



Close ~ Converse

COMMERCIAL & PREFERRED PROPERTIES

— P R E S E N T S —

GRIZZLY'S RETAIL CENTER

15133 EDGEWOOD DRIVE, BAXTER, MN



COMMERCIAL REAL ESTATE | BUSINESS BROKERAGE | LAND & BUILDING DEVELOPMENT
INVESTMENT & INCOME PROPERTIES | TAX DEFERRAL STRATEGIES

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{ Features }

Hwy 371 Retail Space.

Only 1 space remains in the entire Grizzly's Center complex in Baxter! Move or expand your business to this "turn-key" space today – saving thousands of dollars in build-out costs. Locals and tourists alike flock to this area for many of their shopping needs – you could be in the middle of it all! Benefit from the highly visible, high-traffic location and the many neighboring businesses!



- Location:** 15133 Edgewood Drive, Baxter, MN 56425
- Directions:** From the Baxter Hwy 210/371 intersection - North on Hwy 371 to the second set of traffic lights (approx. 1 mile) - Left (west) at the traffic lights by Arby's onto Woida Road - Right (north) on Edgewood Drive – The Center is located around the corner on the left (west)
- Lease Space:** 1,750 sq. ft. (Bay 2)
- Lease Rate:** \$8.00/sq. ft. Triple Net
- Estimated Operating Expenses:** \$5.60/sq. ft. Total
- Lease Terms:** Negotiable
- Water & Sewer:** City
- Cooling/Heating:** Natural Gas, Forced Air

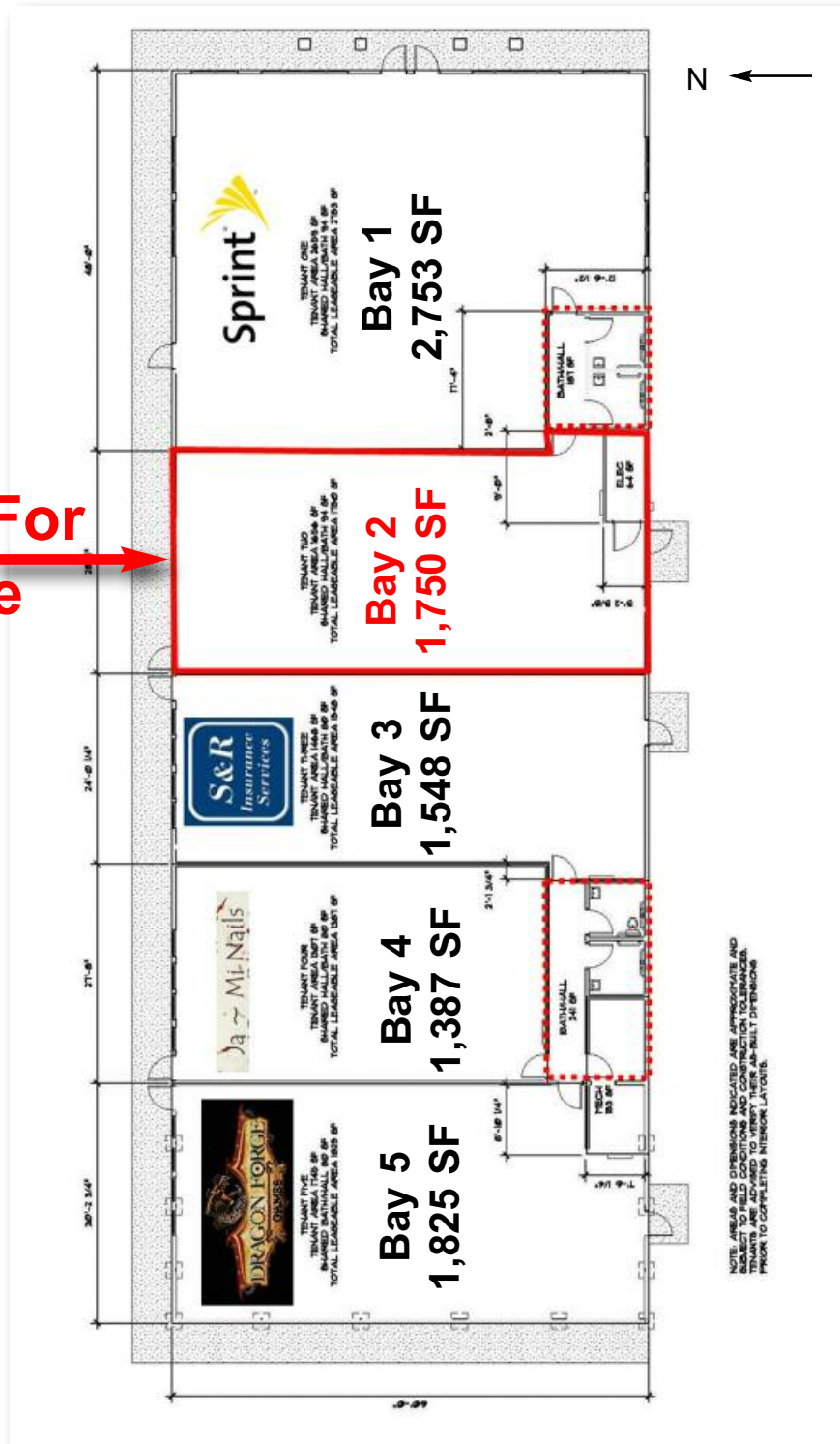
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{ Features }

