

Sale or Lease

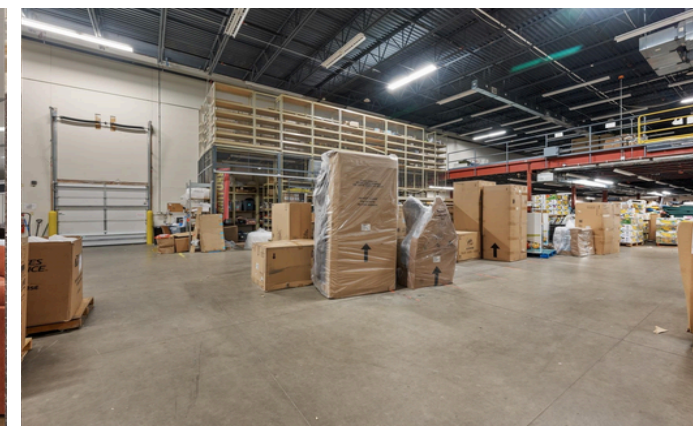


RE/MAX
Synergy

OFFERING MEMORANDUM



5630 St Croix | 5630 Saint Croix Trl, North Branch, MN 55056



5630 St Croix

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RE/MAX
Synergy



01

Executive Summary
Investment Summary

OFFERING SUMMARY

| | |
|-------------|---|
| ADDRESS | 5630 Saint Croix Trl North Branch MN |
| COUNTY | Chisago |
| BUILDING SF | 87,888 SF |
| LAND ACRES | 8.31 |
| LAND SF | 361,857 SF |
| YEAR BUILT | 2008 |

FINANCIAL SUMMARY

| | |
|------------|----------------|
| SALE PRICE | \$4,500,000.00 |
|------------|----------------|

| | |
|--|----------------------------|
| LEASE PRICE - Part or Full Space Available | \$9.50/sqft/yr -Negotiable |
|--|----------------------------|

| DEMOGRAPHICS | 3 MILE | 10 mile | 15 mile |
|-----------------------|----------|-----------|-----------|
| 2024 Population 2024 | 116378 | 11,637 | 45074 |
| Median HH Income 2024 | \$99883 | \$92183 | \$93705 |
| Average HH Income | \$114396 | \$112,396 | \$116,651 |





02

Location

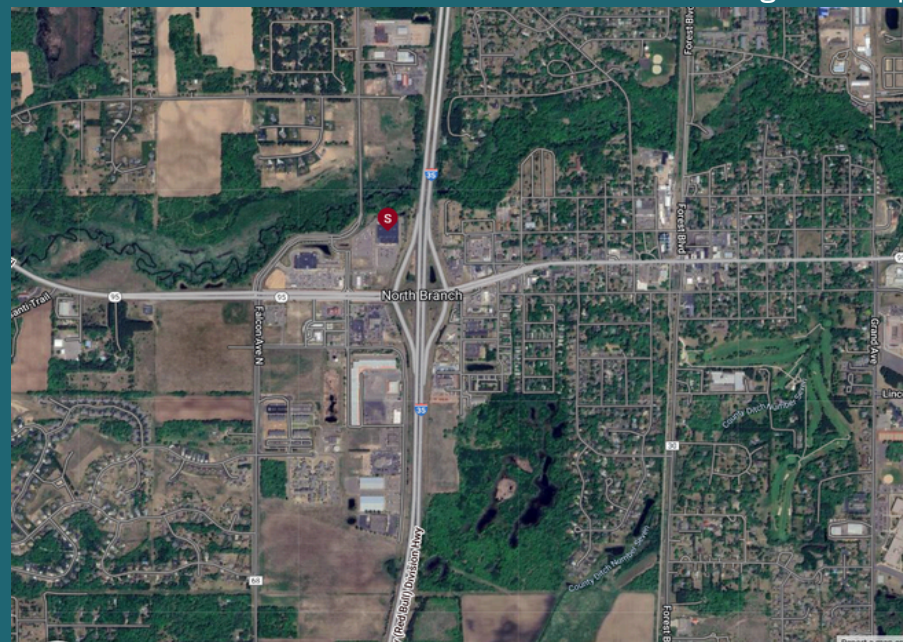
Location Summary

Drive Times (Heat Map)

