

UPLAND

NET LEASE SALES



\$2.2M GOODWILL RETAIL STORE @ 6.75% CAP



NO INCOME TAX STATE | 17,352 VPD

LOCATION: Watertown, SD
PRICE: \$2,280,133
CAP RATE: 6.75%
NOI YEARS 8-10: \$153,909
NOI YEARS 11-15: \$164,604
LEASE TYPE: NN
LEASE EXP. DATE: 2/28/2027
OPTIONS: Two 5-year
BUILDING SIZE: 9,444 SQ FT
LOT SIZE: 1.62 Acres
5-MILE AVG HH
INCOME: \$60,335

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MORE INFORMATION](#)

Goodwill of Great Plains has been in business for over 100 years, and operates 21 retail stores and donation centers in Iowa, Nebraska, Minnesota and South Dakota.

7+ years remain on lease with rent increase in year 11, and two 5-year renewal options.

Excellent location on main retail corridor. Traffic counts average 17,352 vehicles daily on Highway 212.

South Dakota is a no income tax state.

Watertown is the county seat of Codington County. It is also the principal city of the Watertown Micropolitan Statistical Area.

Look Upland

Where Properties & People Unite!

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