



FOR SALE

SIoux FALLS SOUTH DAKOTA

4005 W. 41st Street





ABOUT THE PROJECT

- **20-YEAR NNN GROUND LEASE** - The property is under a 20-year NNN Ground lease, featuring approximately 17 years left, along with five 5-year renewal options.
- **CORPORATE GUARANTEE** - There is a corporate guaranteed lease from Chick-Fil-A, Inc. with over 3,049 locations across 48 states.
- **TOP 85 LOCATION** - According to Placer.AI 2023 data, this property ranks 82nd nationally for Chick-Fil-A in foot-traffic; reflecting store performance in the top 95% percentile nationwide.
- **NEW CONSTRUCTION** - 2021 construction Chick-Fil-A Prototype with 2 drive-thru lanes.
- **STRATEGIC HARD CORNER LOCATION** - Located on the hard corner of one of the busiest 4-way signalized intersection in the state of South Dakota.
- **DENSE RETAIL CORRIDOR** - Highly-trafficked retail corridor with Target, Walmart Supercenter, Sam's Club, Hy-Vee, McDonald's, Chase Bank, Walgreen's, and Chipotle, and many more national retailers.
- **SHOPPING MALL ANCHOR** - The subject site is located adjacent to the north parking lot of The Empire Mall, South Dakota's premiere shopping destination.
- **INCOME TAX-FREE STATE** - South Dakota does not have a state income tax.
- **BROKERAGE COOPERATION** - Listing broker will cooperate with a buyer's broker.



VALUATION OVERVIEW

LIST PRICE
\$3,125,000

CAP RATE
4.00%

*NOI
\$125,000

ANNUALIZED OPERATING DATA

BASE TERM	YEARS	MONTHLY RENT	ANNUAL RENT	CAP RATE
Base Term	Current - 8/31/2026	\$10,416.67	\$125,000.00	4.00%
	5/1/2026 - 8/31/2031	\$11,458.33	\$137,500.00	4.40%
	5/1/2031 - 8/31/2036	\$12,604.17	\$151,250.00	4.84%
	5/1/2036 - 8/31/2041	\$13,864.58	\$166,375.00	5.32%
Option 1	5/1/2041 - 8/31/2046	\$15,260.92	\$183,131.00	5.86%
Option 2	5/1/2046 - 8/31/2051	\$16,776.17	\$201,314.00	6.44%
Option 3	5/1/2051 - 8/31/2056	\$18,453.75	\$221,445.00	7.09%
Option 4	5/1/2056 - 8/31/2061	\$20,299.17	\$243,590.00	7.79%
Option 5	5/1/2061 - 8/31/2066	\$22,329.08	\$267,949.00	8.57%

* Potential Landlord Responsibility - The Property is part of a larger shopping center that shares common areas such as the mutual access easement areas, landscaping, etc. Tenant is responsible to contribute \$2,500 per year towards the costs of these common area charges. Landlord, at times, may be responsible for any costs that could exceed the \$2,500 in any given year. Contact Broker for additional details.

SUMMARY

Tenant	Chick-Fil-A, Inc.
Site Size	1.19 Acres +/-
Building Size	4,995 SF +/-
Lease Guarantor	Corporate
Property Address	4005 W 41st St, Sioux Falls, SD 57106
Lease Commencement Date	4/15/2021
Lease Expiration Date	8/31/2041
Original Lease Term	20 Years
Lease Remaining	17 Years +/-
Rent Increases	10% Every 5 Years
Option Periods	Five, 5-Year Options
Lease Type	NNN Ground Lease
Landlord Responsibilities	None
Tenant Responsibilities	All
ROFO	Yes



CO-TENANTS

Co-tenants within the new Empire Place development include highly desired restaurants (Chipotle, Crumbl Cookies, Nautical Bowls, Smoothie King, Taichi Bubble Tea, and Pizza Shop), spas & health/beauty shops (Face Foundrie, Buff City Soap, European Wax Center, Drybar and Glamour Nails & Spa), Hawaii Fluid Art and more. Along with the immediate co-tenants within Empire Place, tenants of the new center will also have proximity to The Empire Mall with major retailers including Macy's, JCPenney, Dick's Sporting Goods, and more; Empire East with retailers including Target, Kohl's, Bed Bath & Beyond, and ULTA Beauty; and Western Mall with retailers including Scheels, Best Buy, and a multitude of restaurants.