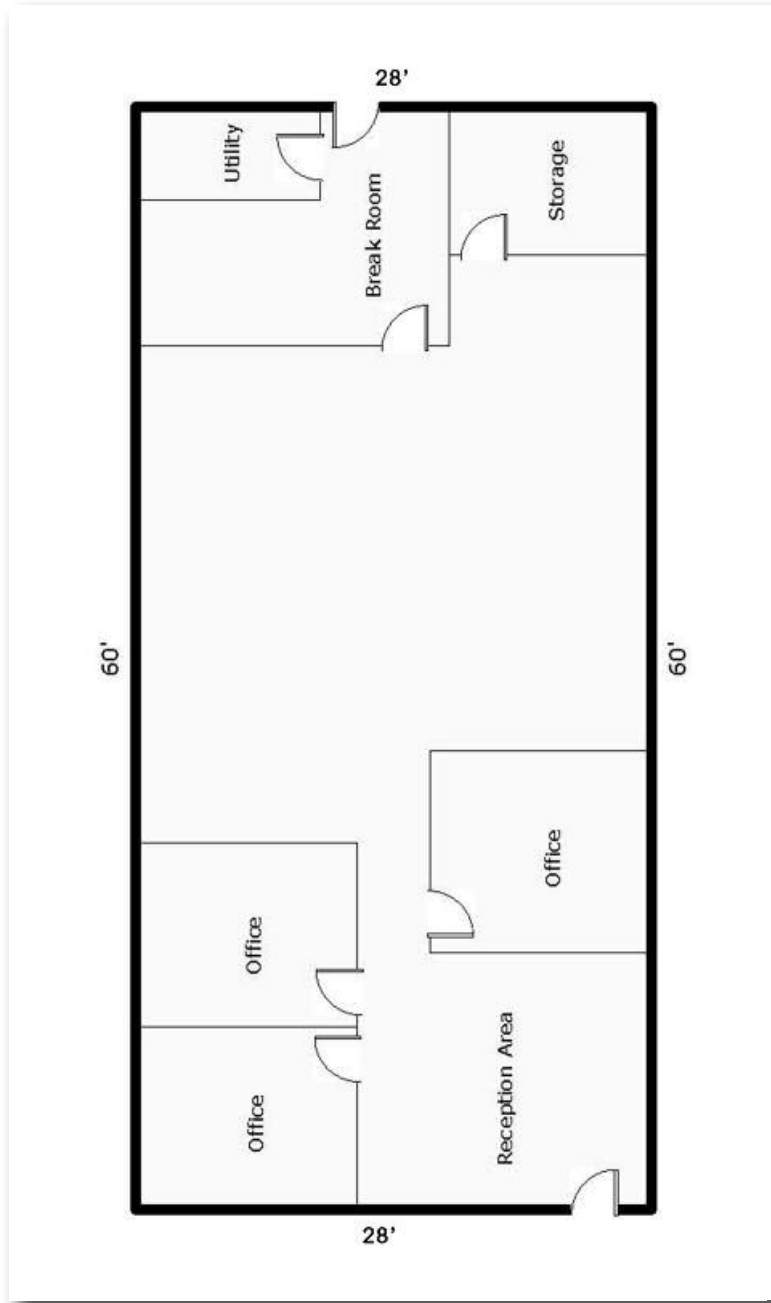
Electric:	100 Amp, Single Phase
Lighting:	Fluorescent
Ceiling Height:	9'
Bathrooms:	One Men's & One Women's shared by Bays 3, 4 & 5 and One Men's & One Women's shared by Bays 1 & 2
High Speed Internet:	Yes
Parking:	Ample Paved Parking
Zoning:	C2 - Regional Commercial District
Grizzly Center Tenants:	
Phase I:	Caribou Coffee Pure X-Hale (Oxygen & E-Cig) Cold Stone Creamery Fantastic Sams Cosmo Prof Beauty Supply The Flame (Shake Shop) Metro PCS
Phase II:	Edgewood Dental Dermatology Professionals
Phase III:	Sprint Ja-Mi Nails S&R Insurance Dragon Forge Games
Neighboring Businesses:	Located within the Grizzly's Center, just south of Grizzly's Grill 'n Saloon. Other businesses in the area include Starbucks, Subway, Verizon, Cherry Berry, Caribbean Beach Tan, Arby's, Prairie Bay, Slumberland, Comfort Suites, Country Inn & Suites, Menards, Applebee's, Culver's, Target, China Garden, Buffalo Wild Wings, Pizza Ranch, Mills Motor, Fleet Farm, Cub Foods, Holiday Inn Express, Wal-Mart, Best Buy, plus several others.

