CHASKA RETAIL INVESTMENT OPPORTUNITY!

$4,995,000 or $30/SF/YR (NNN)

700 N. Chestnut Street
Chaska, MN 55318

FEATURES
- Executed 5-15 Year Leases w/Option to Renew
- New Construction - Modern Exterior Complete with Monument Signage
- High Traffic Intersection

BROKER CONTACT
David Schooff CCIM SIOR
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david@cbcfishergroup.com
SALE PRICE $4,955,000

OFFERING SUMMARY

Year Built: 2019

Lease Rate: $30/SF/YR (NNN)

Building Size: 9,750 SF

Zoning: Planned Multi-Use Development

Price / SF: $512.31

PROPERTY OVERVIEW

INVESTMENT OPPORTUNITY! New development (2019) in the heart of downtown Chaska, MN (south metro). National tenants include Dunkin’ and AT&T, along with established Minnesota-based boutique, The Refinery. Located on a high-traffic intersection of County Road 41, the property offers tenants excellent visibility and parking for shoppers/guests.

LOCATION OVERVIEW

New retail center under development in the heart of downtown Chaska, MN. Chaska is located in the southwest metro, just 30 miles from the Twin Cities. This Minnesota city is best known for sporting venues such as the prestigious Hazeltine National Golf Club, future site of the 2019 KPMG Women’s PGA Championship, the 2024 U.S. Amateur Championship, and the 2028 Ryder Cup. Another athletic venue is the Chaska Curling Center, the National Training Center for USA Curling!

The population was 23,770 at the 2010 census. It is the county seat of Carver County, which is part of the Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area.
CHASKA - CHESTNUT STREET - 700 N.
SITE PLAN/LEASING INFORMATION

AVAILABLE SPACES

<table>
<thead>
<tr>
<th>SUITE</th>
<th>TENANT</th>
<th>SIZE (SF)</th>
<th>LEASE TYPE</th>
<th>LEASE RATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space A</td>
<td>Available</td>
<td>3,300 SF</td>
<td>NNN</td>
<td>$30.00 SF/yr</td>
<td>Pricing includes a vanilla shell finish. Space can be subdivided to accommodate smaller tenants.</td>
</tr>
</tbody>
</table>

LEASE INFORMATION

Lease Type: NNN
Total Space: 3,300 SF
Lease Rate: $30.00 SF/yr
CHASKA - CHESTNUT STREET - 700 N.
RETAILER MAP

Hazeltine National Golf Club
3 Miles North
### Demographics

#### CHASKA - CHESTNUT STREET - 700 N.

**Population**

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>3,877</td>
<td>23,444</td>
<td>51,112</td>
</tr>
<tr>
<td>Median age</td>
<td>30.0</td>
<td>32.1</td>
<td>34.3</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>29.0</td>
<td>31.2</td>
<td>33.7</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>31.2</td>
<td>33.2</td>
<td>35.2</td>
</tr>
</tbody>
</table>

**Households & Income**

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>1,438</td>
<td>8,619</td>
<td>18,777</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.7</td>
<td>2.7</td>
<td>2.7</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$67,045</td>
<td>$84,183</td>
<td>$91,577</td>
</tr>
<tr>
<td>Average house value</td>
<td>$413,449</td>
<td>$315,677</td>
<td></td>
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</tbody>
</table>

*Demographic data derived from 2010 US Census*
PROFESSIONAL BACKGROUND

David Schooff, SIOR/CCIM has been President/Broker/Owner of Fisher Group of Mankato, Inc. since 2006. Fisher Group, is the holdings company for Coldwell Banker Commercial Fisher Group, Fisher Management and Fisher Development. In his role, he manages the day-to-day operations of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial and multi-family.

Schooff has formed an extensive real estate investment portfolio throughout Minnesota. He is one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network nationwide and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than three times during his real estate career. He is the only Broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations.

Prior to his work at CBC Fisher Group, he was the President/CEO of the Greater Mankato Chamber of Commerce and the Greater Mankato Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. Schooff serves on several non-profit boards including the Mankato Area Foundation, Minnesota State University Hoops Club and is the Board Chair for Feeding Our Communities Partners (Backpack Food Program) among others. Periodically, he serves as an adjunct instructor in the Urban and Regional Studies Institute at Minnesota State University, Mankato teaching courses in Community Leadership, Economic Development and Downtown Revitalization. Schooff also plays an integral role in growing businesses in the Greater Mankato area by investing in, and revitalizing properties in downtown Mankato and St. Peter. He also owns several Dunkin’ Donuts franchises, and swears it is the best cup of coffee money can buy.

Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. A Chicago native and avid sports fan, he enjoys rooting for the Bears on Sundays and has been a Brewers fan since childhood. When they aren’t jet-setting across the globe, Schooff lives in Mankato with his wife, Michelle. They are members of Hosanna Lutheran Church and have been married 14 years.