

207 East Hwy 18
Gregory, SD 57533

Dollar General for Sale | Approx. 9,100 SF



Google

Offering Memorandum

Gregg Brown, MBA, SIOR
Chief Operating Officer, SVP
605.906.0394
gbrown@naisiouxfalls.com

Andrew Follman
317.566.5614
afollman@cressy.com

Daniel Miller
Vice President
310.806.6145
dmiller@naicapital.com
CA DRE #00765657

Confidentiality & Disclaimer

All materials and information received or derived from NAI Capital, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NAI Capital, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NAI Capital, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NAI Capital, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NAI Capital, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be

Cover Page	1
Table of Contents	2
Property Summary - Slate	3
Executive Summary	4
Property Details	5
Aerial Map	6
Location Map	7
Demographics Map & Report	8

Daniel Miller

Vice President

310.806.6145

dmiller@naicapital.com

CA DRE #00765657

Andrew Follman

317.566.5614

afollman@cressy.com



207 EAST HWY 18

GREGORY, SOUTH DAKOTA 57533

OFFERING SUMMARY

Sale Price:	\$999,750
Building Size:	9,100 SF
Lot Size:	1.59 Acres

Property Highlights

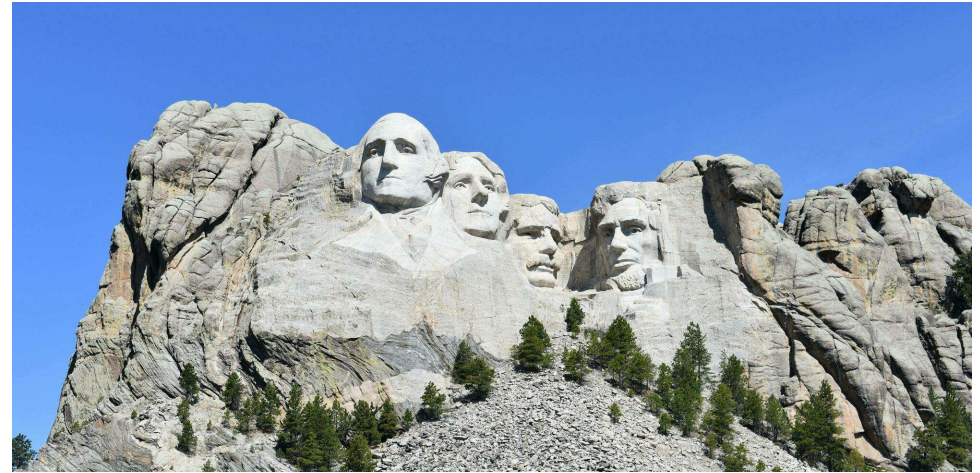
- Build-to-suit construction in 2014
- Approx. 4.5 years remaining on the lease term, that expires on July 31, 2029
- Four (4) 5-Year Options to renew at a 10% increase
- Double Net (NN) Landlord responsible for Roof & Structure
- The site is situated along the main Highway in Gregory, SD
- Gregory is home to a modest population, offering a quiet and close-knit community atmosphere
- South Dakota is an income tax-free state

Daniel Miller

Vice President
310.806.6145
dmiller@naicapital.com
CA DRE #00765657

Andrew Follman

317.566.5614
afollman@cressy.com



Offering Summary

Sale Price:	\$999,750
Building Size:	9,100 SF
Price / SF:	\$109.86
Cap Rate:	8.00%
NOI:	\$79,980
Year Built:	2014

Property Overview

Offered at \$999,750 at an 8.00% Cap Rate, this Dollar General has been operating and serving the community at this site since 2014. It is a classic 9,100 sq. ft. structure with more than ample parking on an extremely large lot that is approx. 1.59 acres. This site is just blocks away from S. Main Street that is the central thoroughfare in Gregory.

Location Overview

Gregory, South Dakota, is a small city located in the southeastern part of Gregory County in the south-central region of the state. It is close to the Missouri River that provides significant geographical and recreational features in the region. It is situated in an area known for its rolling plains and agricultural landscapes. This Dollar General store is the main essential goods, discount, and variety store in the general area.