About the Area

- The property is located in North Branch, Minnesota, a rapidly growing city in Chisago County.
- The area surrounding the property offers a mix of commercial businesses, including many nationally known brands such as Starbucks, Chipotle, Caribou and Jerry's Foods. Fast-food restaurants include KFC, Taco-Bell, McDonald's, Burger King and Subway. Also, many service providers including 4 banks 3 Holidays and 2 Kwik Trip gas stations.
- North Branch is conveniently situated along Interstate 35, only 40 miles from Minneapolis and St. Paul, as well as HWY 95 giving access to Wild River State Park, the St. Croix River and into Wisconsin.
- The property is in close proximity to residential neighborhoods, North Branch area schools and medical facilities such as M-Health Medical Center. This makes it a convenient location for local residents and commuters with over 59,900 vehicles passing through North Branch each day.
- The city of North Branch has seen recent economic growth with new developments and infrastructure improvements including 4 new large housing developments. These factors creates an attractive location for businesses looking to establish a presence in a thriving community.

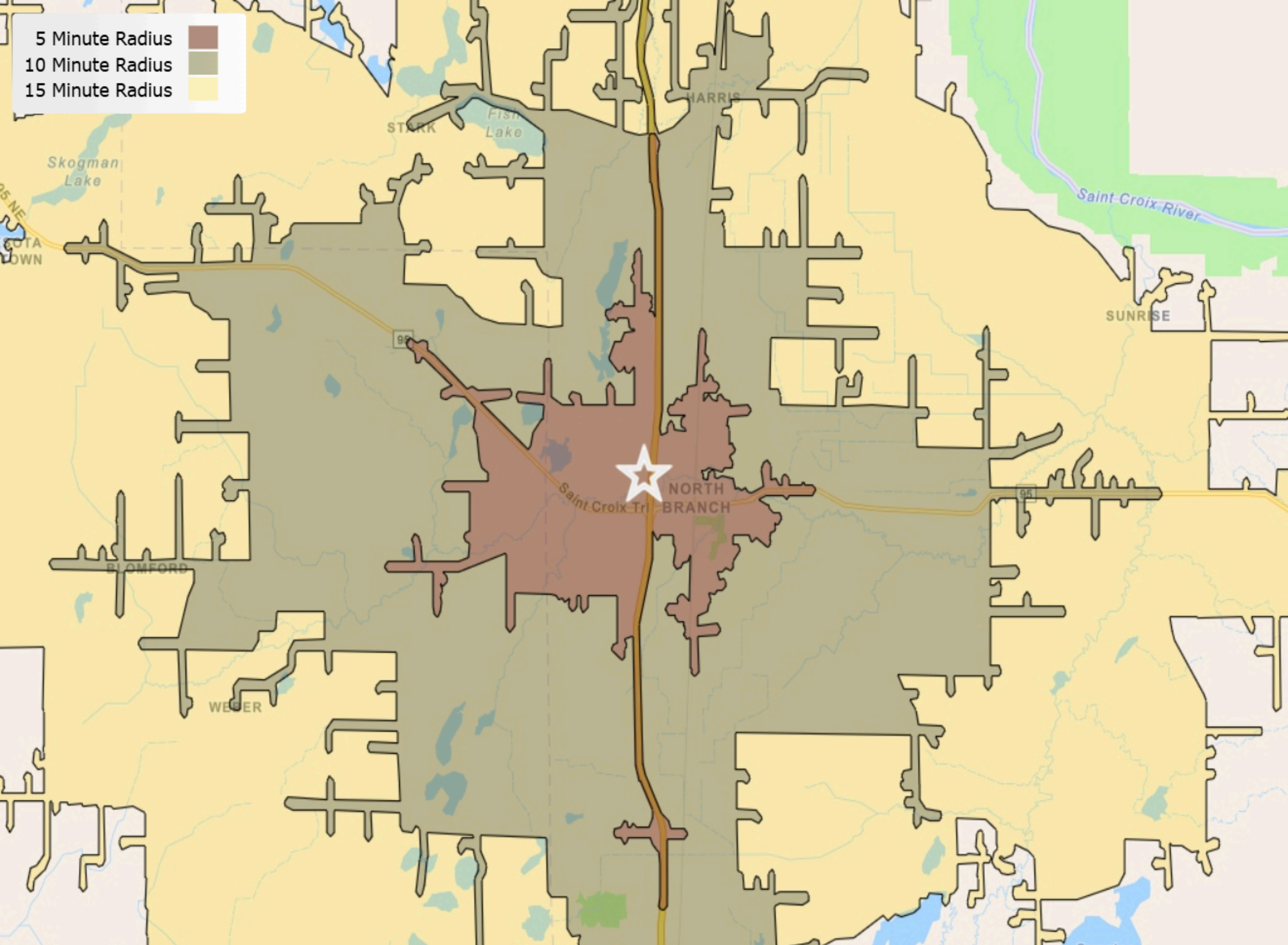
Regional Map



Locator Map



5 Minute Radius
10 Minute Radius
15 Minute Radius





03

- Property Description
- Property Features
- Property Images

PROPERTY FEATURES

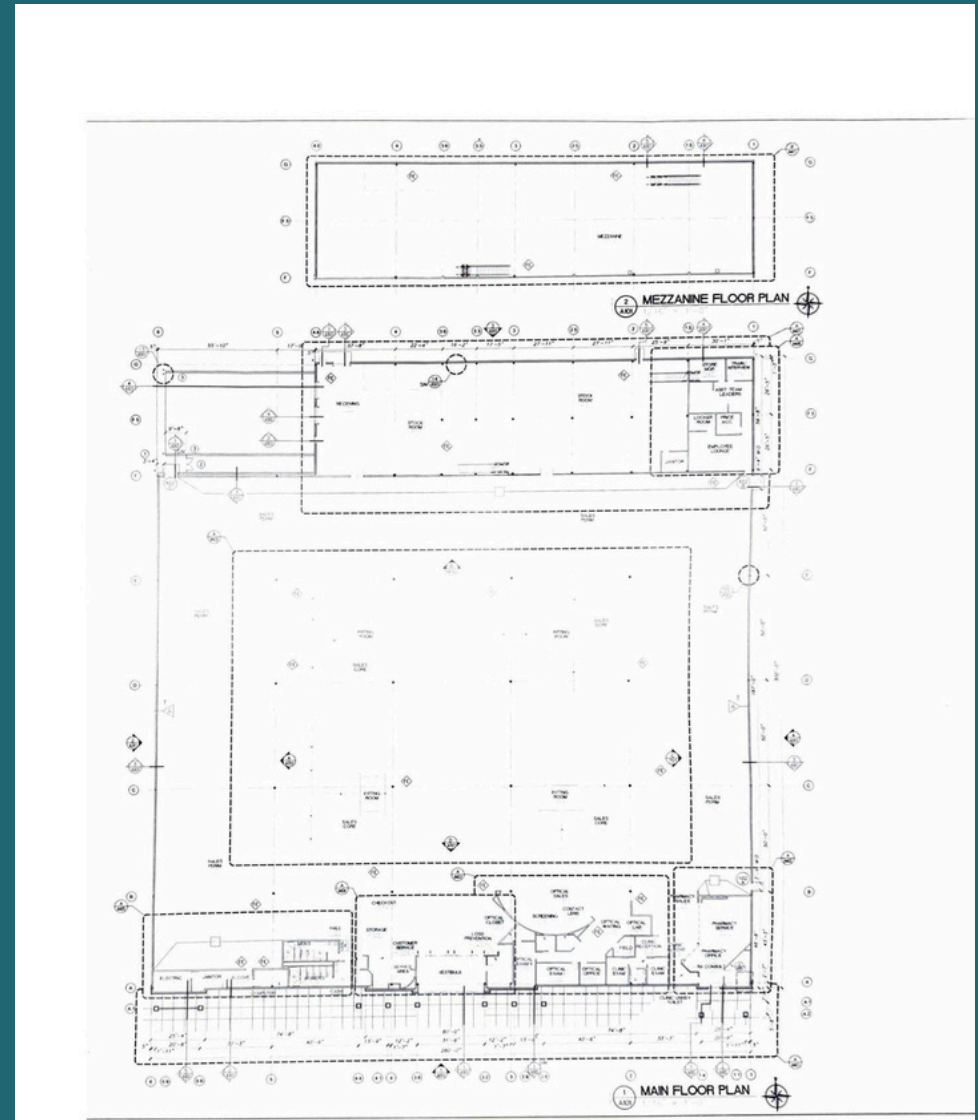
| | |
|--------------------------|---------------------------------|
| BUILDING SF | 87,888 |
| LAND SF | 361,857 |
| LAND ACRES | 8.31 |
| YEAR BUILT | 2008 |
| YEAR RENOVATED | 2008 |
| # OF PARCELS | 1 |
| ZONING TYPE | Commercial |
| TOPOGRAPHY | Flat |
| NUMBER OF STORIES | 1 with mezzanine area |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF PARKING SPACES | 350+ |
| TRAFFIC COUNTS | 59990 |
| NUMBER OF INGRESSES | 2 |
| NUMBER OF EGRESSES | 2 |
| CEILING HEIGHT | 12-6"-26' |
| LOADING | 2 loading docks (9x9) |
| FORK LIFT | 1 Charging Station |
| ACCESS | Drive in Door (8x8) |
| MEZZANINE | 7,884 sqft (13-6" clear height) |
| WAREHOUSE AREA | 19,008 sqft (12-6"-26") |

