



DOLLAR TREE®

1103 13th St SW | Spencer, IA 51301
\$755,000 | 9.5 % CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Financial Info

Lease Expiration:	September 2027
Annual Rent:	\$72,000
Options:	Two (2) @ Five (5) Years
Increases:	First option- \$105,750 Second option- \$110,250
Building Size:	9,000 SF
Lot Size:	1.47 Acres
Lease Type:	NN
Price:	\$755,000 9.5 % CAP



Sioux Falls

Highlights

- Secure national credit tenant leased to Dollar Tree.
- True NN lease structure.
- Attractive current yield at an 9.5% cap rate based on in-place income, offering strong cash flow.
- Proven location performance with long-term tenant occupancy in a high-traffic retail corridor offering strong visibility and easy access.



71

71



13th St SW



71



Hwy 71
11,578 VPD





POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	1,814	11,632	12,040
2023 POPULATION	1,819	12,173	12,535
2028 POPULATION PROJECTION	1,814	12,236	12,587
ANNUAL GROWTH 2010-2023	0.10%	1.20%	1.00%
ANNUAL GROWTH 2023-2028	-0.10%	0.10%	0.10%

2020 POPULATION BY RACE:

WHITE	1,700	11,201	11,543
BLACK	15	90	91
AMERICAN INDIAN/ALASKAN NATIVE	14	46	47
ASIAN	13	98	98
HAWAIIAN & PACIFIC ISLANDER	1	6	6
TWO OR MORE RACES	75	733	749
HISPANIC ORIGIN	70	591	602

HOUSEHOLDS:

2010 HOUSEHOLDS	872	5,186	5,356
2023 HOUSEHOLDS	870	5,423	5,574
2028 HOUSEHOLD PROJECTION	866	5,449	5,596
ANNUAL GROWTH 2010-2023	0.10%	1.10%	1.00%
ANNUAL GROWTH 2023-2028	-0.10%	0.10%	0.10%
OWNER OCCUPIED HOUSEHOLDS	550	3,652	3,772
RENTER OCCUPIED HOUSEHOLDS	316	1,798	1,824
AVG HOUSEHOLD INCOME	\$57,364	\$67,444	\$67,904
MEDIAN HOUSEHOLD INCOME	\$43,749	\$47,429	\$48,169

Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice







Dollar Tree, Inc. is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 15,115 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner. Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products, including national, regional, and private-label brands. Departments found in a Dollar Tree store include health and beauty, food and snacks, party, seasonal décor, housewares, glassware, dinnerware, household cleaning supplies, candy, toys, gifts, gift bags and wrap, stationery, craft supplies, teaching supplies, automotive, electronics, pet supplies, and books. Most Dollar Tree stores also sell frozen foods and dairy items such as milk, eggs, pizza, ice cream, frozen dinners, and pre-made baked goods. In August 2012, the company began accepting manufacturer coupons at all of its store locations. Most of their stores are located in the South and Northeast but they can be found scattered across all regions of the United States.



TENANT INFORMATION



Credit Rating
BBB+ (S&P)

Locations
16,000+

Revenue
\$7.31 Billion

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FOR MORE INFORMATION

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