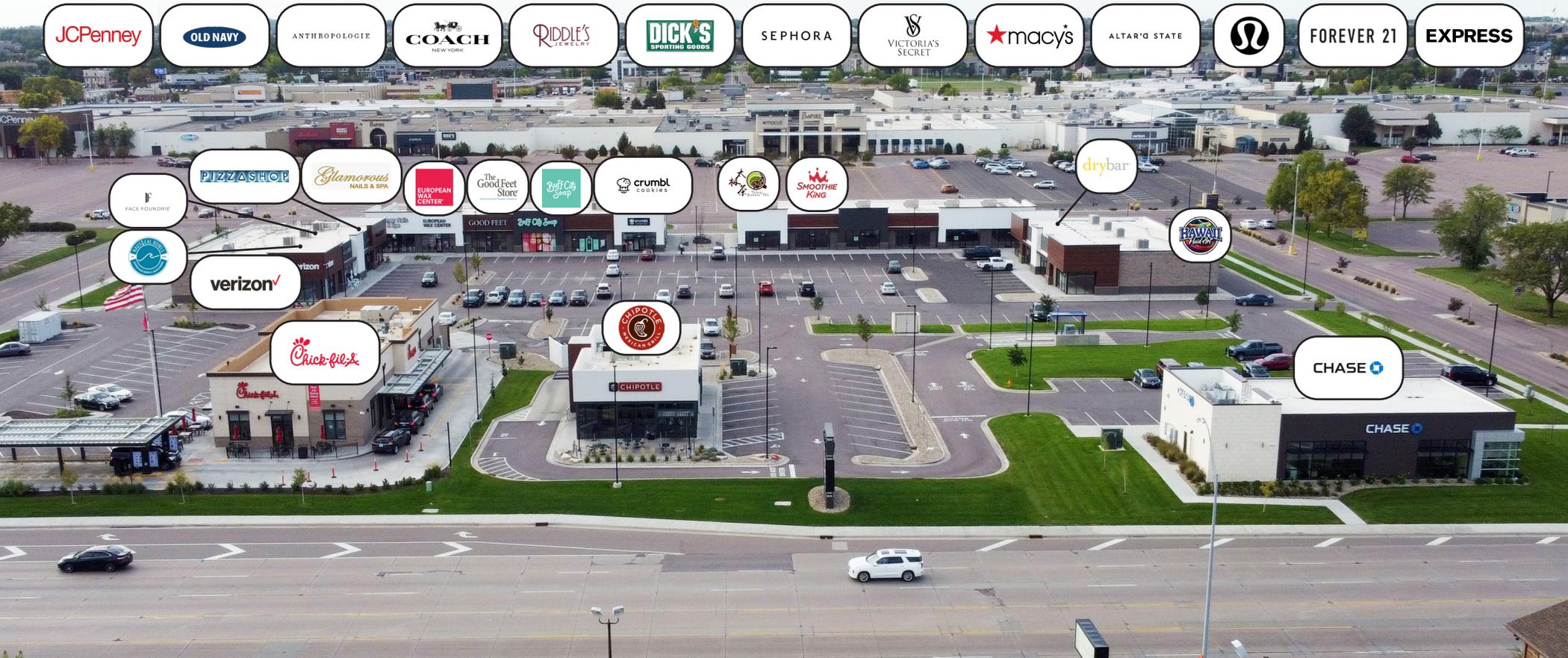


2023 TRADE AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,491	93,996	167,015	294,592
Daytime Population	20,234	103,896	191,502	294,887
Area Households	5,123	29,296	68,751	116,538
Median Age	39.9	35.6	36.3	36.9

