



Epic Properties Steve Feneis

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THE SHOPPES AT EPIC CENTER

LOCATED ALONG HIGHWAY 15 IN SARTELL, MINNESOTA



(Not Actual Photo)

The Shoppes at Epic Center will feature three separate buildings located within the rapidly developing EPIC CENTER DEVELOPMENT, home of the newly constructed Wal-Mart Supercenter and Sam's Club. Construction is anticipated to commence July 1, 2011.

LANDLORD WILL PROVIDE:

Vanilla Shell to include 2' X 4' Drop in Ceiling with 2' X 4' Lighting
 HVAC Unit, Bathroom Ground Work, Concrete Floor, Electrical Service to each Bay

LEASE RATES: All interior units @ \$18.00 per gross square foot, End-cap units @ \$20.00 per gross square foot, Units with drive-through @ \$22.00 per gross square foot. All rents are N,N,N. Operating Expenses are estimated at \$5.75 - \$6.00 per gross square foot.

BUILDING DESCRIPTION:

LOT 2: 40øx 160ø Space available from 1,200 sq. ft. to 6,350 sq. ft. Demising Walls can be adjusted to meet your needs. One drive through available.

LOT 4: Building -Aø
 56øX 225øSpace available from 1,400 sq. ft. to 12,600 sq. ft. Demising Walls can be adjusted to meet you needs. One drive through available.

Building -Bø 44øX 110øSpace available from 1,210 sq. ft. to 4,840 sq. ft. Demising Walls can be adjusted to meet your needs. One drive through available.

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The above information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Epic Properties guarantees the accuracy of such information.