MECHANICAL

| | |
|-----------------|---|
| HVAC | 100% except high bay warehouse (Gas heater) |
| FIRE SPRINKLERS | Fully Sprinkled |

CONSTRUCTION

| | |
|-----------------|---------|
| EXTERIOR | Block |
| PARKING SURFACE | Ashpalt |
| ROOF | Flat |
| LANDSCAPING | Minimal |





ST CROIX TRAIL

NORTH BRANCH

95

ST CROIX TRAIL

95



386TH ST



NORTH BRANCH OUTLETS

- Warm & Wooly
- FAMOUS footwear
- Bonworth
- DOLLAR TREE
- FAMILY PATHWAYS
- Bath & Body Works
- maurices

FALCON AVE N



TANGER DR



SUBJECT PROPERTY

5630 ST CROIX TRAIL
NORTH BRANCH, MN



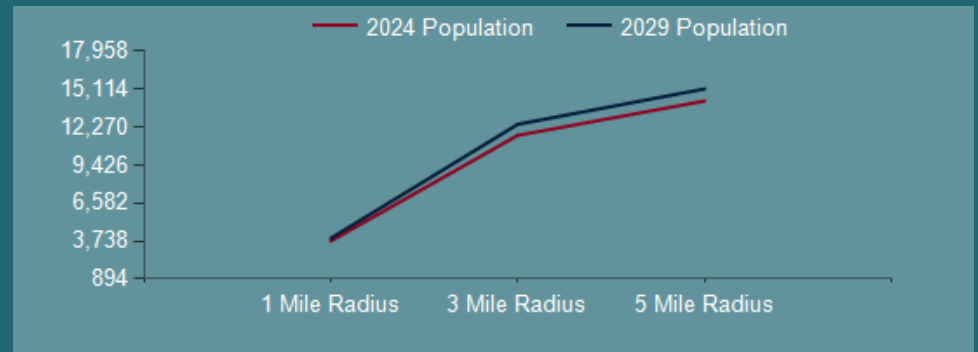




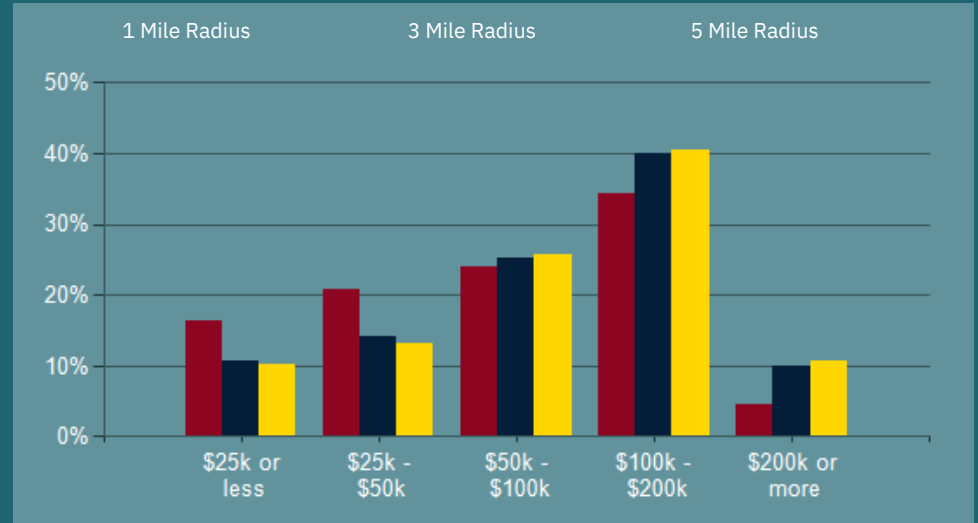
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 3,351 | 8,166 | 10,067 |
| 2010 Population | 3,442 | 10,092 | 12,534 |
| 2024 Population | 3,738 | 11,637 | 14,211 |
| 2029 Population | 3,944 | 12,468 | 15,114 |
| 2024-2029: Population: Growth Rate | 5.40% | 6.95% | 6.20% |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|-----------|-----------|
| less than \$15,000 | 120 | 219 | 259 |
| \$15,000-\$24,999 | 128 | 237 | 270 |
| \$25,000-\$34,999 | 146 | 302 | 332 |
| \$35,000-\$49,999 | 167 | 309 | 358 |
| \$50,000-\$74,999 | 184 | 529 | 657 |
| \$75,000-\$99,999 | 178 | 554 | 685 |
| \$100,000-\$149,999 | 348 | 1,111 | 1,349 |
| \$150,000-\$199,999 | 170 | 609 | 777 |
| \$200,000 or greater | 69 | 426 | 558 |
| Median HH Income | \$76,080 | \$99,883 | \$101,355 |
| Average HH | \$90,666 | \$114,396 | \$117,651 |

