

SINGLE TENANT NN

Investment Opportunity



OPTION TO EXTEND | 4+ YEARS REMAINING ON LEASE | LONG-TERM OPERATING HISTORY



1700 Dakota Avenue

SOUTH SIOUX CITY NEBRASKA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



BOOMER PETERSON

Principal

Lee & Associates | Omaha

bpeterson@lee-associates.com

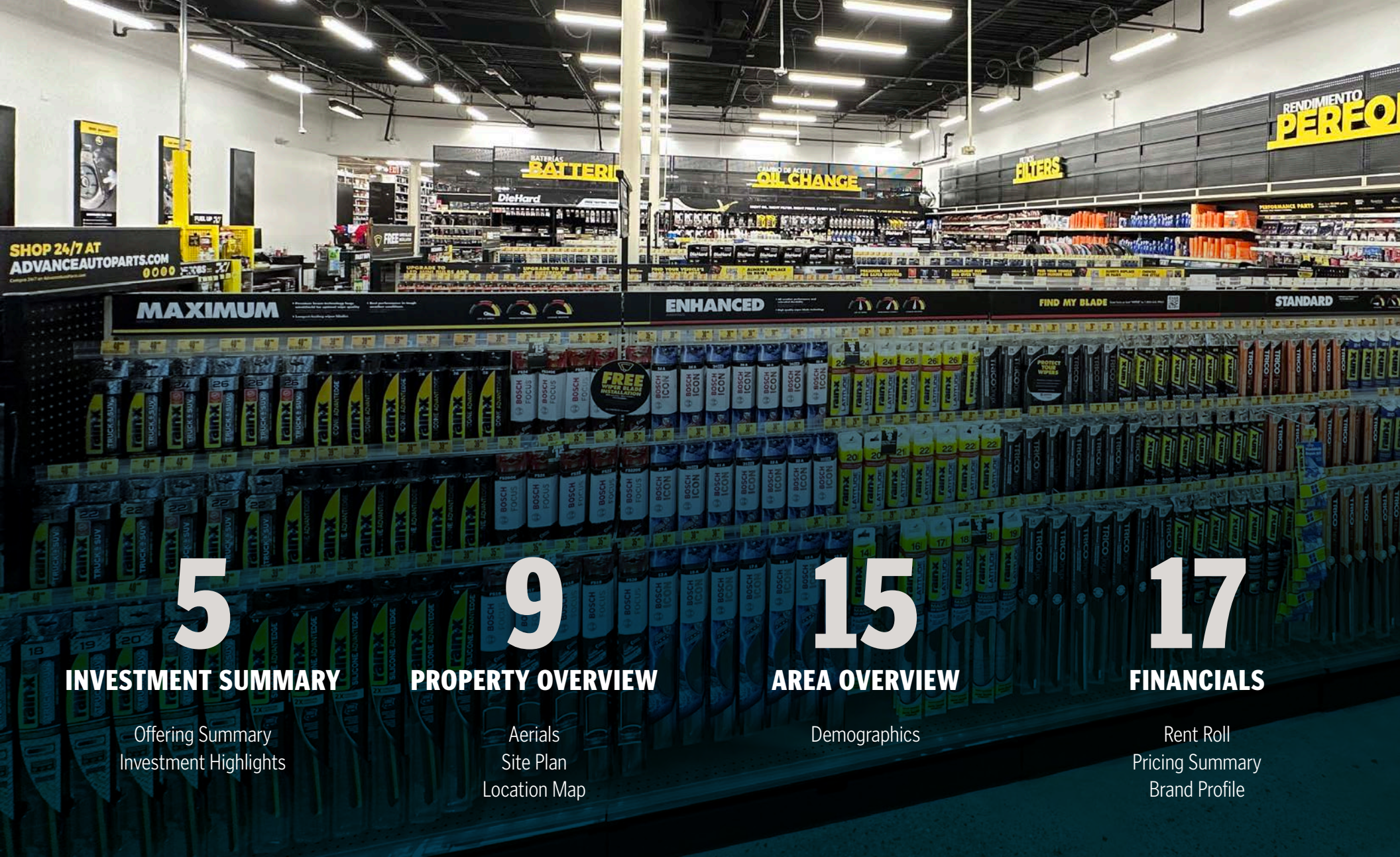
D: 531.721.2888 | M: 402.430.2318

12020 Shamrock Plaza, Suite 333

Omaha, NE 68154

NE License No. 20150894





5
INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9
PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

15
AREA OVERVIEW

Demographics

17
FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





Lee & Associates | Omaha is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an NN leased, Advance Auto Parts investment property located in South Sioux City, Nebraska. The tenant, Advance Stores Company, Inc., has approximately 4 years remaining on its lease with 1 (5-year) option to extend, demonstrating their commitment to the site. The lease features a 22.68% rental increase at the beginning of the remaining option, steadily growing NOI and hedging against inflation. The lease is absolute NN with limited landlord responsibilities making it an ideal, low-management investment opportunity for a passive investor. Advance Auto Parts currently has over 4,000 locations across the United States, Canada, Mexico, and more.

The Advance Auto Parts is located near the signalized, hard corner intersection of US Hwy 77 and Dakota Ave, combining to average over 52,500 vehicles passing by daily. Dakota Ave is a major retail thoroughfare serving the city of South Sioux City. The Advance Auto Parts is located less than a mile from a Walmart Supercenter and Cornhusker Plaza, a 132,000+ square foot Hy-Vee anchored shopping center, complete with an Anytime Fitness, and more. The asset is located less than 1.50 miles south of downtown Sioux City. The property is in the center of a primary retail corridor with other nearby national/credit tenants including McDonald's, Taco Bell, Dollar Tree, Burger King, AutoZone, O'Reilly Auto Parts, and more, further increasing consumer traffic to the site. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The 5-mile trade area is supported by a population of over 102,600 with an average household income of \$88,362.

