

NORTHERN TOOL + EQUIPMENT CORPORATE GUARANTEE W/ 10% RENTAL INCREASES

4440 W CROSSROADS PLACE, SIOUX FALLS, SD 57106

NEWER 2022 CONSTRUCTION - NO INCOME TAX STATE

CURRENT CAP RATE OF 7.15% INCREASES TO 7.87% APRIL 1, 2027 ON THE SCHEDULED 10% RENT INCREASE



OFFERING MEMORANDUM

Marcus & Millichap



Walmart
Starbucks
ALDI



SIoux FALLS
REGIONAL
AIRPORT

SIoux FALLS
CONVENTION CENTER

SOUTHEAST
Technical College
±3,185 Students

Walmart
PETSMART
target
Ashley
HOMESTORE
CINEMARK
MENARDS

SIoux EMPIRE
FAIR

NORTHERN
TOOL + EQUIPMENT

DOWNTOWN
SIoux FALLS



GREAT
PLAINS ZOO

MENARDS
WALMART
BARNES & NOBLE
THE HOME DEPOT
sam's club
Lowe's
HyVee

AUGUSTANA
UNIVERSITY
±2,550 Students

Dillard's
JCPenney
DICK'S SPORTING GOODS
macy's
Red Robin
ANTHROPOLOGIE
lululemon
OLD NAVY
THE EMPIRE MALL

COSTCO WHOLESALE
BEST BUY
at home
SCHEELS
The Home Décor Superstore

Butterfly
House &
Aquarium



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Executive Summary

4440 W Crossroads Place, Sioux Falls, SD 57106

FINANCIAL SUMMARY

Price	\$4,631,000
Cap Rate	7.15%
Building Size	22,000 SF
Net Cash Flow	7.15% \$331,100
Year Built	2022
Lot Size	2.05 Acres

LEASE SUMMARY

Lease Type	Double Net (NN) Lease
Tenant	Northern Tool
Guarantor	Corporate
Roof and Structure	Landlord Responsible*
Lease Commencement Date	March 19, 2022
Lease Expiration Date	March 31, 2034
Lease Term Remaining	8 Years
Rental Increases	10% Every 5 Years & Options (See Rent Schedule)
Renewal Options	2, 5 Year Options
Right of First Refusal	None

*15 year roof warranty in place until 2037.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 3/31/2027	\$331,100	7.15%
4/1/2027 – 3/31/2032	\$364,320	7.87%
4/1/2032 – 3/31/2034	\$400,840	8.66%
Renewal Options	Annual Rent	Cap Rate
Option 1 (4/1/2034 – 3/31/2039)	\$440,924	9.52%
Option 2 (4/1/2039 – 3/31/2044)	\$485,016	10.47%

Base Rent	\$331,100
Net Operating Income	\$331,100
Total Return	7.15% \$331,100





45,500 CPD
W 12TH STREET



66,000 CPD
INTERSTATE 29



SANFORD
HEALTH
USD Medical Center



VA U.S. Department of Veterans Affairs
Veterans Health Administration
Sioux Falls Medical Center

RAMADA



SILVERSTAR
CAR WASH

VOYAGE
FEDERAL CREDIT UNION

NORTHERN
TOOL + EQUIPMENT

NEW PRAIRIE
Storage

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

BIERSCHBACH
EQUIPMENT & SUPPLY

66,000 CPD
INTERSTATE 29



Property Description



INVESTMENT HIGHLIGHTS

- » **8+ Years Remaining on Lease with Corporate Guaranty by Northern Tool + Equipment**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Dense Sioux Falls Trade Area with 163,658 Residents within a 5-Mile Radius**
- » Sioux Falls is the Most Populous City in the State of South Dakota
- » **Households and Population Projected to Increase 7%+ in the Immediate Area by 2030**
- » Excellent Access and Visibility from Interstate 29 (±66,000 Cars per Day), a Major Connector for the Sioux Falls MSA
- » **Highly Accessible Location via West 12th Street / Interstate 29B (±45,500 Cars per Day)**
- » Central Location with Immediate Proximity to Great Plains Zoo, W.H. Lyon Fairgrounds, The Country Club of Sioux Falls, Minnehaha Country Club, and Downtown Sioux Falls
- » **Average Household Income Exceeds \$96,000 within the Surrounding Area**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	6,409	91,408	173,405
2025 Estimate	5,985	85,755	163,658
Growth 2025 - 2030	7.09%	6.59%	5.96%

Households

2030 Projections	3,209	41,511	75,404
2025 Estimate	2,999	38,836	70,716
Growth 2025 - 2030	7.01%	6.89%	6.63%

Income

2025 Est. Average Household Income	\$66,045	\$86,947	\$96,079
2025 Est. Median Household Income	\$56,463	\$72,269	\$80,394

