UPLAND
REAL ESTATE GROUP, INC.



FORMER MEDEXPRESS

FOR SALE & FOR LEASE

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Look Upland. Where Properties & People Unite!

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Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

- **Medical Office Opportunity:** 4,736 square foot medical clinic available for lease or sale. Well-suited for medical, healthcare, dental, therapy, wellness, or other professional users seeking a dedicated office location in Duluth.
- **Excellent Visibility & Accessibility:** The property offers prominent visibility along W Central Entrance with 18,900+ vehicles daily, a well-traveled corridor through Duluth, providing strong exposure to passing traffic. Its convenient location offers easy access to U.S. Highway 53, Highway 194, and I-35, providing efficient connectivity for patients, employees, and visitors throughout Duluth and the surrounding region.
- **Nearby Major Healthcare Hub:** Located near Duluth's established medical district, the property benefits from proximity to Essentia Health-St. Mary's Medical Center, northern Minnesota's largest hospital with 344 beds and extensive inpatient, emergency, surgical and specialty services.
- **University of Minnesota Duluth:** The University of Minnesota Duluth is home to approximately 9,500 students, making it a significant educational, employment and economic anchor for the Duluth community.
- **Established Retail & Medical Corridor:** The property is surrounded by a strong mix of retail, medical, and service-oriented businesses. Nearby tenants include Essentia Health, Aspirus St. Luke's, Home Depot, Sam's Club, Fleet Farm, Target, Cub Food's, and much more.
- **Strong Demographics:** 5-mile average household income of $95,556 and population of 77,568.
- **Regional Hub on Lake Superior:** Duluth is a major regional center serving northeastern Minnesota and northwestern Wisconsin. Located on the shores of Lake Superior, the city combines a diversified economy anchored by healthcare, education, manufacturing, transportation, and tourism with strong regional accessibility.





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FOR SALE OR LEASE

ADDRESS	501 W Central Entrance Duluth, MN 55811
BUILDING SIZE	4,736 SQ.FT.
LOT SIZE	0.91 Acres
YEAR BUILT	2016
SALE PRICE	$2,000,000
NET LEASE RATE	$25 - $30
LEASE TYPE:	NNN
RE TAX:	$11.07 PSF
EXAM ROOMS	7
X-RAY Room	1
LAB	2
# OF PARKING SPACES	44 Parking Spaces
ZONING:	MU-C (Mixed Use Commercial)



DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	3,730	43,381	77,568
2031 POPULATION	3,835	43,652	77,972
2026 MEDIAN HOUSEHOLD INCOME	$72,891	$57,881	$65,984
2026 AVERAGE HOUSEHOLD INCOME	$93,690	$81,229	$95,556

