

**FOR
SALE**

WESTTOWN SQUARE

3100 West 12th Street

fully-leased investment for sale



3100 West 12th Street
Sioux Falls, SD 57104

i Property Information



size

Building: 34,751 sqft
Land: 5.8 acres



price

\$6,375,000

6.75% CAP (5% vacancy)
7.10% CAP (0% vacancy)



co-tenancy

Walgreens, ACE Hardware,
Subway, HyVee, Wendy's,
Wells Fargo, Great Plains
Zoo, Billion Auto, Taco Bell,
Sioux Empire Fairgrounds



tenants

-Harbor Freight Tools
-Dollar Tree
-Windstream / McLeod
-Big's Sports Bar & Billiards

(fresh long-term leases with
all tenants commencing
Fall 2017!)



location

Highly visible retail
location with excellent
exposure on West 12th
Street, the main east/west
arterial street in Sioux
Falls, South Dakota.

Information deemed reliable but not guaranteed.



traffic

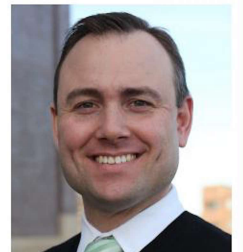
West 12th Street:
33,200 vehicles per day

Interstate 29:
54,900 vehicles per day

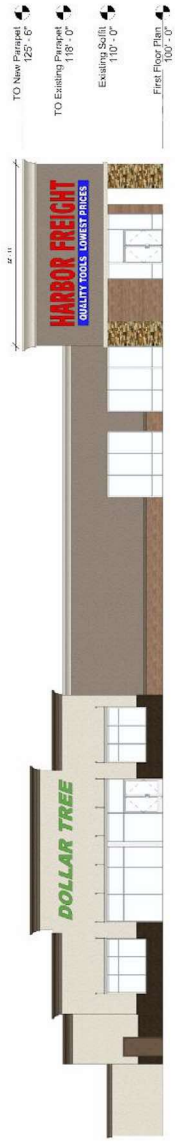
This is one of the highest
trafficked sites in the City!