Daniel Miller

Vice President
310.806.6145
dmiller@naicapital.com
CA DRE #00765657

Andrew Follman

317.566.5614
afollman@cressy.com

Sale Price

\$999,750

LOCATION INFORMATION

Street Address	207 East Hwy 18
City, State, Zip	Gregory, SD 57533
County	Gregory

BUILDING INFORMATION

Building Size	9,100 SF
NOI	\$79,980.00
Cap Rate	8.00%
Year Built	2014

PROPERTY INFORMATION

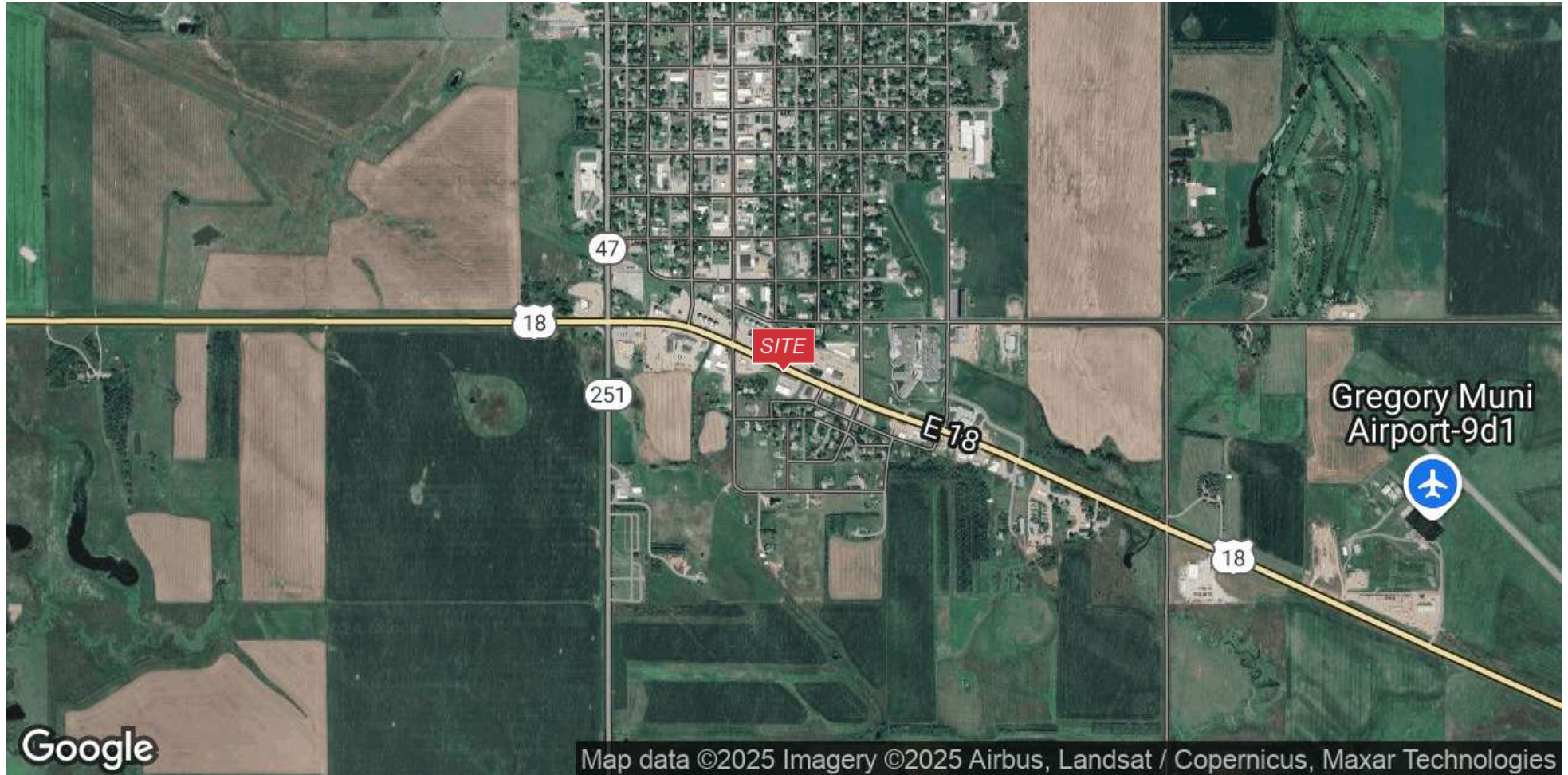
Property Type	Retail
Property Subtype	Street Retail
Lot Size	1.59 Acres
Traffic Count	2,200 VPD
Traffic Count Street	SD-47