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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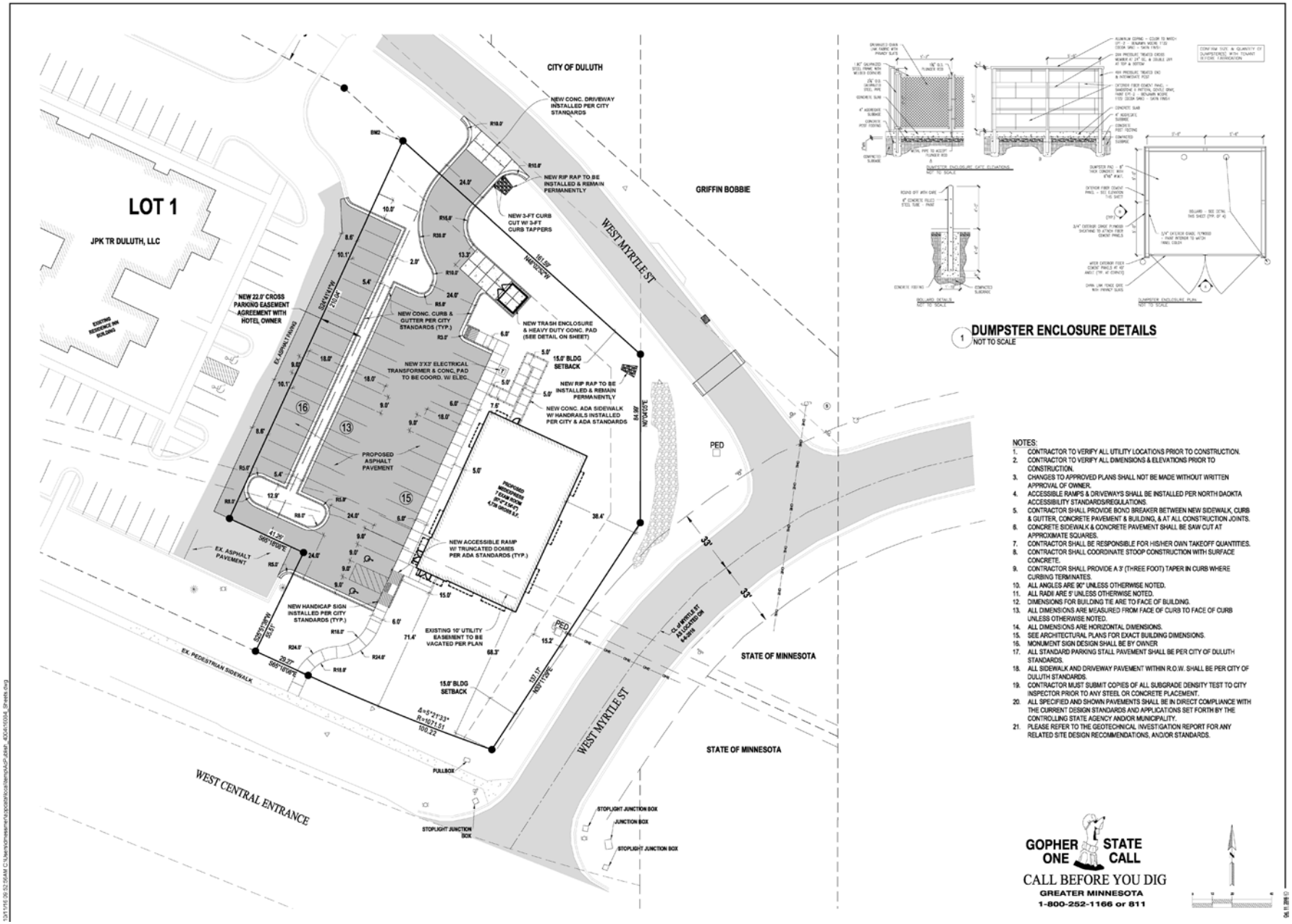

1 DUMPSTER ENCLOSURE DETAILS
NOT TO SCALE

NOTES:
1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ELEVATIONS PRIOR TO CONSTRUCTION.
3. CHANGES TO APPROVED PLANS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF OWNER.
4. ACCESSIBLE RAMPS & DRIVEWAYS SHALL BE INSTALLED PER NORTH DAOKTA ACCESSIBILITY STANDARDS/REGULATIONS.
5. CONTRACTOR SHALL PROVIDE BOND BREAKER BETWEEN NEW SIDEWALK, CURB & GUTTER, CONCRETE PAVEMENT & BUILDING, & AT ALL CONSTRUCTION JOINTS.
6. CONCRETE SIDEWALK & CONCRETE PAVEMENT SHALL BE SAW CUT AT APPROXIMATE SQUARES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN TAKEOFF QUANTITIES.
8. CONTRACTOR SHALL COORDINATE STOOP CONSTRUCTION WITH SURFACE CONCRETE.
9. CONTRACTOR SHALL PROVIDE A 3' (THREE FOOT) TAPER IN CURB WHERE CURBING TERMINATES.
10. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
11. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
12. DIMENSIONS FOR BUILDING TIE ARE TO FACE OF BUILDING.
13. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE HORIZONTAL DIMENSIONS.
15. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
16. MONUMENT SIGN DESIGN SHALL BE BY OWNER
17. ALL STANDARD PARKING STALL PAVEMENT SHALL BE PER CITY OF DULUTH STANDARDS.
18. ALL SIDEWALK AND DRIVEWAY PAVEMENT WITHIN R.O.W. SHALL BE PER CITY OF DULUTH STANDARDS.
19. CONTRACTOR MUST SUBMIT COPIES OF ALL SUBGRADE DENSITY TEST TO CITY INSPECTOR PRIOR TO ANY STEEL OR CONCRETE PLACEMENT.
20. ALL SPECIFIED AND SHOWN PAVEMENTS SHALL BE IN DIRECT COMPLIANCE WITH THE CURRENT DESIGN STANDARDS AND APPLICATIONS SET FORTH BY THE CONTROLLING STATE AGENCY AND/OR MUNICIPALITY.
21. PLEASE REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR ANY RELATED SITE DESIGN RECOMMENDATIONS, AND/OR STANDARDS.