Building Layout

Space For Lease



{ Floor Plan } Bay 2



{ Photos }



Bay 2



Bay 2



Bay 2



Bay 2



Bay 2

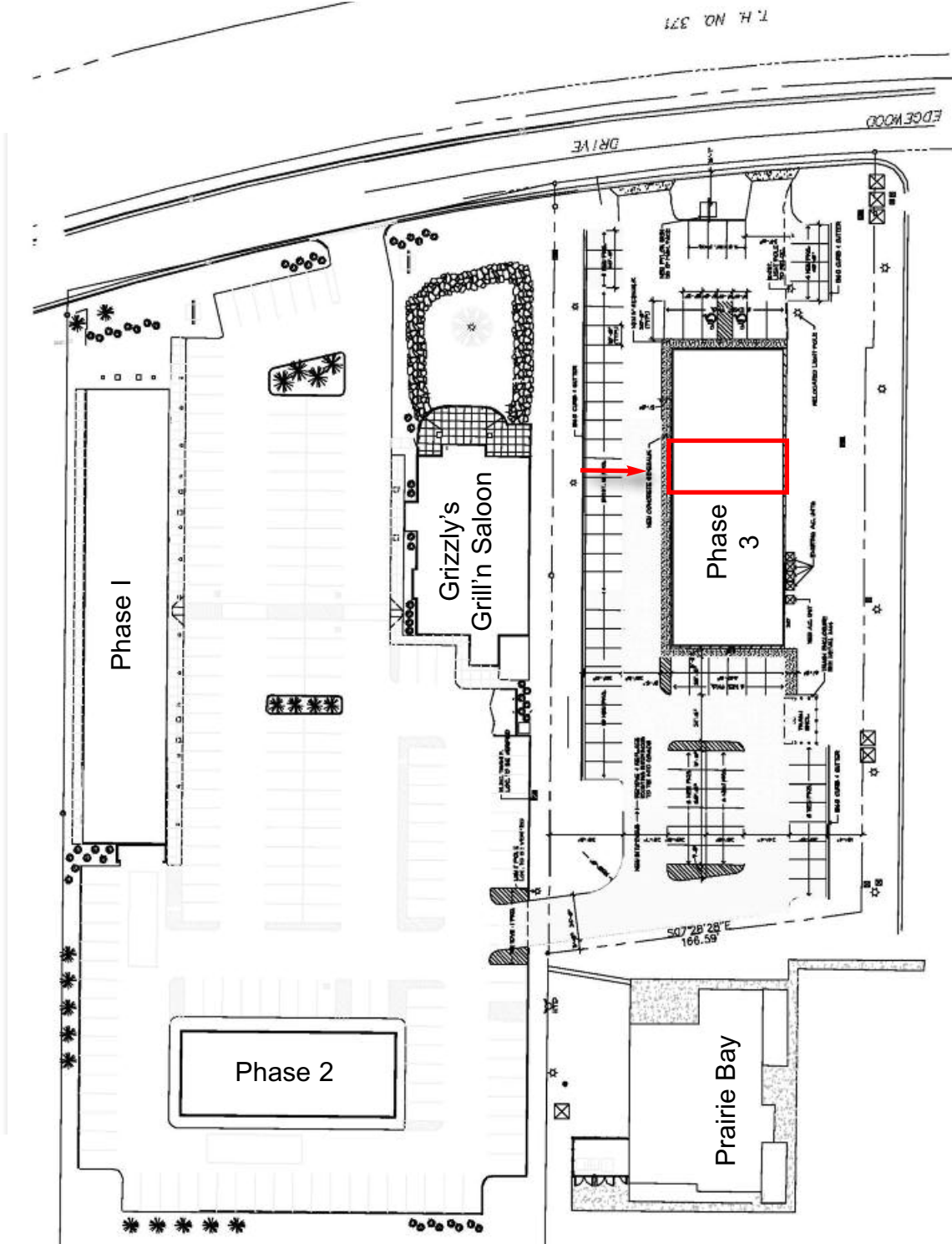


Bay 2

{ Aerial Photo }

