



4005 W 41ST ST, SIOUX FALLS, SD 57106

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EXCLUSIVELY LISTED BY

For Local Showings Contact

RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

Lloyd Companies

DIR: (605) 275-4251

MOB: (605) 728-9092

raquel.blount@lloydcompanies.com

License No. 11811 (SD)

MICHAEL HAEDER

BROKER OF RECORD

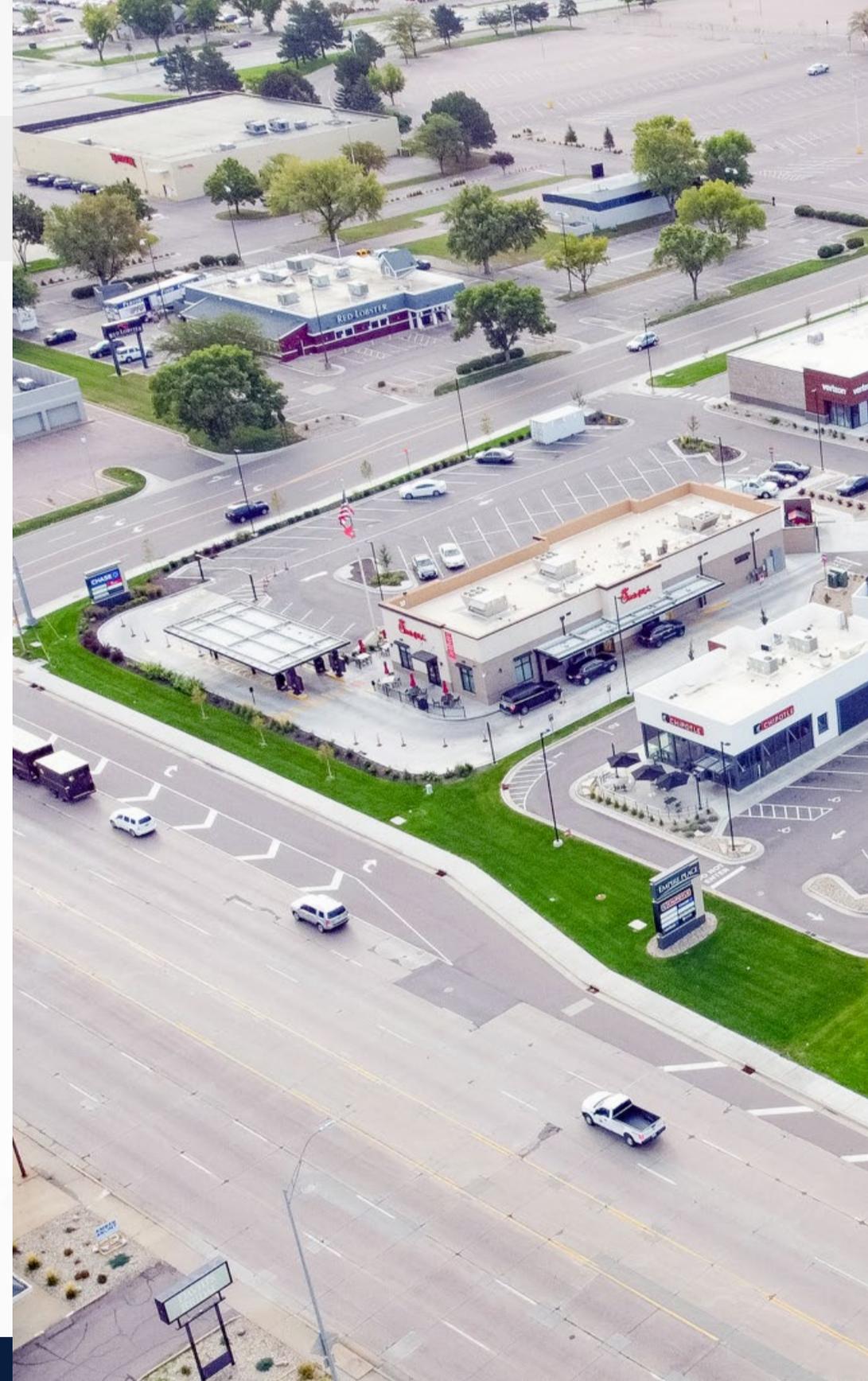
Haeder & Associates

License No. 13033 (SD)

