunity

 Capital Markets
& Asset Strategies

MIDWEST

CAP RATE: 6.17%
ASKING PRICE: \$3,150,000

**1920 ADAMS STREET
MANKATO, MN**

ERIK COGLIANESE
(612) 359-1611
erik.coglianese@transwestern.com

ANDREW WATSON
(312) 881-7065
andrew.watson@transwestern.com

TOM PALMQUIST
(612) 359-1605
tom.palmquist@transwestern.com



FIVE GUYS
BURGERS and FRIES



 **noodles**
& COMPANY

THE OFFERING

Transwestern Midwest Capital Markets is pleased to present investors with the opportunity to acquire the 100% fee simple interest in 1920 Adams Street - a HyVee shadow anchored retail pad 100% occupied by Jersey Mikes, Five Guys and Noodles and Co.

Situated at the southwest corner of Adams and Haefner, the asset sits directly in the ingress/egress point for all HyVee shoppers. The 7,480 square foot retail center boasts a weighted average lease term of 5.92 years after recently extending Jersey Mikes for an additional 10 years and adding a brand new Noodles and Co. end cap and pick up window in 2022. With an internet-resistant tenant roster, 1920 Adams affords investors the ability to purchase a low-risk, hands-off, net-leased asset with built in rental increases.



100%

LEASED



INTERNET-RESISTANT
TENANCY

5.92

WALT



HY-VEE SHADOW-
ANCHORED

PROPERTY INFORMATION

Location

Address 1920 Adams Street, Mankato, MN

County Blue Earth

Parcel ID R01.09.10.301.007

Land Size 1.18 AC

Zoning B-3; Highway Business District

Access MN-22 and Adams Street

Building

NRA 7,480 SF

Occupancy 100%

of Tenants 3

Year Built 1996

Property Type Multi-tenant retail pad

Parking 47 Spaces (6.35/1,000)