PROPERTY PHOTOS





OFFERING

Price	\$897,000
Net Operating Income	\$69,504
Cap Rate	7.75%
Tenant	Advance Stores Company, Inc.
Lease Type	NN
Landlord Responsibilities	Roof, Parking Lot, 1/2 HVAC over \$750

PROPERTY SPECIFICATIONS

Rentable Area	7,000 SF
Land Area	0.67 Acres
Property Address	1700 Dakota Avenue South Sioux City, Nebraska 68776
Year Built	2000
Parcel Number	220027323
Ownership	Fee Simple (Land & Building Ownership)



4+ Years Remaining | Option To Extend | Popular Brand

- The tenant, Advance Stores Company, Inc., has approximately 4 years remaining on its lease with 1 (5-year) option to extend, demonstrating their commitment to the site
- The lease features a 22.68% rental increase at the beginning of the remaining option, steadily growing NOI and hedging against inflation
- Advance Auto Parts currently has over 4,000 locations across the United States, Canada, Mexico, and more

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities include Parking Lot, Roof, and 1/2 HVAC over \$750
- Ideal, low-management investment for a passive investor

Signalized, Hard-Corner Intersection (52,500 VPD) | Excellent Visibility | Significant Street Frontage | Large Sign

- Located near the signalized, hard corner intersection of US Hwy 77 and Dakota Ave, combining to average over 52,500 vehicles passing by daily
- The site benefits from excellent visibility via significant street frontage and a large pylon sign along Dakota Ave
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

Strong Demographics In 5-Mile Trade Area

- More than 102,600 residents and 64,300 employees support the trade area
- \$88,362 average household income



PROPERTY OVERVIEW



LOCATION



South Sioux City, Nebraska
Dakota County

ACCESS



Dakota Ave/U.S. Hwy 77 : 1 Access Point
E. 17th Street: 1 Access Point

TRAFFIC COUNTS



Dakota Ave/U.S. Hwy 77: 34,900 VPD

IMPROVEMENTS



There is approximately 7,000 SF of existing building area

PARKING



There are approximately 38 parking spaces on the owned parcel.
The parking ratio is approximately 5.43 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 220027323
Acres: 0.67
Square Feet: 29,040 SF