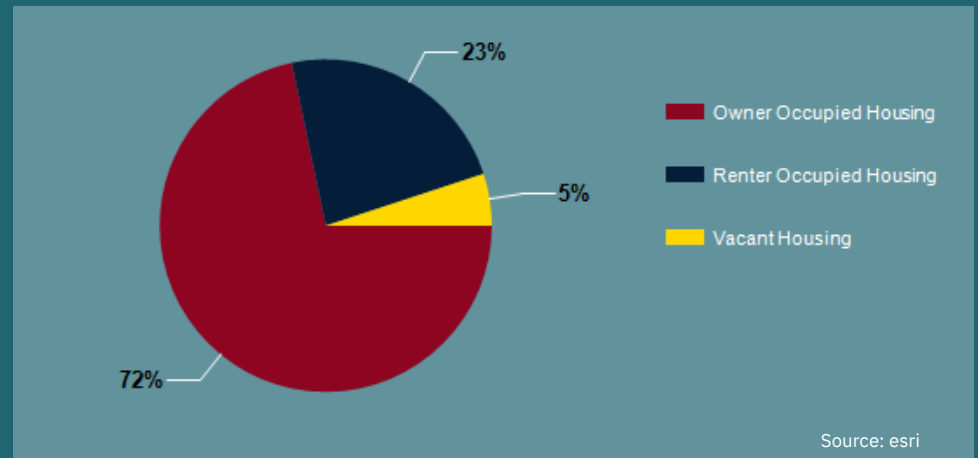
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 1,299 | 2,972 | 3,649 |
| 2010 Total Households | 1,338 | 3,622 | 4,466 |
| 2024 Total Households | 1,511 | 4,297 | 5,244 |
| 2029 Total Households | 1,600 | 4,632 | 5,616 |
| 2024 Average Household Size | 2.45 | 2.68 | 2.68 |
| 2024-2029: Households: Growth Rate | 5.75% | 7.55% | 6.90% |