Daniel Miller

Vice President
310.806.6145
dmiller@naicapital.com
CA DRE #00765657

Andrew Follman

317.566.5614
afollman@cressy.com



Daniel Miller

Vice President
310.806.6145
dmiller@naicapital.com
CA DRE #00765657

Andrew Follman

317.566.5614
afollman@cressy.com



Daniel Miller

Vice President

310.806.6145

dmiller@naicapital.com

CA DRE #00765657

Andrew Follman

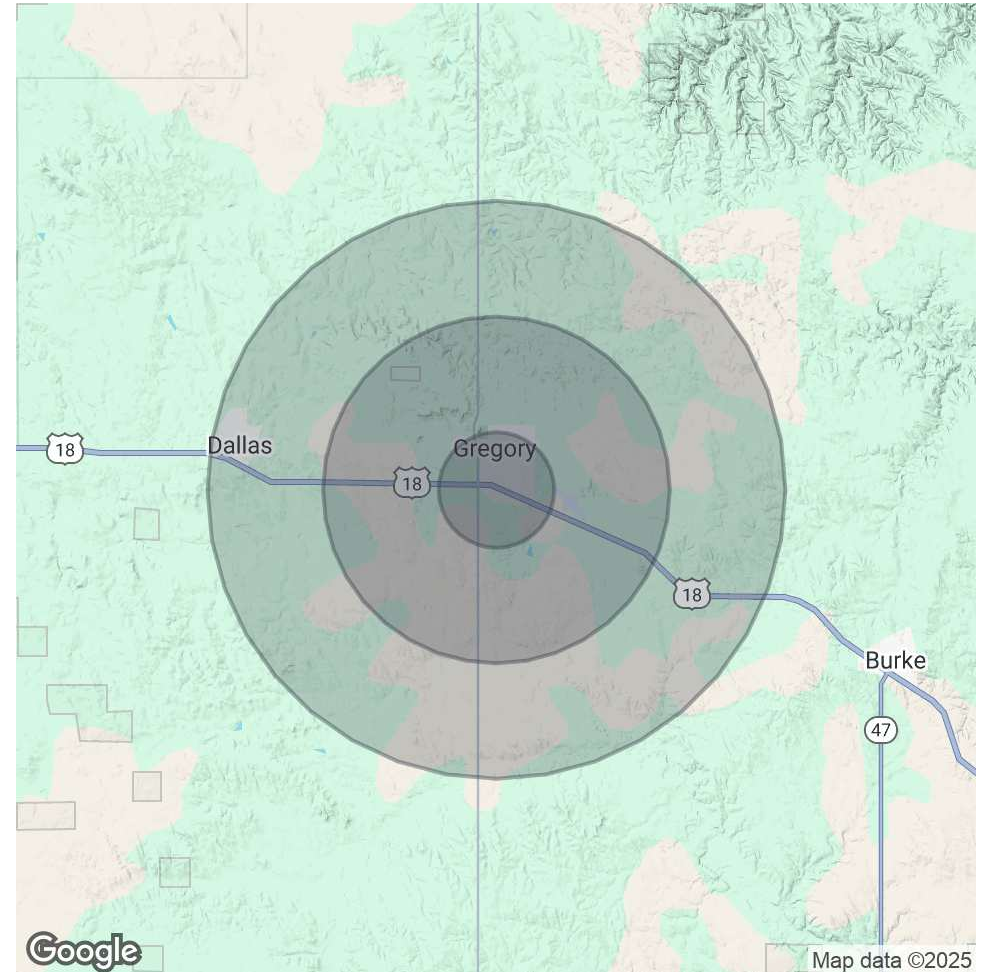
317.566.5614

afollman@cressy.com

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,088	1,437	1,661

TRAFFIC COUNTS	
Highway SD-47	2,200/day

Demographics data derived from AlphaMap



Daniel Miller

Vice President

310.806.6145

dmiller@naicapital.com

CA DRE #00765657

Andrew Follman

317.566.5614

afollman@cressy.com