Tenant Overview



 **BURNSVILLE, MINNESOTA**
Headquarters

 **1981** Founded  **±120** Locations

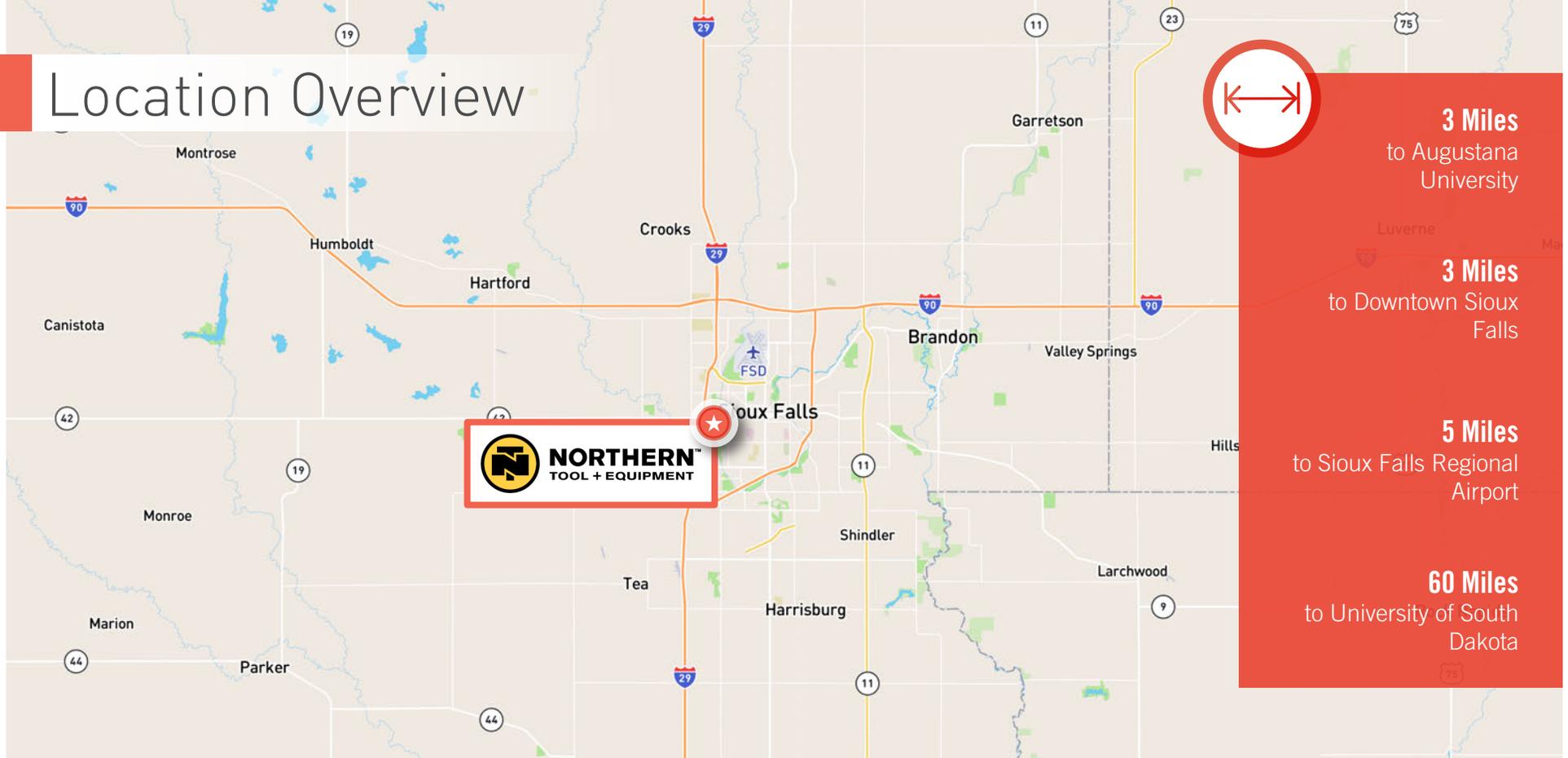
 **WWW.NORTHERNTOOL.COM**
Website

Northern Tool + Equipment is an industry leader, offering a wide selection of products, from consumer goods to industrial and construction equipment. The company is headquartered in Burnsville, Minnesota with warehouses located in Minnesota, South Carolina, and Texas. Northern Tool manufactures North Star, Powerhorse, and several other brands at facilities in Faribault, Minnesota and Ningbo, China. With over 120 store locations across more than 20 states, Northern Tool has a strong retail presence in the U.S. Northern Tool reaches an even wider audience through year-round catalog offerings, a website packed with over 100,000 tools, curbside store pickup, and nationwide delivery.

Property Photos



Location Overview



Sioux Falls is the most populous city in the state of South Dakota and is the county seat of Minnehaha County. The city's population sits at approximately 225,000 people. In 2025, the city's population grew by 2.3%, which aligns with the city's long-term growth rate. Bordering Iowa and Minnesota, Sioux Falls is conveniently located at the junction of Interstates 90 and 29 on the banks of the Big Sioux River. The Sioux Falls metropolitan area, with an estimated 308,000 residents, accounts for more than one-third of South Dakota's population.

In 2025, Sioux Falls' total construction was valued at \$1.3 billion, surpassing the \$1 billion mark for the fifth consecutive year, making 2025 one of the best years

on record. A total of 5,615 building permits were issued across residential and commercial building projects that include new construction, additions, repairs, remodels, and renovations within Sioux Falls.

As one of the Midwest's fastest-growing cities, Sioux Falls has a robust, growing job market. Thanks to the city's tax-friendly climate and strong workforce, Forbes has named Sioux Falls one of the top Small Cities for Business and Careers each of the last 15 years. Sioux Falls has also been named the #1 Best City in America for Young Professionals by SmartAsset.com and the #2 Best Tax Climate in the U.S. by Tax Foundation.

[exclusively listed by]

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