GOPHER ONE CALL
CALL BEFORE YOU DIG
GREATER MINNESOTA
1-800-252-1166 or 811

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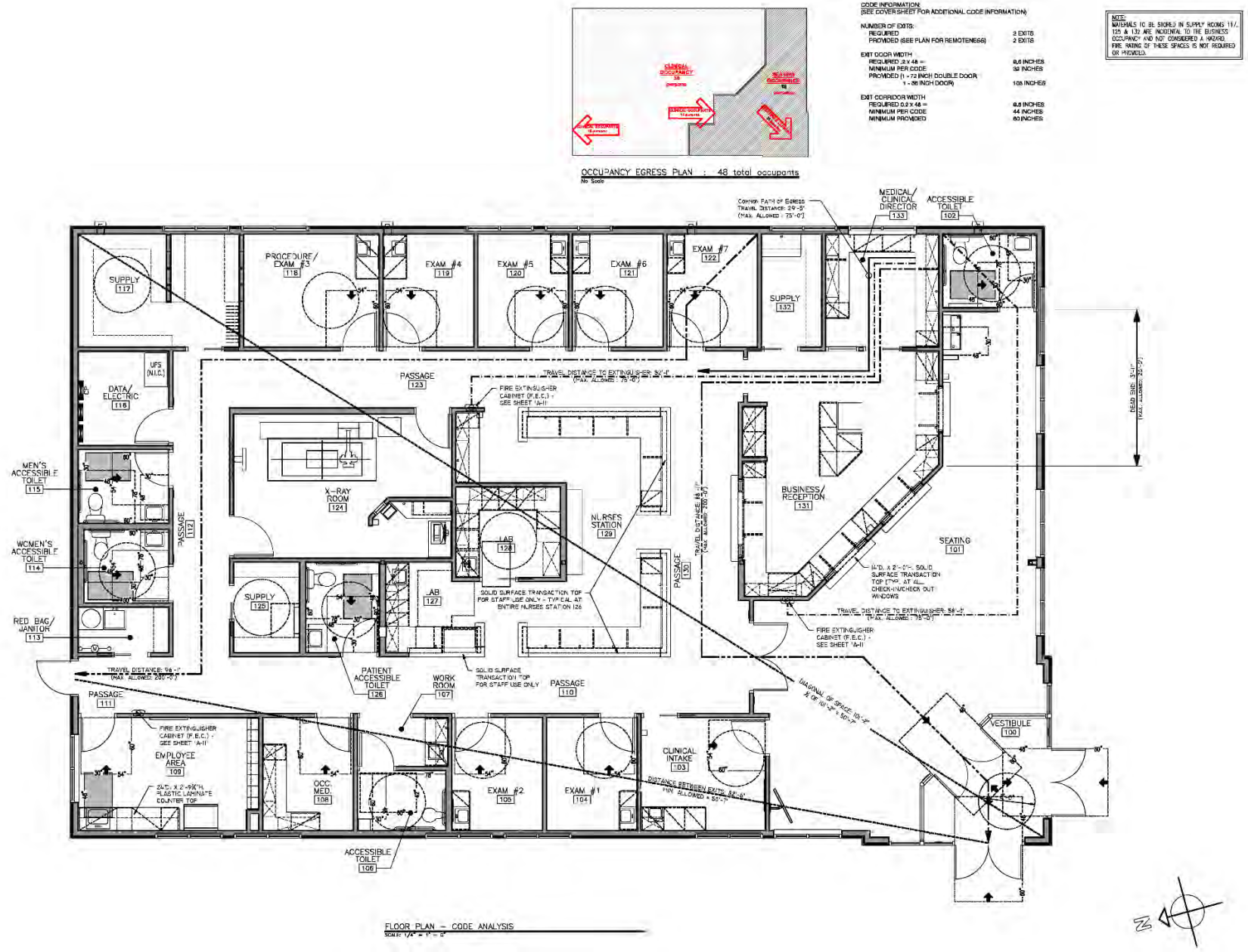