HARDEES

TACO JOHN'S

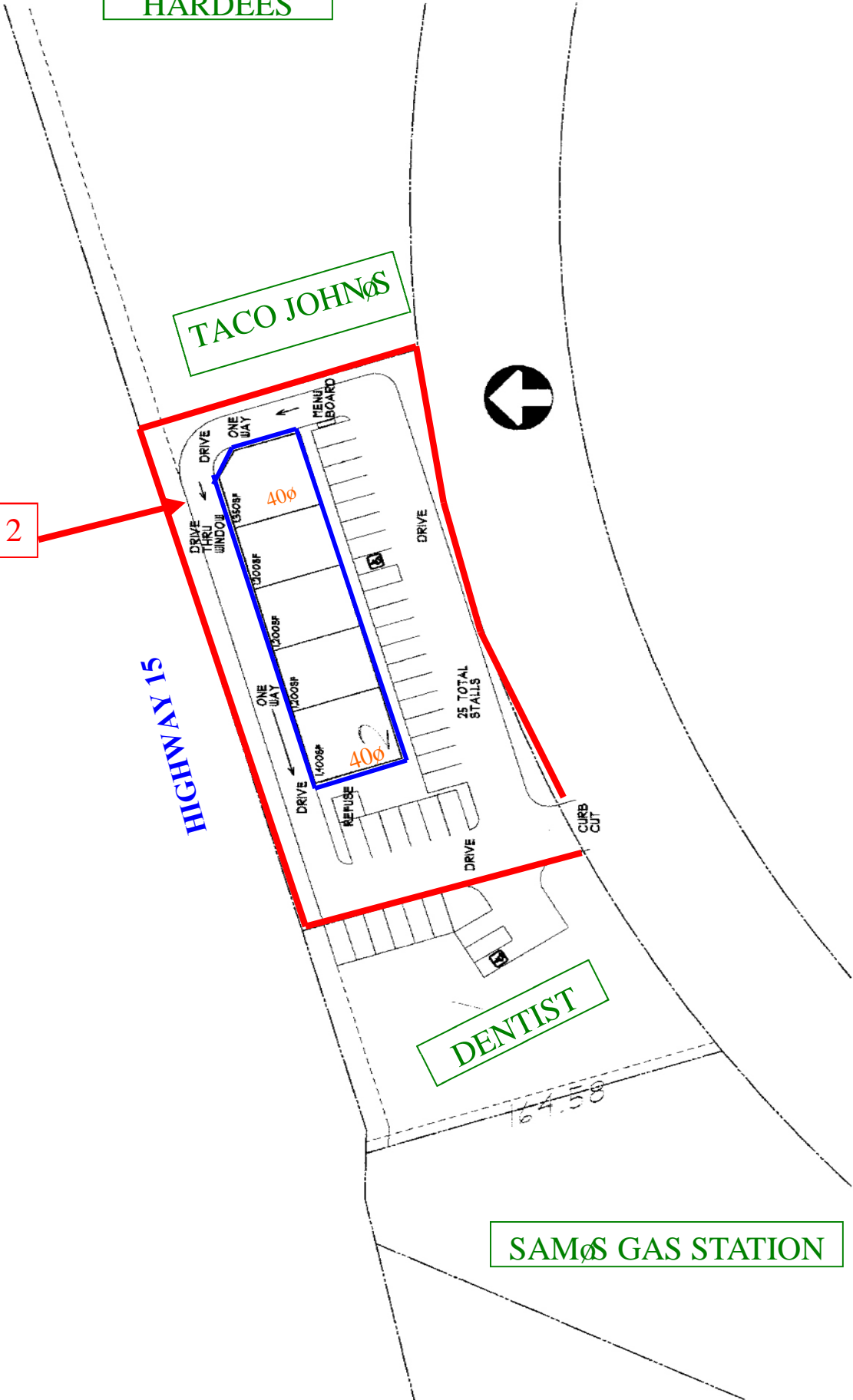
LOT 2

HIGHWAY 15



DENTIST

SAM'S GAS STATION

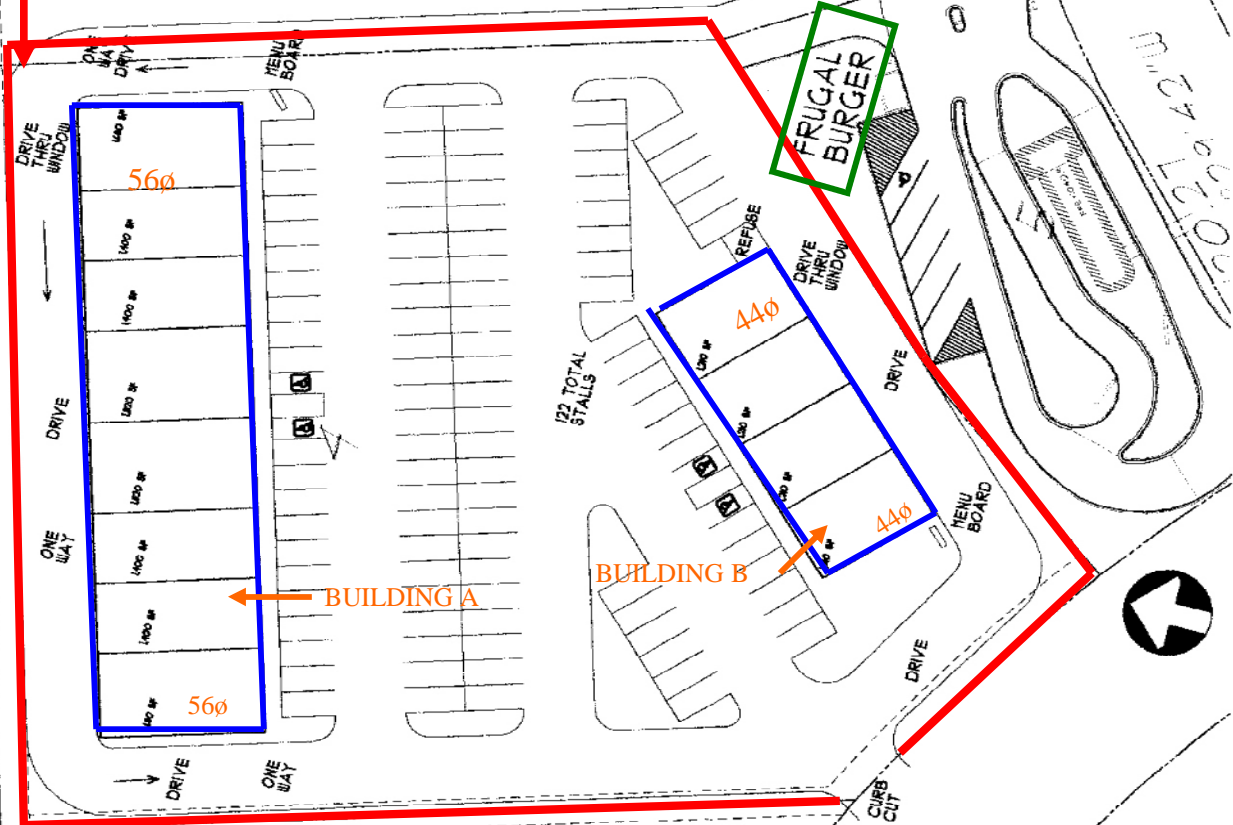


LOT 6

LOT 4

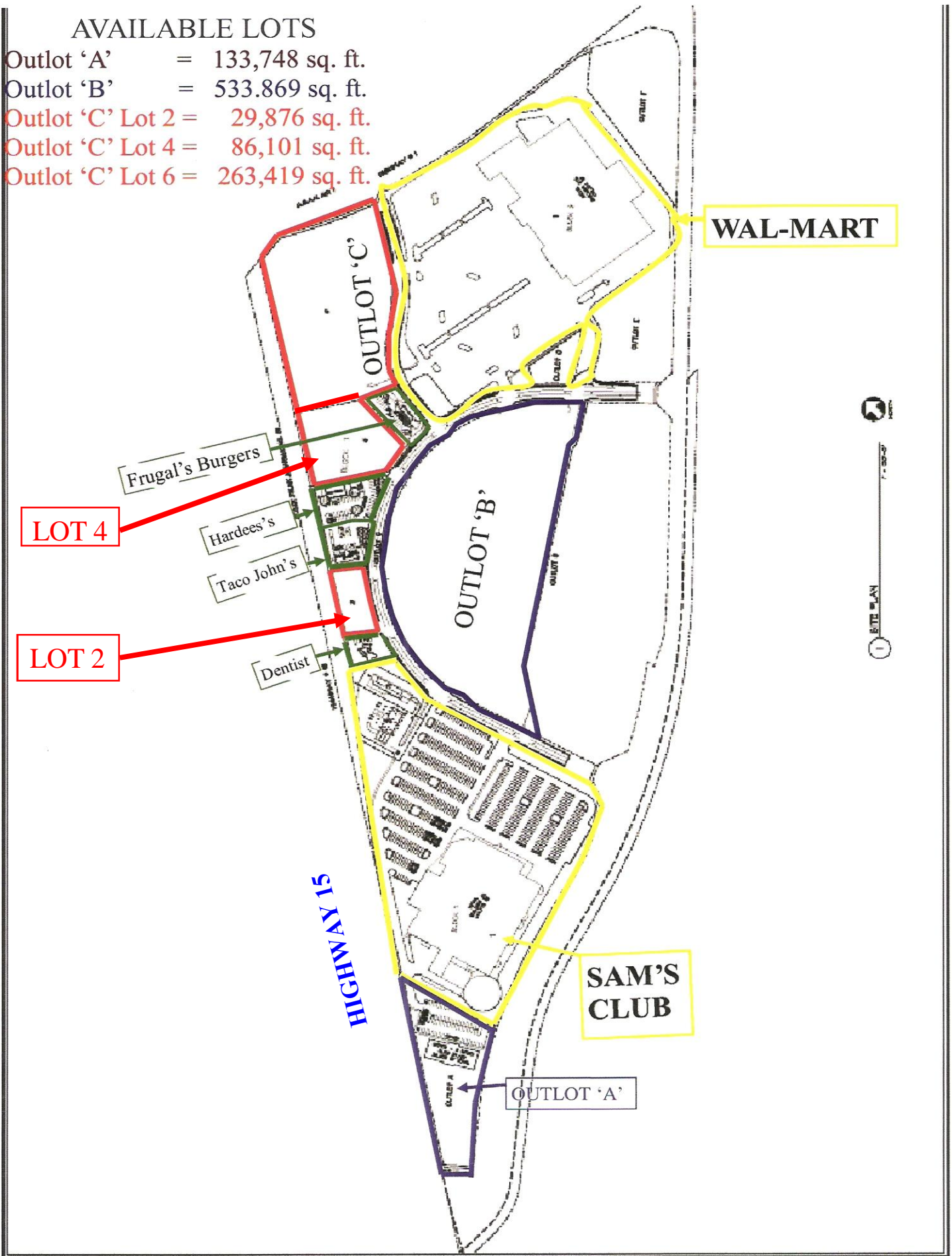
HIGHWAY 15

HARDEES



AVAILABLE LOTS

- Outlot 'A' = 133,748 sq. ft.
- Outlot 'B' = 533,869 sq. ft.
- Outlot 'C' Lot 2 = 29,876 sq. ft.
- Outlot 'C' Lot 4 = 86,101 sq. ft.
- Outlot 'C' Lot 6 = 263,419 sq. ft.



EPIC CENTER SITE PLAN