

Marcus & Millichap



TIOGA RETAIL CENTER
 801 North Elm Street
 Tioga, ND 58852



INVESTMENT HIGHLIGHTS

- ◆ Stable Asset With 100% Occupancy
- ◆ Entire Tenant Roster in Long Term 10-15 Year Leases
- ◆ Best of Class National and Regional Brands Including Cash Wise Liquor and Anytime Fitness
- ◆ Shadow Anchored by Grocer, Cash Wise, a Coborn's Brand and Best in Class Grocery Retailer in the Upper Midwest (120+ Locations)
- ◆ All Tenants on Net Leases - Minimal Landlord Responsibilities

OFFERING SUMMARY

Price	\$2,760,000
Gross Leasable Area (GLA)	9,870
Price per Square Foot (GLA)	\$279.64
Year Built	2014
Lot Size	.895 Acres
Cap Rate - Current	8.50%
Net Operating Income	\$234,510



RENT ROLL

Full Rent Roll to be provided upon Request

www.MarcusMillichap.com

1350 Lagoon Avenue, Suite 840
 Minneapolis, MN 55408
 Tel: (952) 852-9700

301 East Thayer Avenue
 Bismarck, ND 58501
 Tel: (701) 221-2222

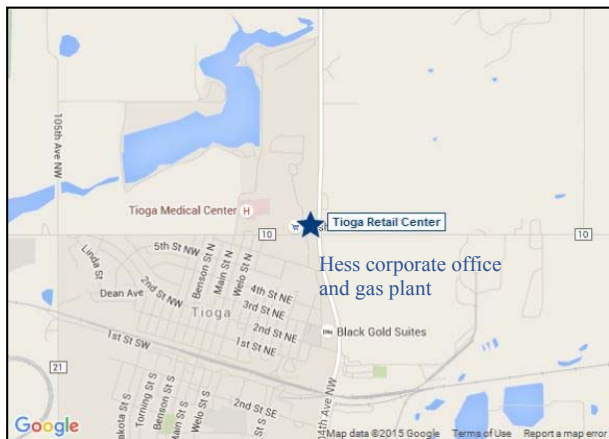
www.Duemelands.com

INVESTMENT OVERVIEW

Marcus & Millichap and Duemelands Commercial are pleased to offer for sale this 100 percent occupied, three-tenant retail center in Tioga, North Dakota. It benefits from its close proximity to the recession resistant, Cash Wise grocery store, a Coborn's brand and the dominant area grocer.

The center is entirely occupied by three tenants: Cash Wise Liquor (Coborn's), Anytime Fitness and China Express. All tenants operate on net leases, leaving minimal responsibilities to the landlord. Cash Wise signed an initial lease term of 15 years. Anytime Fitness and China Express both signed initial lease terms of 10 years.

Tioga is situated in northwestern North Dakota. With a strong history of farming and agriculture-related industry, combined with the presence of the Hess Gas Plant, the largest natural gas processing plant in North Dakota since 1954, Tioga has a strong, stable workforce that calls Tioga home.



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