



**TRINITY**  
REAL ESTATE INVESTMENT SERVICES



**8.5% CAP MATTRESS FIRM - 8+ YEARS REMAINING**

**14230 DELLWOOD DR N, BAXTER, MN 56425**

**\$1,501,412**

**8.5% CAP**

**TRINITYREIS.COM**

*Actual Property*





BAXTER, MN

**\$1,501,412 | 8.5% CAP**

- Newer Development Mattress Firm in Baxter, MN - Built in 2015
- NNN Lease With Minimal LL Responsibilities - 8+ Years Remaining
- High Quality Construction - 100% Stone/Stucco
- Several National Credit Tenants in Immediate Area
- Located Along Main Retail Corridor in Baxter - 25K Vehicles/Day
- Strong Demographics - 26,000+ 5 Mile Population

## EXCLUSIVELY MARKETING BY:

**BRANSON BLACKBURN**

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**CHANCE HALES**

806.679.9776 | chance@trinityreis.com

**THOMAS MORGAN, CCIM**

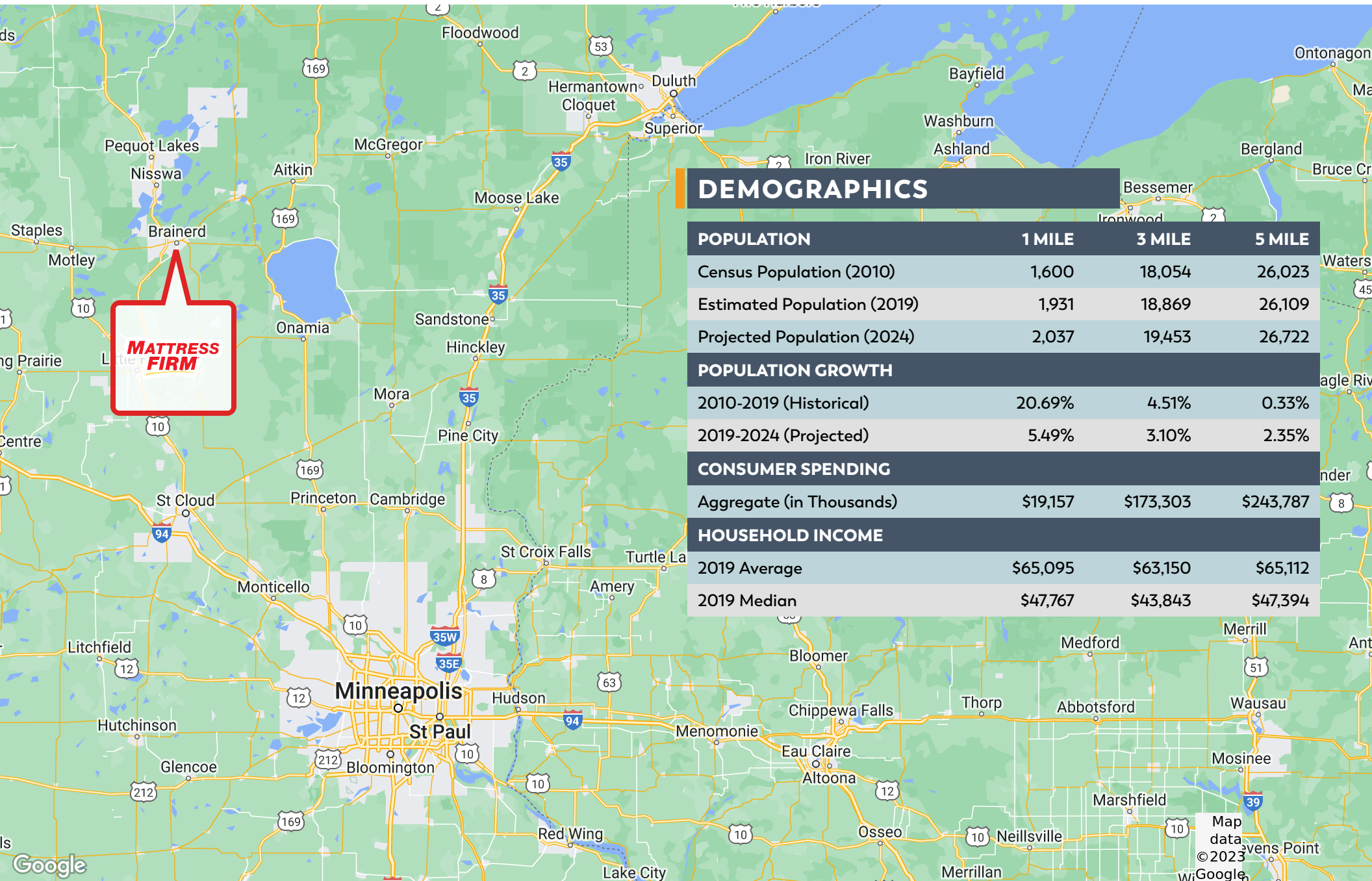
| morgan@andrusmorgan.com

## PROPERTY DETAILS:

Building Area:	6,000 SF
Land Area:	.86 AC
Year Built:	2015
Guarantor:	Mattress Firm, Inc.
Price (Psf):	\$250.24

## LEASE OVERVIEW:

Remaining Lease Term:	8+ Years
Rent Commencement:	11/12/2015
Lease Expiration:	12/31/2027
Base Annual Rent:	\$127,620
Lease Type:	NNN
Scheduled Rent Increases:	10%
Options & Increases:	12/31/2027
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	1,600	18,054	26,023
Estimated Population (2019)	1,931	18,869	26,109
Projected Population (2024)	2,037	19,453	26,722
POPULATION GROWTH			
2010-2019 (Historical)	20.69%	4.51%	0.33%
2019-2024 (Projected)	5.49%	3.10%	2.35%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$19,157	\$173,303	\$243,787
HOUSEHOLD INCOME			
2019 Average	\$65,095	\$63,150	\$65,112
2019 Median	\$47,767	\$43,843	\$47,394





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# RETAILER MAP

14230 DELLWOOD DR N | BAXTER, MN





# RETAILER MAP

14230 DELLWOOD DR N | BAXTER, MN















Actual Property





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- Baxter is conveniently located 3 miles from downtown Brainerd, MN. Brainerd is the county seat of Crow Wing County, and one of the largest cities in Central Minnesota.
- Baxter is located in the Brainerd MSA, which boasts a population of over 91,000+ residents.
- Brainerd is a major tourist destination for Minnesota. Due to the many lakes in the area, Brainerd has become a popular summertime destination for visitors and locals alike.
- The HealthCare industry is the largest employer in the city of Brainerd, Essentia Health and Cuyuna Regional Medical Center.
- Brainerd is home to one of five medevac helicopter flight stations in the state for "AirCare", operated by North Memorial Medical Center. Serving all of central Minnesota.
- Minneapolis, the 16th-largest metropolitan area in the United States, is conveniently located 2 hours from Brainerd, due to the centrality of the city.

## BAXTER 5 MILE RADIUS KEY DEMOGRAPHICS



26,109

2019 Total  
Population



\$65,112

2019 Average  
Household Income



2.35%

2019-2024  
Growth/Yr:  
Population

Actual Property



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**BROKER OF RECORD**

**SCOTT MILLER**

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