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MU-C Zoning District | Duluth, MN

LINK TO PERMITTED USES

Health Care

- Medical clinic
- Dental clinic
- Nursing home/Assisted living
- Veterinarian clinic
- Animal hospital

Food, Beverage and Entertainment

- Restaurants, including larger restaurants
- Craft brewery
- Indoor entertainment facilities
- Theaters
- Convention or event centers
- Hotels and motels
- Bed-and-breakfast establishments

Childcare

- Preschools
- Daycare facilities

Retail Sales

- Small grocery stores (less than 15,000 sq. ft.)
- Small retail stores (less than 15,000 sq. ft.)
- Large retail stores (15,000 sq. ft. or more)
- Building materials sales
- Garden material sales

Offices and Professional Services

- Offices
- Banks
- Commercial support services
- Personal service and repair businesses
- Funeral homes and crematoriums

Automotive and Vehicle-Related Uses

- Automobile and light-vehicle service
- Automobile and light-vehicle repair
- Automobile sales, rental or storage
- Car washes
- Filling stations
- Parking lots and parking structures

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DULUTH, MN

Duluth, Minnesota, is a scenic port city located on the western shore of Lake Superior, approximately 150 miles north of Minneapolis. Known for its beautiful waterfront, historic architecture, and outdoor recreation, Duluth offers a unique combination of natural beauty and urban amenities. The city serves as a popular destination for visitors exploring Minnesota's North Shore and features a vibrant downtown, local businesses, restaurants, breweries, and cultural attractions. Its location along Lake Superior provides stunning views, a strong maritime heritage, and year-round recreational opportunities. Duluth is also home to the University of Minnesota-Duluth, with approximately 9,500+ students.

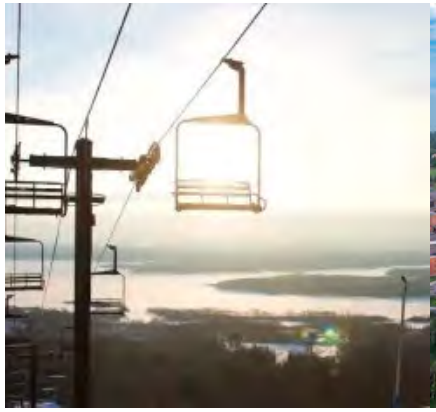
One of the most popular areas to visit is Canal Park, located along Duluth's waterfront near the iconic Aerial Lift Bridge. Visitors can walk along the Lakewalk, watch ships enter and leave the Duluth-Superior Harbor, explore local shops and restaurants, and visit attractions such as the Great Lakes Aquarium and the Lake Superior Maritime Visitor Center. Duluth is also home to Enger Park, which features gardens, walking trails and panoramic views of the city and Lake Superior. Other popular attractions include the Duluth Depot, Glensheen Mansion and the Lake Superior Zoo, providing a variety of cultural, historical and family-oriented activities.

Outdoor recreation is a major attraction throughout the Duluth area. The city provides access to numerous parks and trails, including the Superior Hiking Trail, which stretches for hundreds of miles along the North Shore, as well as the Munger State Trail for biking and hiking. Visitors can also explore nearby destinations such as Spirit Mountain, which offers skiing and snowboarding in the winter and hiking, mountain biking and other activities during warmer months. With its combination of Lake Superior scenery, outdoor recreation, attractions and year-round events, Duluth is a popular destination for both tourists and residents seeking an active lifestyle.