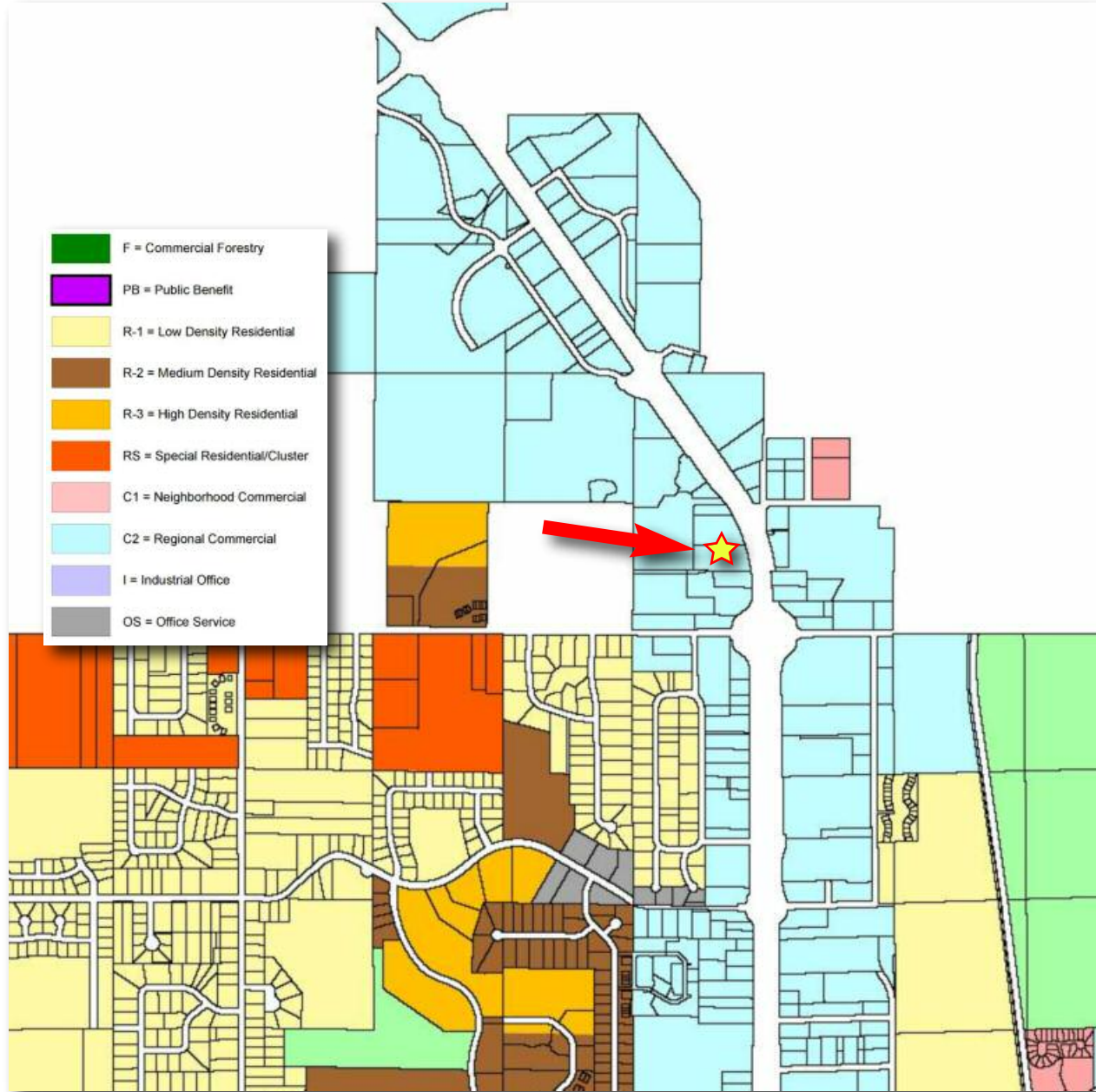


{ Site Plan }



{ Zoning Map } City of Baxter

C2 - Regional Commercial District



Zoning Description

C2 - Regional Commercial District

10-3G-1: PERMITTED USES:

No structure or land shall be used except for one or more of the following uses:

The following retail sales and service businesses supplying commodities or performing a service primarily for residents of the surrounding trade area:

Bakery goods sales and baking of goods for retail sales on premises; bank; barbershop; beauty shop; book, office supply and stationery store; business office; candy, ice cream, popcorn, nuts, frozen dessert and soft drink shop; delicatessen and/or convenience store; drugstore; dry cleaning, and laundry pick up stations including incidental pressing, and repair; department store; florist; gift or novelty store; grocery, fruit or vegetable store; hardware, building supply store; hobby store; laundromat of the self-service type; meat market but not including processing for a locker; medical and dental clinic or offices; music store; newsstand; photographic studio; physical culture or dance studio; post office; record shop; restaurant; cafe, tearoom; shoe sales and repair; small appliance repair shop; sporting goods stores; wearing apparel store.

Clinics for human care.

Municipal buildings where the use conducted is customarily considered to be an office use.

Offices of a general nature where the employment within the building does not exceed five hundred (500) persons and the operations do not include retail sales or warehousing from the site.

Professional offices. (Ord. 8, 12-17-1996)

10-3G-2: CONDITIONAL USES:

No structure or land shall be used for one or more of the following uses except by conditional use permit:

Accessory structures or uses other than those listed as permitted.

Armories, convention halls, sport areas and stadiums.

Art studio, interior decorating studio, photographic studio, and music studio.

Automobile and other vehicles of transportation sales when they are new products and when conducted entirely within a building; auto repair; boats and marine sales when conducted entirely within a building, building material yards; commercial greenhouse, diaper or hand laundry service; furniture sales; garden supply store; interior decorating studio; locksmith; motels and hotels, provided the site shall contain not less than six hundred (600) square feet of area per unit; newspaper and publishing office; office buildings; optical and jewelry manufacturing; pet shop provided the operation shall not include the commercial boarding of pets on the site; the maintaining of pens or cages outside the building, or the operating of, so as to cause an offensive odor or noise; photographic supplies and processing of film and prints; picture framing; printing shop, physical culture and health studio, radio and television repair; rugs and floor covering sales; seat cover, upholstery and drapery shop; wholesale office and showroom.

Bowling alleys; billiard and pool rooms; drive-in theaters; skating rinks; dance halls; gymnasiums; YMCA; YWCA; nightclubs; fraternal organizations; bus terminals; business or trade school when conducted entirely within a building; drive-in business subject to the requirements of this title; electrical service, heating, plumbing, appliances, upholstery or air conditioning service shop.

Conduct a fabrication, storage, packaging and/or wholesaling operation or providing a service including any of the following or similar uses meeting the performance standards applicable to the C2 district:

Electronic components and products.

Fishing tackle.

Continued on next page.

{ Zoning Description }

Research laboratories as a part of another business and where such laboratories do not use more than twenty five percent (25%) of the area of the building area housing such business.

Essential service structures, including, but not limited to, buildings such as telephone exchange stations, booster or pressure stations, elevated tanks, lift stations, and electric power substations.

Funeral homes and mortuaries.

Historical buildings, museums, art institutes, galleries, and theaters for the performing arts.

Motor fuel stations developed as an integral part of, and in conjunction with, a permitted use or uses which total development shall have a minimum site area of not less than three (3) acres and subject to the requirements of this title.

Multibusiness pylon signs.

Nonprofit clubs and lodges provided they are not less than seventy five feet (75') from an R district.

Off-sale liquor store.

Pawnshops, secondhand stores and antique shops.

Planned unit development (PUD) with a minimum size of ten (10) acres 1.

Radio and television and telephone towers.

Radio and television studios.

Stone and monument sales.

Tattoo parlors and body piercing shops.

Theaters.

Truck and freight terminals with not to exceed ten (10) truck dock stalls.

Used vehicle sales.

Warehousing and wholesaling. (Ord. 2003-2, 8-5-2003; amd. Ord. 2004-13, 9-21-2004; Ord. 2006-2, 1-17-2006)

10-3G-2-1: INTERIM USES:

As determined by the planning and zoning commission. (Ord. 2004-8, 4-20-2004)

10-3G-3: ACCESSORY USES:

No accessory structure or use of land shall be permitted except for one or more of the following uses:

Any incidental repair, processing or storage necessary to conduct a permitted principal use shall not occupy more than thirty percent (30%) of the gross floor area of the principal building.

Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete said construction.

Decorative landscape features.

Open sales lots for the seasonal sale of Christmas trees and nursery stock.