CONSTRUCTION



Year Built: 2000

ZONING



Commercial



sam's club
Super 8

SIoux GATEWAY AIRPORT
SOUTH SIoux CITY HIGH SCHOOL

SUBWAY
RICHARDSON
El Jove
K KNIGHTS INN
U-HAUL
DOLLAR GENERAL
taco john's
SCRATCH & PECK FEEDS
PEPSI

GILL HAULING
USPS.COM

COVINGTON ELEMENTARY SCHOOL

NEW YORK LIFE
Hardee's
NORTHEAST NEBRASKA INSURANCE

Best WILMES HARDWARE

Advance Auto Parts



DAKOTA AVE. / U.S. HIGHWAY 77 & 20 BUS.

LONG LINES BROADBAND

34,900 VEHICLES PER DAY

W. 17TH ST.

FAMILY DOLLAR





91,000
VEHICLES PER DAY

34,900
VEHICLES PER DAY

INTERSTATE 29/
STATE HIGHWAY 12
LEWIS & CLARK
ELEMENTARY
SCHOOL

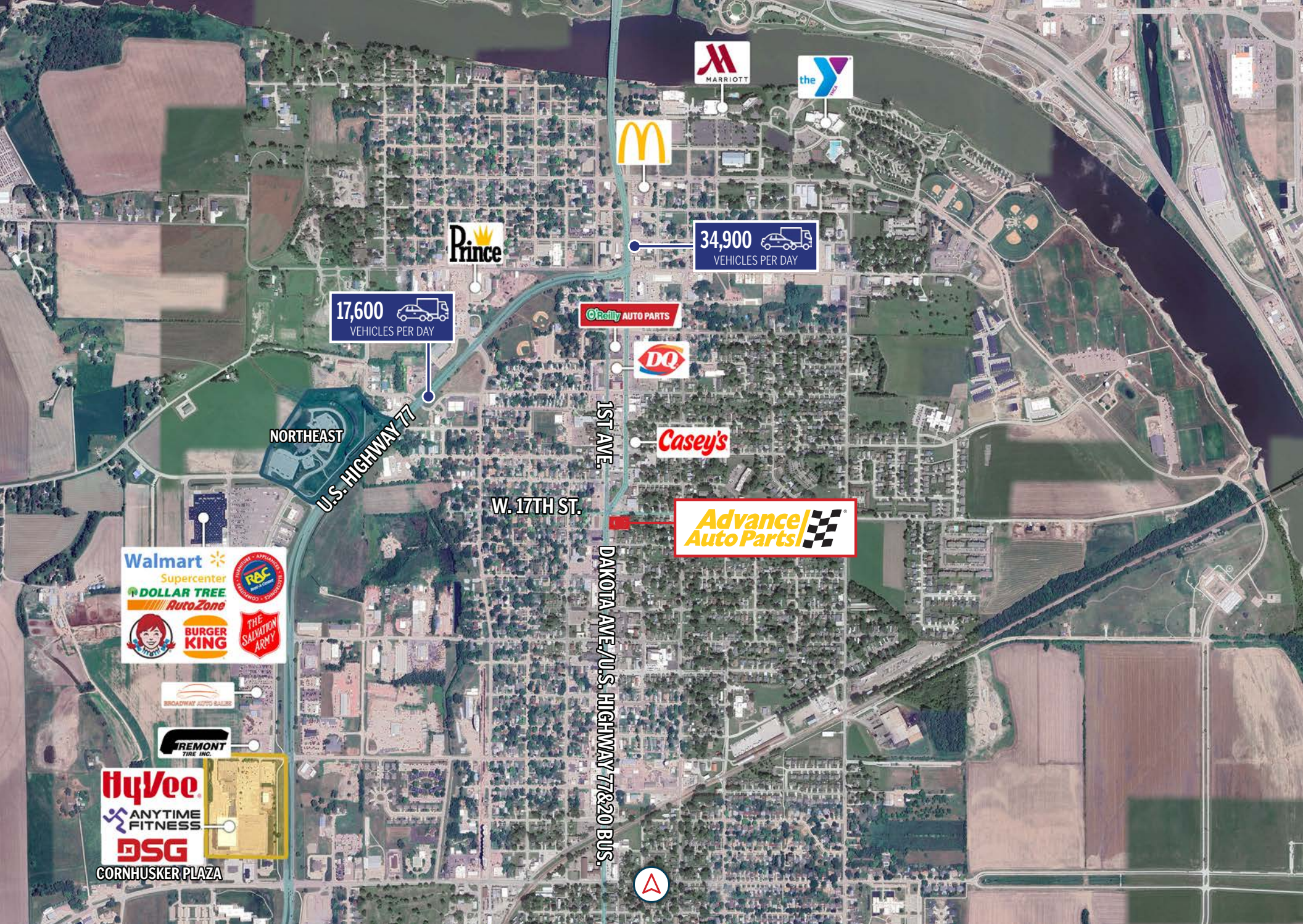
W. 17TH ST.