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LARGEST EMPLOYERS - 2026

Essentia Health	9,298
St. Luke's Hospital	3,685
St. Louis County	2,258
ALLETE	1,404
Duluth Public Schools	1,108
Duluth Air National Guard Base	1,019
University of MN Duluth	1,012
United Healthcare	900
City of Duluth	895
Miller-Dawn Foundation	885

TOP ATTRACTIONS

Canal Park & Aerial Lift Bridge

Lake Superior & Lakewalk

Glensheen Mansion

Great Lakes Aquarium

Lake Superior Maritime Visitor Center

North Shore Scenic Drive

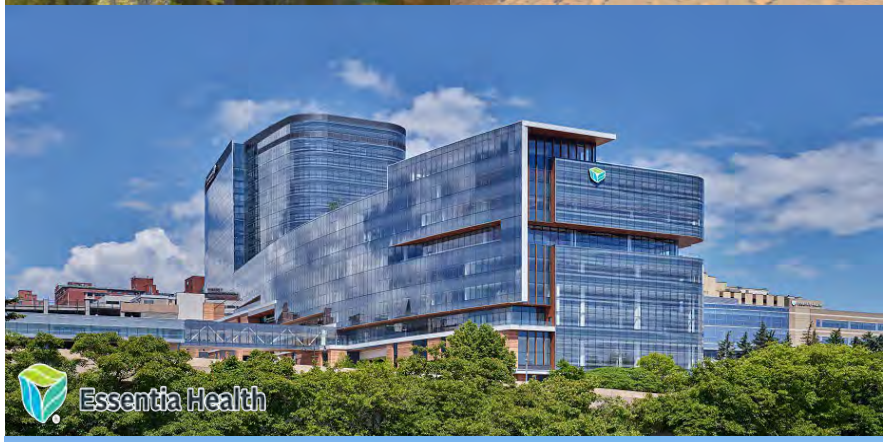
Enger Tower & Enger Park

Park Point Beach

Bayfront Festival Park


GLENSHEEN MANSION


PARK POINT BEACH




NORTHSHORE SCENIC DRIVE

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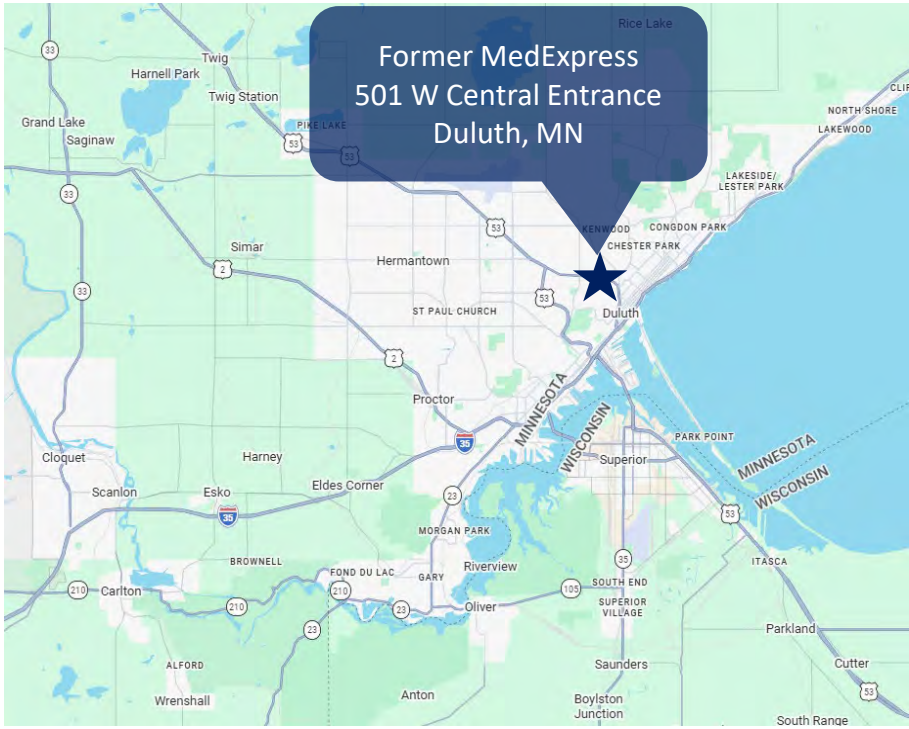

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MINNESOTA MARKET HIGHLIGHTS

- **The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by J.D. Power North America Airport Satisfaction Study. It serves 165 nonstop markets (130 domestic and 35 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.**
- **Each year, 40 million people from around the world visit the Mall of America generating $2 billion in economic activity for Minnesota.**
- **Home to the largest continuous system of enclosed, sky ways in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.**
- **Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.**
- **The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the "2023 Best National University Rankings" list. (U.S. News & World Report)**
- **Lake Superior, located on Minnesota's North Shore, is the world's largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.**
- **Minnesota is home to 6 major professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United FC (MLS).**