Private garages, off street parking and loading spaces as regulated in this title.

Public telephone booths, provided all yard requirements for accessory uses are met.

Signs as regulated by section 10-5-1 of this title. (Ord. 8, 12-17-1996; amd. Ord. 8.38, 9-18-2001)

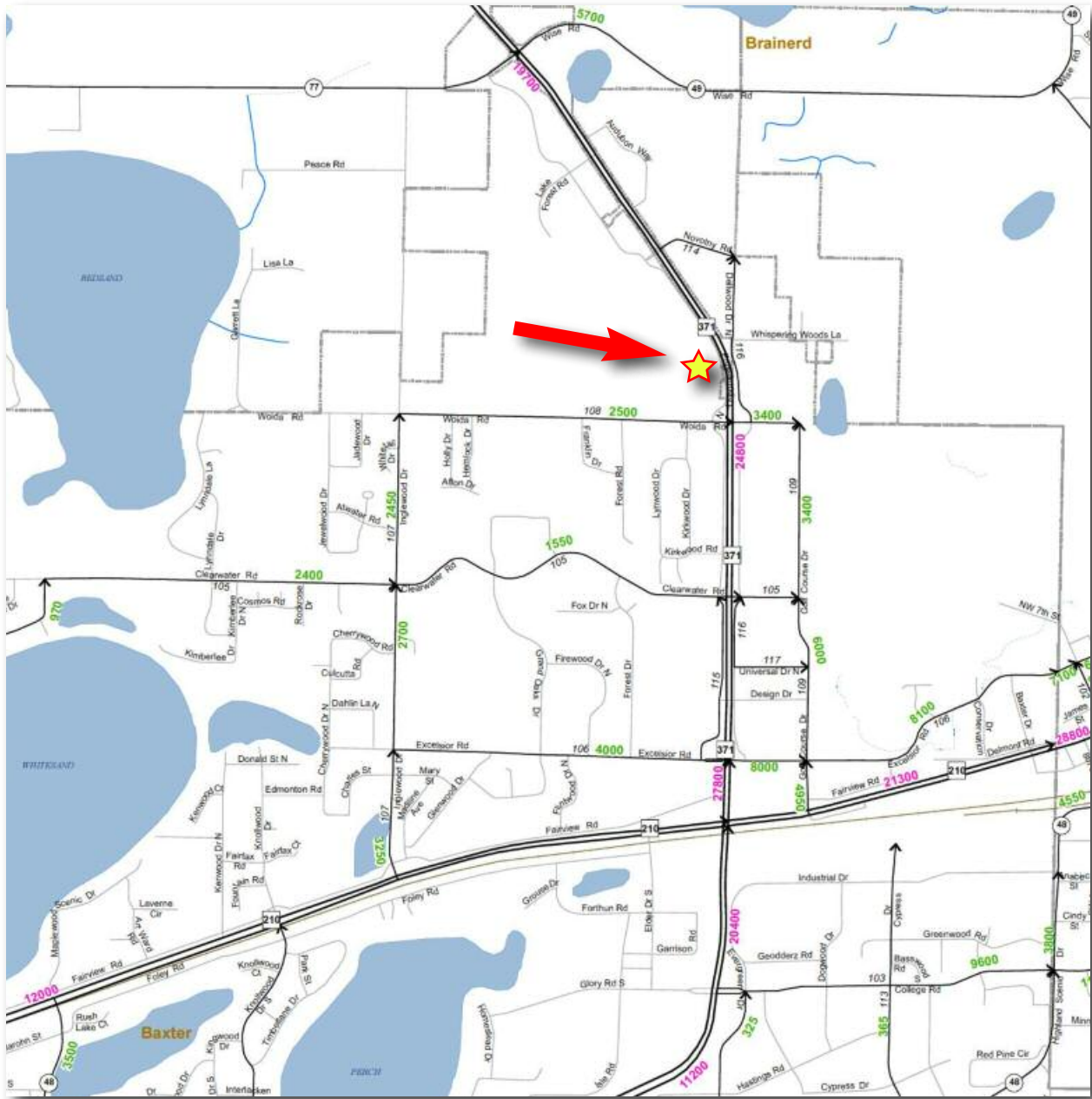
10-3I-5: LOT AREA, HEIGHT, LOT WIDTH, AND YARD REQUIREMENTS:

Please ask agent for a copy of further zoning requirements or log on to www.ci.baxter.mn.us

Traffic Counts

2015 Counts from MNDOT

Baxter Traffic Counts: 24,800 on Hwy 371 and 2,500 - 3,400 on Woida Road



Location Map

North



South

{ Demographics }

Trade Area 2016 Population (Includes the following counties):