DAKOTA AVE./U.S. HIGHWAY 77&20 BUS.

Advance
Auto Parts

- bomgaars
- BESSER
- Hilton Garden Inn
- bomgaars
- Prince
- UnityPoint Health
- MOTION
- McArthur
- O'Reilly AUTO PARTS
- D&R AUTO SALES
- LONG LINES BROADBAND
- Pizza Hut
- ADCRAFT INC
- Casey's
- McDonald's
- TACO BELL
- Hard Rock HOTEL & CASINO
- VISION
- TYSON EVENTS CENTER
- ASHLEY
- MERCYONE SIOUXLAND MEDICAL CENTER
- IHOP
- Hardee's
- Arby's
- SCOOTER'S COFFEE
- W
- BURGER KING
- MARRIOTT
- Holiday Inn
- avid
- KIDSY
- the Y





17,600
VEHICLES PER DAY

34,900
VEHICLES PER DAY

Walmart Supercenter
DOLLAR TREE
AutoZone
Burger King
THE SALVATION ARMY

BROADWAY AUTO SALES

FREMONT TIRE INC.

HyVee
ANYTIME FITNESS
DSG
CORNHUSKER PLAZA

Prince

O'Reilly AUTO PARTS

DQ

Casey's

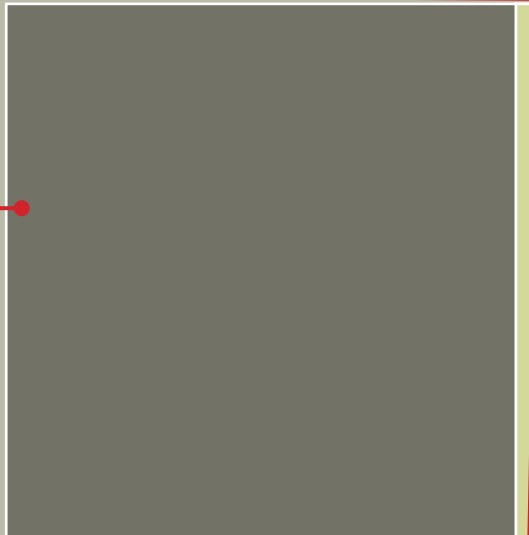
Advance Auto Parts



E. 17TH ST.



PYLON SIGN



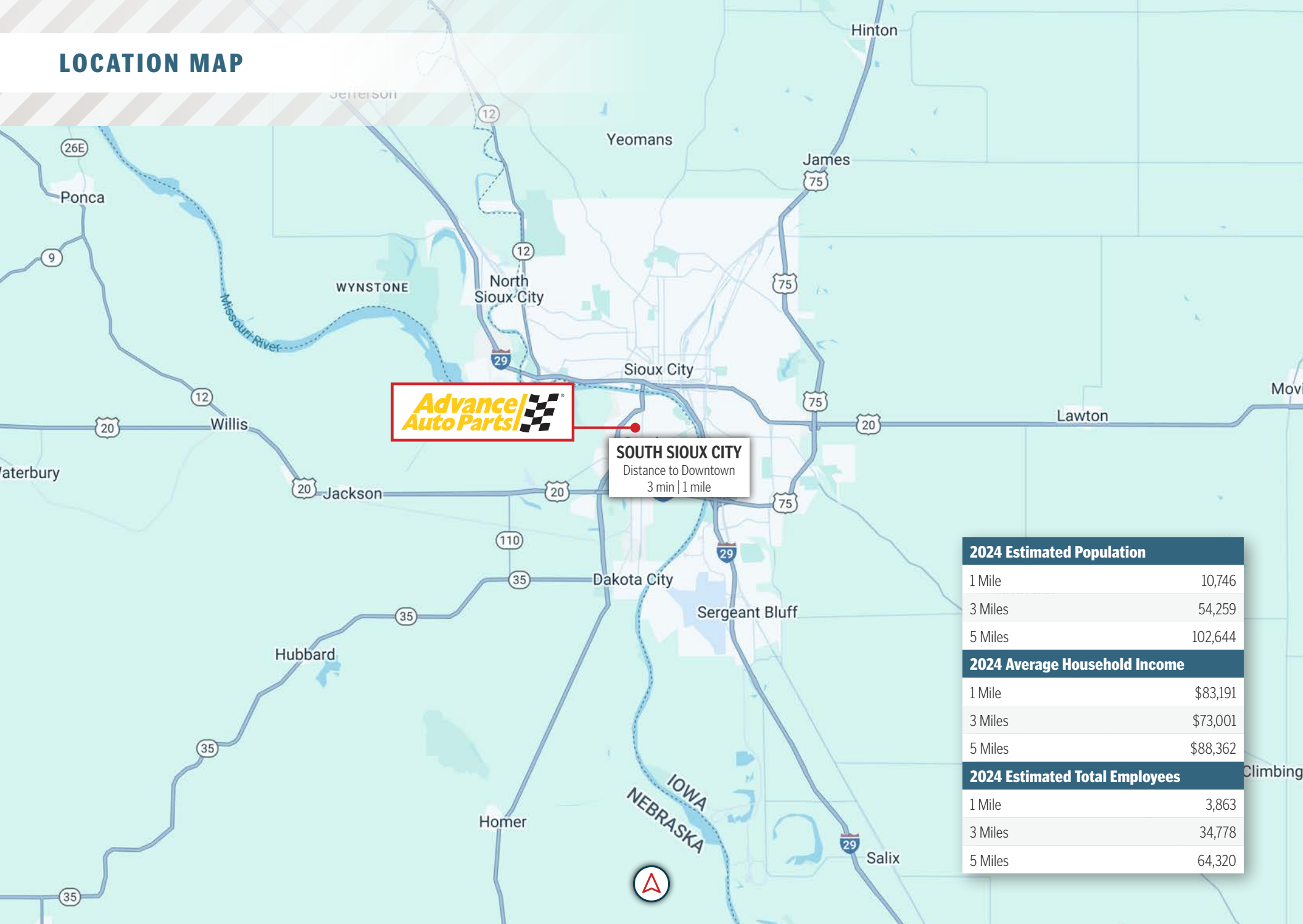
DAKOTA AVE.



26,900
VEHICLES PER DAY

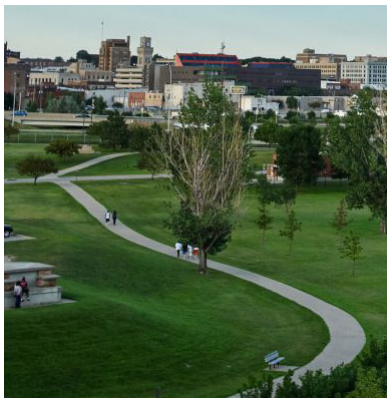


LOCATION MAP



SOUTH SIOUX CITY
 Distance to Downtown
 3 min | 1 mile

2024 Estimated Population	
1 Mile	10,746
3 Miles	54,259
5 Miles	102,644
2024 Average Household Income	
1 Mile	\$83,191
3 Miles	\$73,001
5 Miles	\$88,362
2024 Estimated Total Employees	
1 Mile	3,863
3 Miles	34,778
5 Miles	64,320



SOUTH SIOUX CITY, NEBRASKA

South Sioux City, located in Dakota County, Nebraska, rather than South Dakota, is a community enriched by its diversity and vibrant cultural tapestry. This city, with its population hovering around 13,000 residents, represents a blend of various backgrounds, each adding its own flavor to the city's cultural potpourri. Known for its resilience and industrious spirit, South Sioux City is an integral part of the Siouxland tri-state area, consisting of Iowa, Nebraska, and South Dakota, despite its location in Nebraska. The City of South Sioux City had a population of 14,236 as of July 1, 2023.

