

FOR IMMEDIATE RELEASE

October 2025

FOR MORE INFORMATION

Keith A. Sturm, CCIM
Principal
(612) 332-6600
keith@upland.com

Deborah K. Vannelli, CCIM
Director of Net Lease Sales
(612) 376-4475
deb@upland.com

Amanda C. Leathers
Investment Sales Associate
(612) 436-0045
amanda@upland.com

JUST SOLD
DOLLAR GENERAL
HAM LAKE, MINNESOTA

October 2025 – Upland Real Estate Group’s Net Lease Team of Deb Vannelli, CCIM, Keith Sturm, CCIM, and Amanda Leathers represented the seller in the sale of the Dollar General net lease investment property in Ham Lake, Minnesota for \$1,525,000. Dollar General is on an NNN lease with approximately 10 years remaining.

Ham Lake is located within the Minneapolis-St. Paul Metropolitan area, approximately 20 miles north of downtown Minneapolis. Strong demographics with an average household income of \$156,173 and population of 55,080 within a 5-mile radius.

Dollar General, S&P Rated BBB, operates over 20,000 stores in the United States and Mexico. Year-end January 31, 2025 revenues of \$40.6 Billion and net worth of \$7.4 Billion.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: Dollar General: Ham Lake, MN)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 900 net lease sales transactions totaling over \$2.8 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 25 years.

www.nnnsales.com

Look Upland. Where Properties and People Unite.

Certain matters discussed within this press release may be deemed to be forward-looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

**50 South 6th Street
Suite 1418
Minneapolis, MN
(612) 332-6600 | keith@upland.com**