2024 Household Income

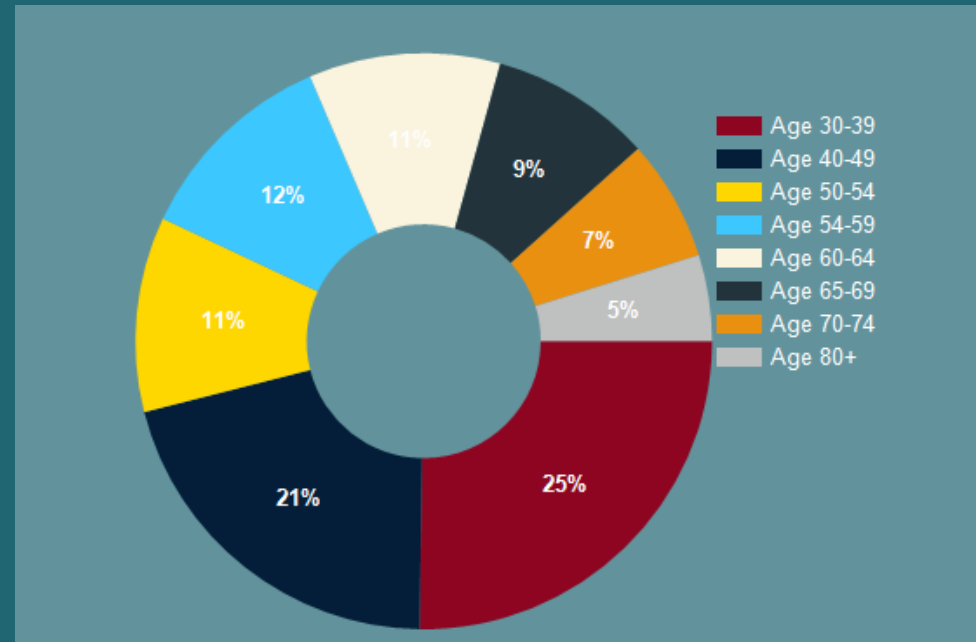


2024 Own vs. Rent - 1 Mile Radius

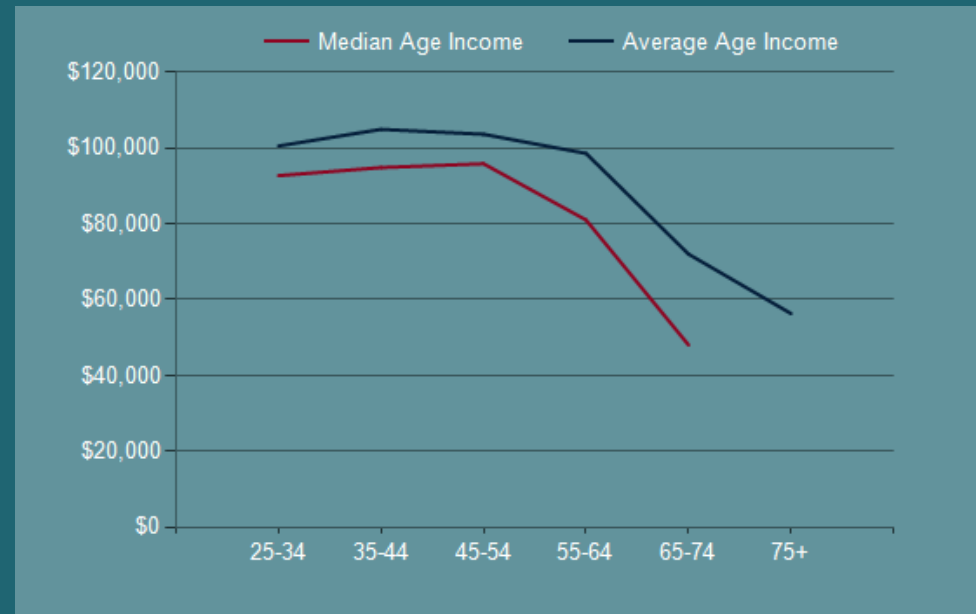


Source: esri

| 2024 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2024 Population Age 30-34 | 268 | 811 | 957 |
| 2024 Population Age 35-39 | 280 | 869 | 1,056 |
| 2024 Population Age 40-44 | 260 | 819 | 996 |
| 2024 Population Age 45-49 | 192 | 677 | 837 |
| 2024 Population Age 50-54 | 238 | 766 | 946 |
| 2024 Population Age 55-59 | 251 | 765 | 960 |
| 2024 Population Age 60-64 | 233 | 704 | 916 |
| 2024 Population Age 65-69 | 197 | 568 | 734 |
| 2024 Population Age 70-74 | 148 | 443 | 562 |
| 2024 Population Age 75-79 | 105 | 342 | 434 |
| 2024 Population Age 80-84 | 67 | 209 | 267 |
| 2024 Population Age 85+ | 73 | 220 | 254 |
| 2024 Population Age 18+ | 2,837 | 8,816 | 10,849 |
| 2024 Median Age | 38 | 38 | 39 |
| 2029 Median Age | 40 | 40 | 41 |



| 2024 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$92,721 | \$106,032 | \$107,110 |
| Average Household Income 25-34 | \$100,546 | \$121,626 | \$125,364 |
| Median Household Income 35-44 | \$94,854 | \$111,940 | \$113,449 |
| Average Household Income 35-44 | \$104,931 | \$133,124 | \$135,828 |
| Median Household Income 45-54 | \$95,858 | \$113,160 | \$115,553 |
| Average Household Income 45-54 | \$103,633 | \$132,725 | \$137,430 |
| Median Household Income 55-64 | \$81,012 | \$101,685 | \$103,478 |
| Average Household Income 55-64 | \$98,580 | \$124,515 | \$126,773 |
| Median Household Income 65-74 | \$48,033 | \$67,677 | \$72,543 |
| Average Household Income 65-74 | \$72,017 | \$89,662 | \$94,058 |
| Average Household Income 75+ | \$56,318 | \$65,473 | \$68,134 |



5630 St Croix

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