5.8 Million
MINNESOTA POPULAION

3.7 Million
MINNEAPOLIS/ST. PAUL
METRO AREA POPULATION

11,842
OF LAKES OVER 10 ACRES

69,200
MILES OF RIVERS & STREAMS

$25.2 Billion
REVENUE GENERATED FROM TOURISM









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RANKINGS

#1 Friendliest State
(2024 World Population Review)

#2 Best State of Economic Opportunity
(2023 U.S. New & World Report)

#2 Best State to Raise A Family
(2026 WalletHub)

#3 Fortune 500 Companies Per Capita
(MN.Gov)

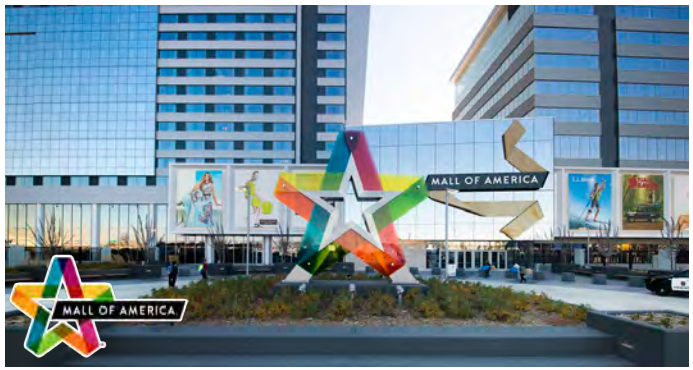
#3 Overall Best State in America
(2025 U.S. New & World Report)

#8 Best State to Live In
(2026 WalletHub)

HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS

Target, Best Buy, Xcel Energy, U.S. Bancorp, Land O'Lakes, Hormel Foods, UnitedHealth Group, Polaris, Securian Financial, Thrivent Financial, Fastenal, Ecolab, Patterson Companies, Inc., C.H. Robinson, Ameriprise Financial, General Mills, CHS







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THE UPLAND ADVANTAGE

Founded in 1995, Upland Real Estate Group, Inc. is a Minneapolis-based commercial real estate investment sales and brokerage firm specializing in passive real estate investments, 1031 exchange solutions, portfolio diversification, and long-term wealth preservation.

We combine the resources and expertise of a larger firm with the personalized attention of a boutique company. Our extensive network of buyers and sellers allows us to efficiently connect investors with opportunities that align with their goals.

With decades of experience in net-leased, credit-quality investment properties, our team works closely with investors and 1031 exchange buyers to help them navigate the market and identify potential opportunities.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputation and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

www.nnnsales.com











PROVEN SUCCESS RECORD

- Completed in excess of 1,000 net leased sales transactions totaling over $3 Billion nationally.
- Specialized in NNN investment market for more than 30 years.

Upland's 1031 investment specialist have successfully completed net lease sales transactions with tenant including, but not limited to:

7-Eleven
Advance Auto
Aldi
Allina Health
Applebee's
Arby's
Aspen Dental
Bank of America
BJ's Wholesale Club
Buffalo Wild Wings
Burger King
Caliber Collision
Camping World
Caribou Coffee
Chase Bank
Chick-fil-A
Chipotle
Circle K
CVS Pharmacy
Dollar General
Dollar Tree
Duluth Trading Co.
Fairview Health
Family Dollar
Fresenius
Gander Mountain
Goodwill
Grease Monkey
Jack in the Box
Jiffy Lube
KinderCare
Kohl's
Kum & Go
LA Fitness
Mattress Firm
McDonald's
Michael's
National Tire & Battery
Northern Tool & Equipment
Office Depot
O'Reilly Auto Parts
Perkins
Petco
Pizza Hut
Royal Farms
Sherwin Williams
Starbucks
Sunoco
Super America
Taco Bell
Tires Plus
Top Golf
Tractor Supply
Trader Joe's
United Healthcare
US Bank
Valvoline
Walgreens
Wawa
Wells Fargo Bank



L to R: Brier Swing, Deb Vannelli, Taylor Massman, Keith Sturm, Shaylin Schares, Amanda Leathers