The city prides itself on being a business-friendly environment with an economy buoyed by agriculture, manufacturing, and an expanding service sector. This economic diversity not only sustains the city but also provides ample employment opportunities for its residents. One of the city's key industrial players is the Tyson Foods meat processing plant, a significant employer and a cornerstone of the local economy.

South Sioux City and nearby Attractions are Sergeant Floyd Riverboat Museum, Trinity Heights, Mid America Air Museum, Stone State Park, Sioux City Public Museum, Adams Homestead and Nature Preserve. The Dakota County Fair is held in Sioux City every August. Local churches include Saint Michael Catholic Church, Hope Lutheran Church and Evangelical Church. The area also has numerous parks such as Scenic Park, Cardinal Park, Klasey Park and Raymond Park, which offer various recreational facilities.

Higher studies can be pursued at Wayne State College, the University of South Dakota, Creighton University and Western Iowa Tech Community College. Des Moines International is the closest major airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	10,746	54,259	102,644
2029 Projected Population	10,925	54,253	102,748
2010 Census Population	10,246	53,547	97,628
Projected Annual Growth 2024 to 2029	0.33%	0.00%	0.02%
Historical Annual Growth 2010 to 2020	0.44%	0.16%	0.49%
Households & Growth			
2024 Estimated Households	3,601	19,491	37,899
2029 Projected Households	3,701	19,587	38,072
2010 Census Households	3,382	19,230	36,452
Projected Annual Growth 2024 to 2029	0.55%	0.10%	0.09%
Historical Annual Growth 2010 to 2020	0.46%	0.11%	0.35%
Race & Ethnicity			
2024 Estimated White	54.27%	67.41%	76.14%
2024 Estimated Black or African American	12.97%	9.18%	6.98%
2024 Estimated Asian or Pacific Islander	2.08%	3.38%	3.32%
2024 Estimated American Indian or Native Alaskan	3.12%	4.05%	2.98%
2024 Estimated Other Races	27.14%	16.66%	12.35%
2024 Estimated Hispanic	54.15%	35.80%	26.90%
Income			
2024 Estimated Average Household Income	\$83,191	\$73,001	\$88,362
2024 Estimated Median Household Income	\$67,529	\$55,341	\$67,341
2024 Estimated Per Capita Income	\$28,051	\$26,323	\$32,677
Businesses & Employees			
2024 Estimated Total Businesses	355	2,395	4,121
2024 Estimated Total Employees	3,863	34,778	64,320





ADVANCE AUTO PARTS

advanceautoparts.com

Company Type: Public (NYSE:AAP)

Locations: 4,777+

2023 Employees: 40,000

2023 Revenue: \$11.29 Billion

2023 Net Income: \$29.74 Million


2023 Assets: \$12.28 Billion

2023 Equity: \$2.52 Billion

Credit Rating: S&P: BBB-

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of April 20, 2024 Advance operated 4,777 stores and 320 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The company also served 1,152 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

Source: ir.advanceautoparts.com, finance.yahoo.com

The image shows the exterior of an Advance Auto Parts store. The building has a red and white facade. A large sign above the entrance reads "Advance Auto Parts" in green and white, with a checkered flag icon. Two tall, curved banners on either side of the entrance also display the "Advance Auto Parts" logo. In front of the store, three cars are parked: a dark sedan on the left, a silver SUV in the middle, and a white SUV on the right. The store windows display various automotive products and signs, including one that says "\$3399" and another that says "FREE LOANER TOOL SETS".

Advance Auto Parts



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

This document has been prepared by Lee & Associates | Omaha and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, Lee & Associates | Omaha and those represented by Lee & Associates | Omaha make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither Lee & Associates | Omaha or those represented by Lee & Associates | Omaha represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.