THE EMPIRE MALL

The brand-new Chick-Fil-A Prototype is situated adjacent to the north parking lot of The Empire Mall, South Dakota's premiere family-friendly shopping destination. It serves as the main retail hub for the Eastern half of the state along with sections of northwest Iowa and southwest Minnesota, proving to be an economic engine for the trade area (covering more than 75 miles). The Empire Mall, owned and managed by Simon Property Group, continues to increase in popularity and traffic following the multi-million-dollar renovations that took place within the last 10 years.



- JCPenney
- OLD NAVY
- ANTHROPOLOGIE
- COACH
- RIDDLE'S JEWELRY
- DICK'S SPORTING GOODS
- SEPHORA
- VICTORIA'S SECRET
- macys
- ALTAR'S STATE
- lululemon
- FOREVER 21
- EXPRESS

- FACE FOUNDRIE
- PIZZASHOP
- Glamorous NAILS & SPA
- EUROPEAN WAX CENTER
- The Good Feet Store
- Buff City Soap
- crumbl cookies
- drybar
- SMOOTHIE KING
- HAWAII

- verizon
- Chick-fil-A
- CHIPOTLE MEXICAN GRILL
- CHASE

EMPIRE PLACE COTENANCY



W. EMPIRE PL

W. EMPIRE PL

BUILDING D

BUILDING E

W. EMPIRE PL

12,600 VPD

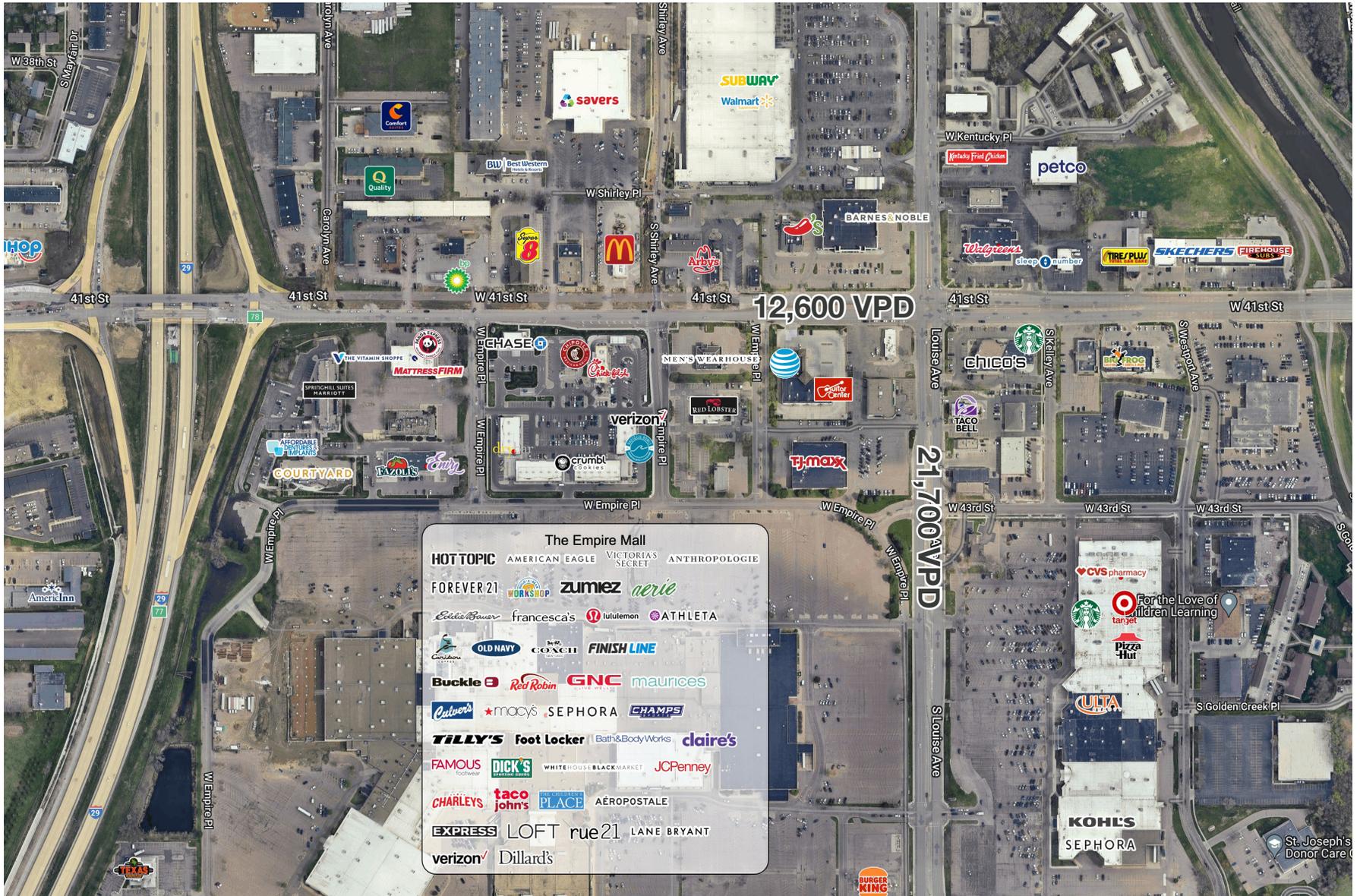
41ST STREET

NEIGHBORHOOD TENANTS

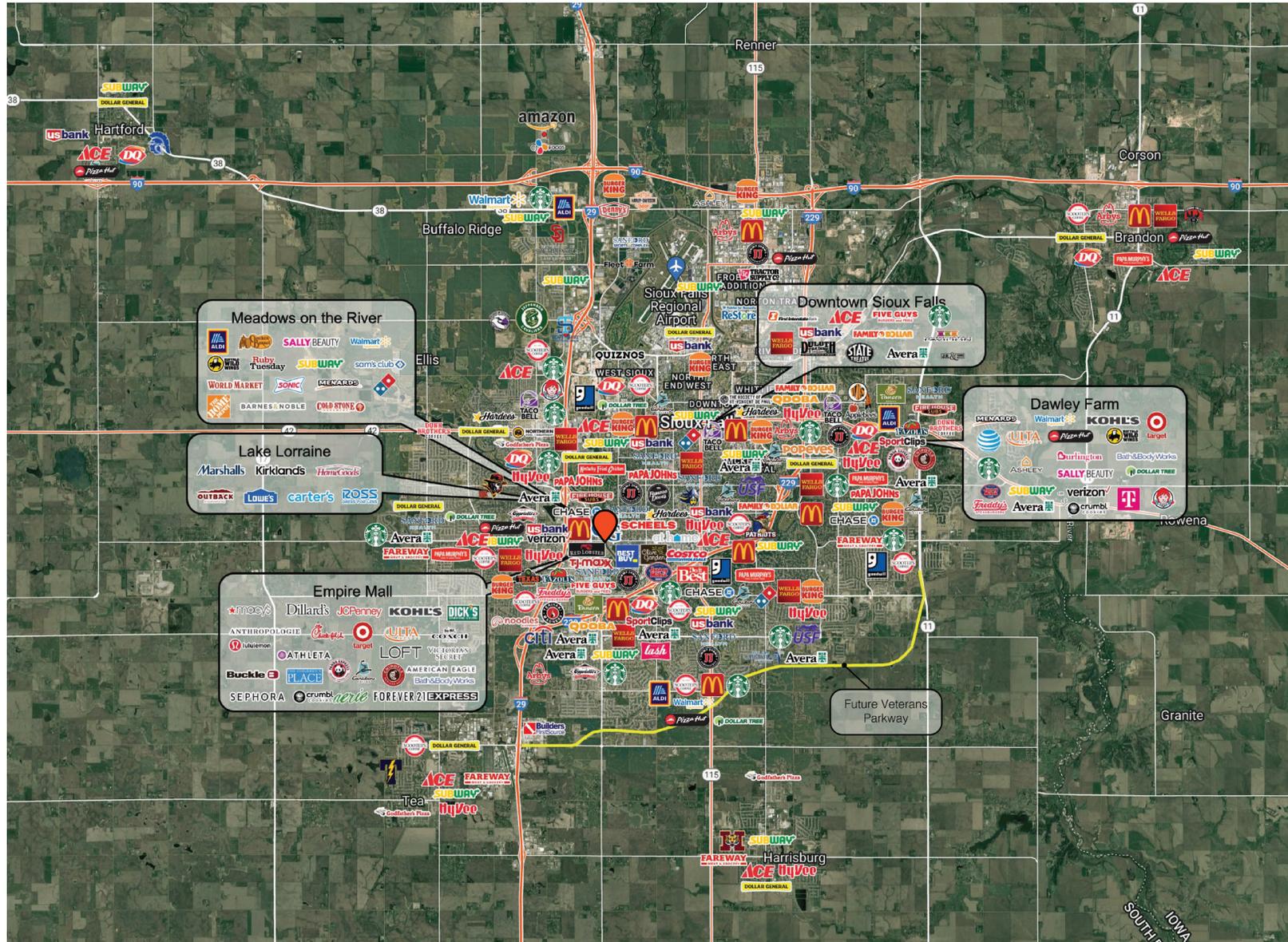




NEIGHBORHOOD MAP



SHIUX FALLS MAP





TENANT OVERVIEW

**HEADQUARTERS
ATLANTA, GA**

**YEAR FOUNDED
1946**

**LOCATIONS
3,049**

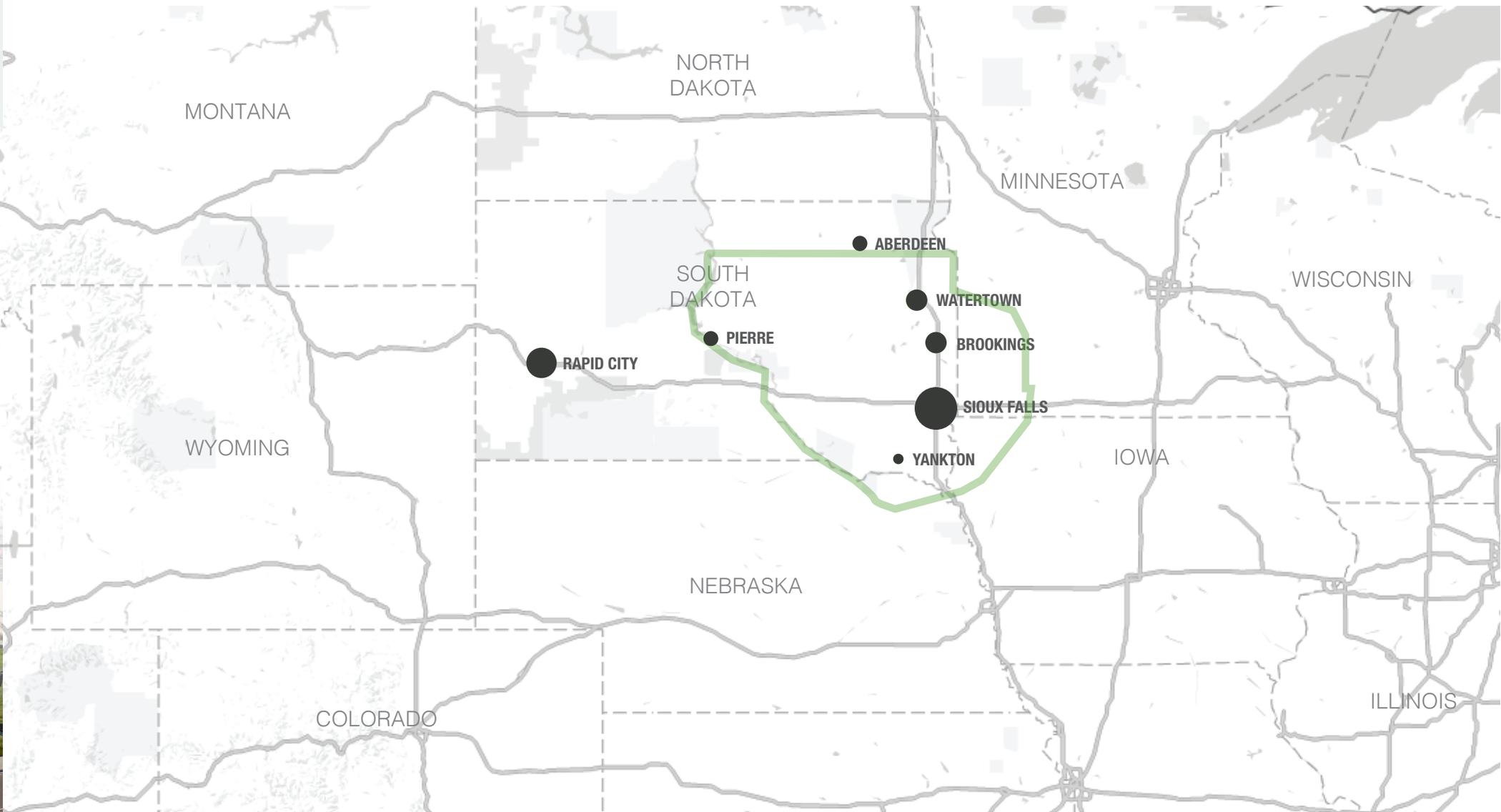
Chick-fil-A stands as a prominent figure in the American fast-food landscape, distinguishing itself as the largest chain specializing in delectable chicken sandwiches. With its headquarters nestled in College Park, Georgia, the company commands a notable presence with a vast network of 3,049 restaurants, primarily dotting the American landscape across 48 states.