Crow Wing County	65,395
Cass County	29,482
Total Trade Area Population	94,877

2016 Population:

Baxter	8,114
Brainerd	30,596

Estimated Summer Population:

Brainerd/Baxter	200,000+
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Projected Population Growth Change 2016-2021:

Crow Wing County	0.60%
Baxter	0.89%

Households in 2016:

Crow Wing County	27,185
Baxter	3,077

2016 Median Household Income:

Crow Wing County	\$50,396
Baxter	\$60,617

Crow Wing County Retail Sales in 2012:

\$1,124,967,000

2016 Crow Wing County Major Employers:

	Industry	# of Employees
Essentia Health - Central Region	Healthcare	1,460
Cuyuna Regional Medical Center	Healthcare	947
Brainerd School District	Education	893
Grand View Lodge	Tourism	720
Madden's Resort	Tourism	550
Ascensus	Technology	500
Breezy Point Resort	Tourism	500
Clow Stamping	Manufacturing	440
Crow Wing County	Government	415
Cragun's Resort	Tourism	380
Central Lakes College	Education	325
Walmart	Retail	320
Cub Foods/Super Valu (3 Stores)	Retail	320
Ruttgers Bay Lake Resort	Tourism	300
Anderson Brothers Construction	Construction	260
Pequot Lakes School District	Education	240
Crosby Ironton School District	Education	240
Mills Automotive	Retail	220
Bang Printing	Manufacturing	218
City of Brainerd	Government	208
Bethany Good Samaritan	Healthcare	175
Costco	Retail	175
Woodland Good Samaritan	Healthcare	175
Landys+Gyr Inc.	Energy	140
Nortech Systems	Manufacturing	97

Continued on next page.

Demographics

Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 15+
(multiple locations not counted)

Churches: 30+

Schools: 15+

Golf Courses: 27+

Resorts:

Bay Colony Inn
Breezy Point Resort
Craguns
Fritz's Resort
Grand View Lodge
Gull Lake Resort
Izaty's
Kavanaugh's
Lost Lake Lodge
Maddens
Quarterdeck
Ruttger's Bay Lake Lodge
Sullivans
Plus numerous others

Major Retailers:

Aldi
Anytime Fitness
Auto Zone
Best Buy
Big Lots
Book World
Brother's Motorsports
Cashwise Liquor (2)
Christmas Point
Costco
Cub Foods (2)
Discount Tire
Dunham's Sports
East Brainerd Mall
(17 Retailers)
Fleet Farm
Gander Mountain
Herberger's
Home Depot
JC Penney's
Jiffy Lube
Kohl's

Major Retailers Continued:

Menards
Office Max
Sears
Super One
Super Wal-Mart
Target
The Power Lodge
Walgreens
Westgate Mall
(27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
612 Station
Antler's
Applebee's
Arby's
Bar Harbor
Baxter's
Billy's
Black Bear Lodge & Saloon
Boomer Pizza
Boulder Tap House
Breezy Point Marina
Brick House Pizza
Buffalo Wild Wings
Burger King
Burritos California
Caribou Coffee (2)
Cherry Berry
China Buffet
China Garden
Cold Stone Creamery
Country Kitchen
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (3)
Diamond House
Domino's Pizza
El Tequila
Erbert & Gerberts
Ernie's
Four Seas
Giovanni's Pizza

Restaurants/Fast Food Continued

Grizzly's Grill & Saloon
Half Moon Saloon
Hardee's
Hunt 'N Shack
Jack's House
Jake's
Jimmy John's
KFC (2)
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (3)
Moonlite Bay
Northern Cowboy's
Northwinds Grille
Olive Garden
Papa John's Pizza
Papa Murphy's Pizza
Perkins
Pestello's
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Prairie Bay
Prime Time
Quarterdeck
Rafferty's Pizza (3)
Riverside Inn
Ruttger's
Sakura
Sawmill Inn
Sherwood Forest
Starbucks (2)
Subway (3)
Taco Bell
Taco John's
The Barn
The Chap
The Commander
The Pines at Grandview
Tim Horton's
Timberjack
Wendy's (2)
Ye Ole Wharf
Zorbaz (2)

{ Thank You }

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's/landlord's representatives, we know the seller's/landlord's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
 3. consumers what type of agency representation or relationship they desire.¹¹ The available options are listed below. This
 4. is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written
 5. contract, according to state law (a listing contract or a buyer representation contract). Until such time as you choose
 6. to enter into a written contract for representation, you will be treated as a customer and will not receive any representation
 7. from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph V on page
 8. two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT:** I/We acknowledge that I/we have been presented with the below-described options.
 10. I/Wa understand that until I/we have signed a representation contract, I/we am/are not represented by the
 11. broker/salesperson. I/We understand that written consent is required for a dual agency relationship.