5800 South Remington Place #100
Sioux Falls, South Dakota 57108
VBCLink.com | 605.361.8211



605.376.0127
Ryan.Tysdal@VBCLink.com



1 Proposed South Elevation
Scale: 3/32" = 1'-0"



2 Proposed East Elevation
Scale: 3/32" = 1'-0"

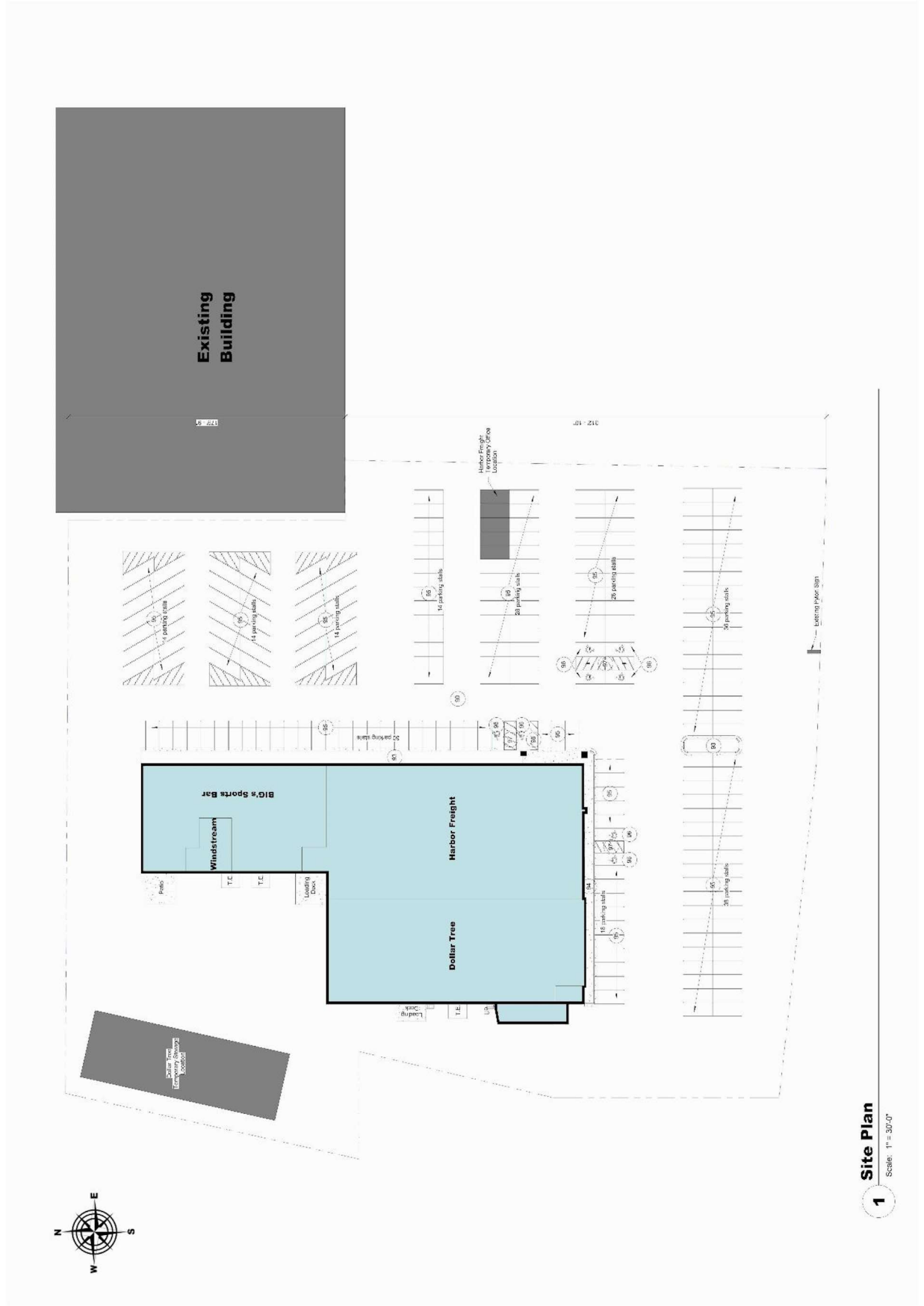


Mid-Construction
September 1, 2017

West 12th Street Retail Corridor Sioux Falls, South Dakota



Site Plan



- Sales Price: \$6,375,000
- Cap Rate: 6.75% (5% vacancy factor)
7.10% (with no vacancy)
- Zoning: C-4 Commercial
(highest commercial classification)
- Original Construction: 1979
Complete Building Renovation: 2017
- Land Size: 5.8 acres
Building Size: 34,751 square feet
 - Harbor Freight Tools: 15,000 sqft
 - Dollar Tree: 11,208 sqft
 - Windstream: 870 sqft
 - Big's Sports Bar: 7,673 sqft
- Liquor License

This real estate sale includes a city-issued liquor license, which is owned by the property owner and leased to Big's Bar. The Tenant pays rent for the use of the liquor license, per a separate agreement (in addition to Tenant's base rent). Contact Broker for further details.
- 2017 Renovation

During Summer 2017, the Landlord completely renovated the Property, converting it from an auto dealership to a retail centre. Contact Broker for construction details.

HARBOR FREIGHT

Quality Tools at Ridiculously Low Prices

Harbor Freight Tools is a privately-held national discount tool and equipment retailer. Based in California, Harbor Freight was founded over 40 years ago and has over 800 stores in 47 states.

Harbor Freight sells many in-house store brand tools sourced directly from manufacturers, providing "quality tools at ridiculously low prices."

Harbor Freight's 10-year corporate lease at Westown Square commences Fall 2017.



Dollar Tree is a national discount variety store that sells all items for \$1 or less. Based in Virginia, Dollar Tree operates over 13,600 stores in 48 states.

Dollar Tree's products include health and beauty, food and snacks, party supplies, seasonal decor, housewares, cleaning supplies, toys, gifts, gift wrap, pet supplies, books and more.

Dollar Tree's 10-year corporate lease at Westown Square commences Fall 2017.



Windstream is the provider of voice and data network communications to more than 8.1 million people in 21 states.

Windstream operates an unmanned telecommunications hub out of Westown Square. They have been a tenant in the centre for more than 20 years, with another 5-year lease renewal commencing Fall 2017.



Big's Sports Bar & Billiards is a popular local tavern, operating a successful concert venue and pool hall.

In addition to regular pool and gaming tournaments held at Big's Bar, concert promoters from around the region book shows at Big's, including shows by renown nationally-touring groups as well as numerous local artists.

As an existing tenant at Westown Square, they have a 5-year lease renewal commencing Fall 2017.