

# 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

SOUTHEAST  
Technical College  
±3,185 Students

SIoux EMPIRE  
FAIR

NORTHERN  
TOOL + EQUIPMENT

GREAT  
PLAINS ZOO

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

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

SIoux FALLS  
REGIONAL  
AIRPORT

SIoux FALLS  
CONVENTION CENTER

DOWNTOWN  
SIoux FALLS

AUGUSTANA  
UNIVERSITY  
±2,550 Students

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

<b>Price</b>	<b>\$4,631,000</b>
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

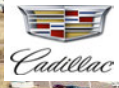
\*15 year roof warranty in place until 2037.

## 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%

<b>Base Rent</b>	<b>\$331,100</b>
<b>Net Operating Income</b>	<b>\$331,100</b>
<b>Total Return</b>	<b>7.15% \$331,100</b>





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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**Jon Ruzicka**  
Broker of Record  
952 852 9700  
Lic #: 17724

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