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents
 15. the Seller and acts on behalf of the Seller. A Seller's broker owes to the Seller the fiduciary duties described
 16. on page two (2).¹² The broker must also disclose to the Buyer material facts as defined in MN Statute 82.54,
 17. Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment
 18. of the property. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or
 19. she must act in the Seller's best interest and must tell the Seller any information disclosed to him or her, except
 20. confidential information acquired in a facilitator relationship (see paragraph V on page two (2)). In that case, the
 21. Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.

22. II. **Subagent:** A broker or salesperson who is working with a Buyer but represents the Seller. In this case, the Buyer
 23. is the broker's customer and is not represented by that broker. If a broker or salesperson working with a Buyer as
 24. a customer is representing the Seller, he or she must act in the Seller's best interest and must tell the Seller any
 25. information that is disclosed to him or her. In that case, the Buyer will not be represented and will not receive advice
 26. and counsel from the broker or salesperson.

27. III. **Buyer's Broker:** A Buyer may enter into an agreement for the broker or salesperson to represent and act on
 28. behalf of the Buyer. The broker may represent the Buyer only, and not the Seller, even if he or she is being paid
 29. in whole or in part by the Seller. A Buyer's broker owes to the Buyer the fiduciary duties described on page two
 30. (2).¹³ The broker must disclose to the Buyer material facts as defined in MN Statute 82.54, Subd. 3, of which
 31. the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If
 32. a broker or salesperson working with a Seller as a customer is representing the Buyer, he or she must act in the
 33. Buyer's best interest and must tell the Buyer any information disclosed to him or her, except confidential information
 34. acquired in a facilitator relationship (see paragraph V on page two (2)). In that case, the Seller will not be represented
 35. and will not receive advice and counsel from the broker or salesperson.

36. IV. **Dual Agency - Broker Representing both Seller and Buyer:** Dual agency occurs when one broker or salesperson
 37. represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a
 38. party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and
 39. salesperson owe the same duties to the Seller and the Buyer. This role limits the level of representation the broker
 40. and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential
 41. information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party
 42. instructs the broker or salesperson in writing to disclose specific information about him or her. Other information
 43. will be shared. Dual agents may not advocate for one party to the detriment of the other.¹⁴

44. Within the limitations described above, dual agents owe to both Seller and Buyer the fiduciary duties described
 45. on page two (2).¹⁵ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.54, Subd. 3, of
 46. which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
 47. property.

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
 (Date) (Initial)

49. V. **Facilitator:** A broker or salesperson who performs services for a Buyer, a Seller or both but does not represent
 50. either in a fiduciary capacity as a Buyer's Broker, Seller's Broker or Dual Agent. **THE FACILITATOR BROKER
 51. OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW,
 52. EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR
 53. SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but
 54. owes no other duty to the party except those duties required by law or contained in a written facilitator services
 55. agreement, if any. In the event a facilitator broker or salesperson working with a Buyer shows a property listed by
 56. the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's Broker (see
 57. paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller, accepts a
 58. showing of the property by a Buyer being represented by the facilitator broker or salesperson, then the facilitator
 59. broker or salesperson must act as a Buyer's Broker (see paragraph III on page one (1)).
 60.
 61.

62. ¹¹ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
 63. one to four families as their residence.

64. ¹² The fiduciary duties mentioned above are listed below and have the following meanings.

65. **Loyalty** - broker/salesperson will act only in client(s)' best interest.

66. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.

67. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
 68. which might reasonably affect the client(s)' use and enjoyment of the property.

69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
 70. information (such as disclosure of material facts to Buyers).

71. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.

72. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

73. ¹³ If Seller(s) decide(s) not to agree to a dual agency relationship, Seller(s) may give up the opportunity to sell the
 74. property to Buyers represented by the broker/salesperson. If Buyer(s) decide(s) not to agree to a dual agency
 75. relationship, Buyer(s) may give up the opportunity to purchase properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
 77. registry and persons registered with the predatory offender registry under MN Statute 243.165 may be
 78. obtained by contacting the local law enforcement offices in the community where the property is located,
 79. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at
 80. www.corr.state.mn.us.

MN AGC/DISC-2 (8/10)

{ Contact }

Close~Converse

COMMERCIAL & PREFERRED PROPERTIES

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