Roof Original membrane

HVAC Five Guys and Jersey Mikes are original, Noodles is new in 2022

Parking Lot Milled and replaced in 2022



7,480 RENTABLE SQUARE FEET



1.18 ACRES



CORNER LOCATION

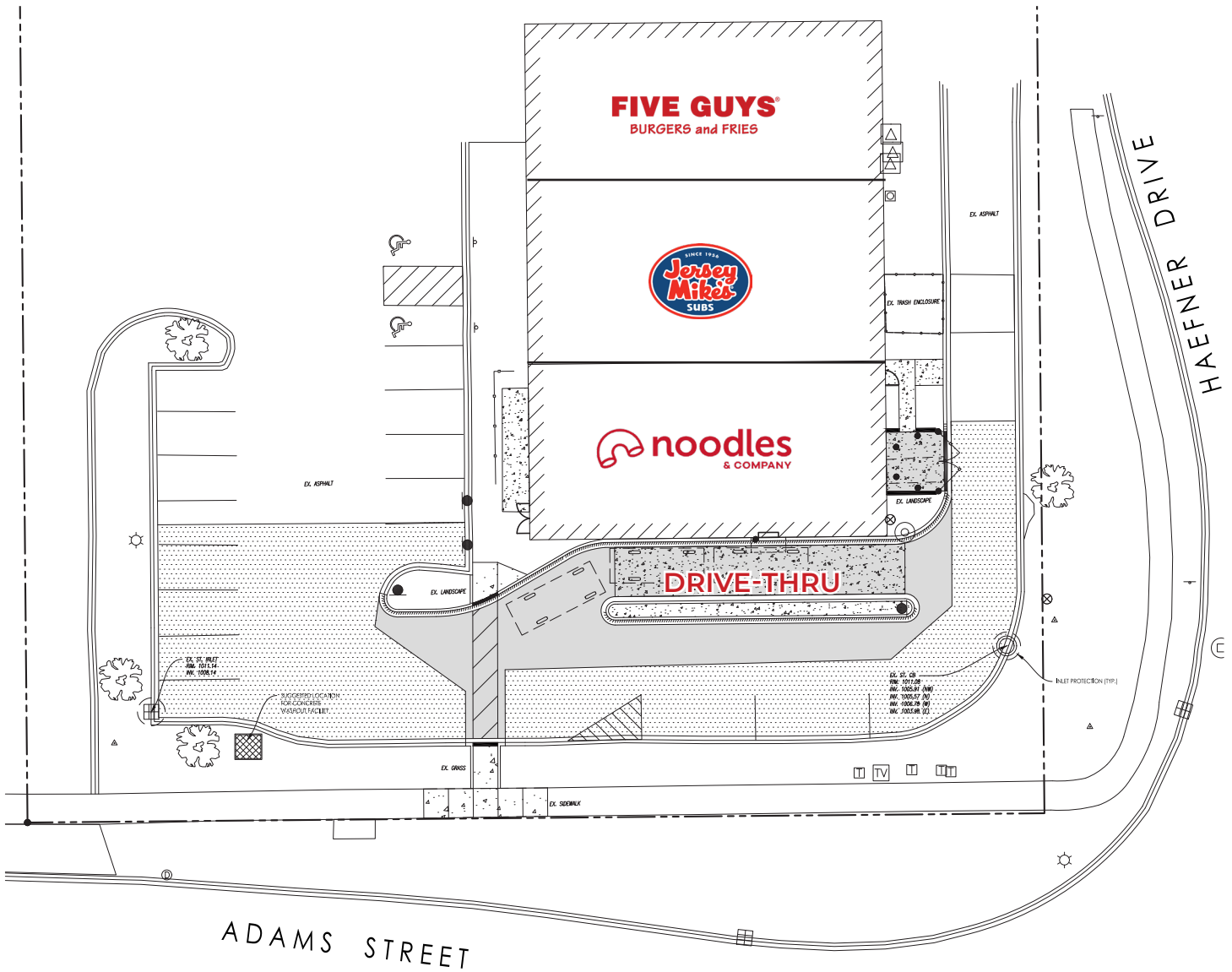


CONSTRUCTED 1996

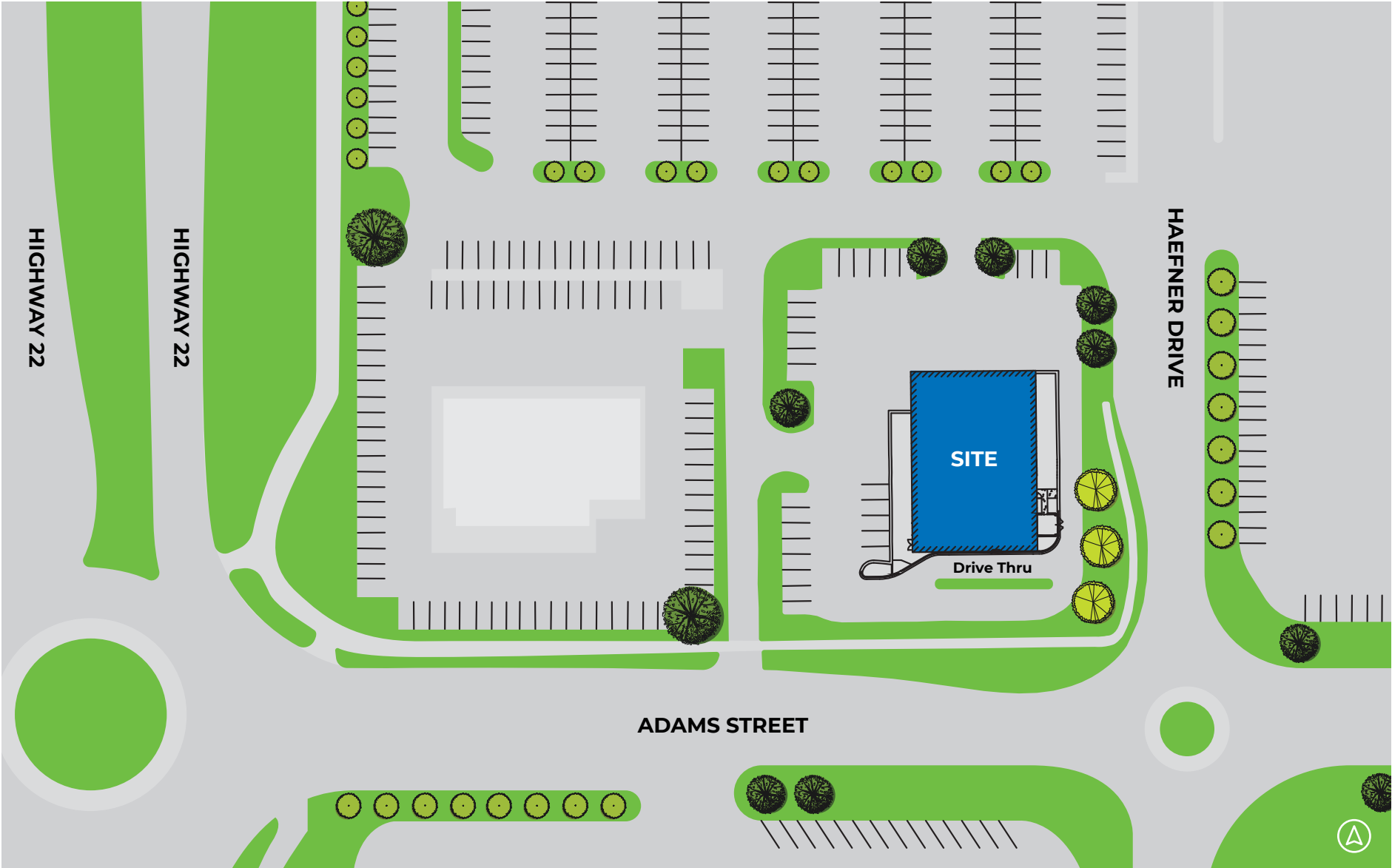


47 PARKING STALLS (6.35/1,000)

SITE PLAN



SITE PLAN



AREA RETAIL



MANKATO RETAIL





FIVE GUYS **Jersey Mike's Subs**

noodles
A COMPANY

noodles

1930

PICKUP WINDOW

CONFIDENTIALITY AND CONDITIONS

Equity Transwestern LLC, dba Transwestern (the “Agent”) has been engaged as the exclusive agent for the sale of 1920 Adams Street, Mankato, Minnesota (the “Property”), by the Owner (the “Seller”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this information package. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their investigations, projections and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate

discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms and prior sale or withdrawal from the market without notice.

The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Properties directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

REGIONALLY COMMITTED
NATIONALLY CONNECTED



*Capital Markets
& Asset Strategies*

MIDWEST



ERIK COGLIANESE

Senior Associate
(612) 359-1611
erik.coglianesse@transwestern.com

ANDREW WATSON

Managing Principal
(312) 881-7065
andrew.watson@transwestern.com