Central to Chick-fil-A's robust business strategy is a deliberate focus on a concise menu and an unwavering commitment to exceptional customer service. In a departure from the norm observed in the industry, where expanding menu offerings is a common practice, Chick-fil-A strategically adheres to its core – the chicken sandwich. The restaurant gracefully transitions from serving breakfast to its celebrated lunch and dinner menu, further catering to diverse tastes. Notably, Chick-fil-A extends its culinary expertise to special events, offering customers catered selections for occasions that demand a touch of their renowned flavor.

In the competitive fast-food landscape, Chick-fil-A has carved a niche by consistently prioritizing customer satisfaction. The emphasis on stellar customer service has propelled the company to a leading position in industry rankings. This unwavering commitment, coupled with a strategic menu approach, is widely acknowledged as the catalyst for Chick-fil-A's remarkable growth and expansion throughout the United States.



TRADE AREA





SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area.

FAST FACTS



Lincoln County - One of the Fastest Growing Counties in U.S. (City of SF 2020)



Best City for Young Professionals (SmartAsset 2021)



Top Ten for Financial Independence (Choose Fi 2021)



Top Five Hottest Job Market (ZipRecruiter 2020)



Top City for Millennials Buying Homes (SmartAsset 2020)



High Economic Strength Rankings (Policom 2020)



Second Best City to Start a Career (Zippia 2020)



Top Six Happiest Cities in America (WalletHub 2020)

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2023	206,333	294,592
2028	219,756	312,586

TOP EMPLOYERS



11,239



7,888



3,700



3,688



3,050



2,364

FOR SALE

SIoux FALLS SOUTH DAKOTA

4005 W, 41st Street



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

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Information herein is deemed reliable, but not guaranteed.