508 7th Street, #208, Rapid City, SD 57701

D: (866) 889-0550

E: listing@matthews.com





INVESTMENT HIGHLIGHTS

- **20-YEAR ABSOLUTE NNN GROUND LEASE** - The subject property benefits from a 20-year Absolute NNN Ground lease with approximately 18 years remaining and Five, 5-year options. There are no landlord responsibilities.
- **CORPORATE GUARANTEE** - Corporate guaranteed lease from Chick-Fil-A, Inc. with over 2,797 locations.
- **TOP 85 LOCATION** - Per Placer.AI, the subject property ranks 82nd nationally for Chick-Fil-A in foot-traffic; reflecting store performance in the top 95% percentile nationwide.
- **2021 CONSTRUCTION** - Brand new construction Chick-Fil-A Prototype with 2 drive-thru lanes.
- **STRATEGIC HARD CORNER LOCATION** - Located on the hard corner of a 4-way signalized intersection.
- **DENSE RETAIL CORRIDOR** - Affluent retail corridor with Target, Walmart Supercenter, Sam's Club, Hy-Vee, McDonald's, Chase Bank, and Chipotle, among a handful of others.
- **MASTER-PLANNED NEW DEVELOPMENT** - The shopping center in which it is located, Empire Place, is a brand-new mixed-use development with a handful of national and trophy tenants providing substantial retail synergy in the corridor.
- **INCOME TAX-FREE STATE** - The state of South Dakota does not have a state income tax.

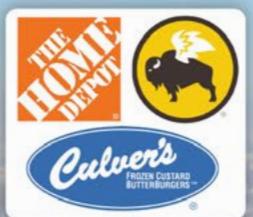


CANDLEWOOD SUITES



± 31,000 VPD

MENARDS



sam's club

MINNEHAHA COUNTRY CLUB



Comfort

BW Best Western

savers SHOP. REUSE. REIMAGINE.

Walmart Supercenter

LOUISE AVE ± 26,000 VPD

QUALITY INN & SUITES

Super 8

DAVID'S BRIDAL

McDonald's

S SHIRLEY AVE ± 10,000 VPD

Arby's

BARNES & NOBLE

Red Chili's

Batteries + Bulbs

41ST ST ± 27,000 VPD

bp

CHIPOTLE



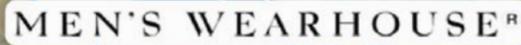
SUBJECT PROPERTY

MEN'S WEARHOUSE

Red Lobster

verizon





LOUISE AVE ± 26,000 VPD

41ST ST ± 27,000 VPD

W EMPIRE PL

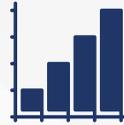


VALUATION OVERVIEW



\$3,333,333

LIST PRICE



3.75%

CAP RATE



\$125,000

NOI

ANNUALIZED OPERATING DATA				
BASE TERM	YEARS	MONTHLY RENT	ANNUAL RENT	CAP RATE
	Current - 4/31/2026	\$10,416.67	\$125,000	3.75%
	5/1/2026 - 4/31/2031	\$11,458.33	\$137,500	4.13%
	5/1/2031 - 4/31/2036	\$12,604.17	\$151,250	4.54%
	5/1/2036 - 4/31/2041	\$13,864.58	\$166,375	4.99%
Option 1	5/1/2041 - 4/31/2046	\$15,260.92	\$183,131	5.49%
Option 2	5/1/2046 - 4/31/2051	\$16,776.17	\$201,314	6.04%
Option 3	5/1/2051 - 4/31/2056	\$18,453.75	\$221,445	6.64%
Option 4	5/1/2056 - 4/31/2061	\$20,299.17	\$243,590	7.31%
Option 5	5/1/2061 - 4/31/2066	\$22,329.08	\$267,949	8.04%

TENANT SUMMARY	
Tenant	Chick-Fil A, Inc.
Lease Guarantor	Corporate
Property Address	4005 W 41st St, Sioux Falls, SD 57106
Lease Commencement Date	4/15/2021
Lease Expiration Date	4/31/2041
Original Lease Term	20 Years
Lease Term Remaining	±18 Years
Rent Increases	10% Every 5 Years
Option Periods	Five, 5-Year Options
Lease Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Tenant Responsibilities	All
ROFO	Yes

TENANT PROFILE



HEADQUARTERS

Atlanta, GA

YEAR FOUNDED

1946

WEBSITE

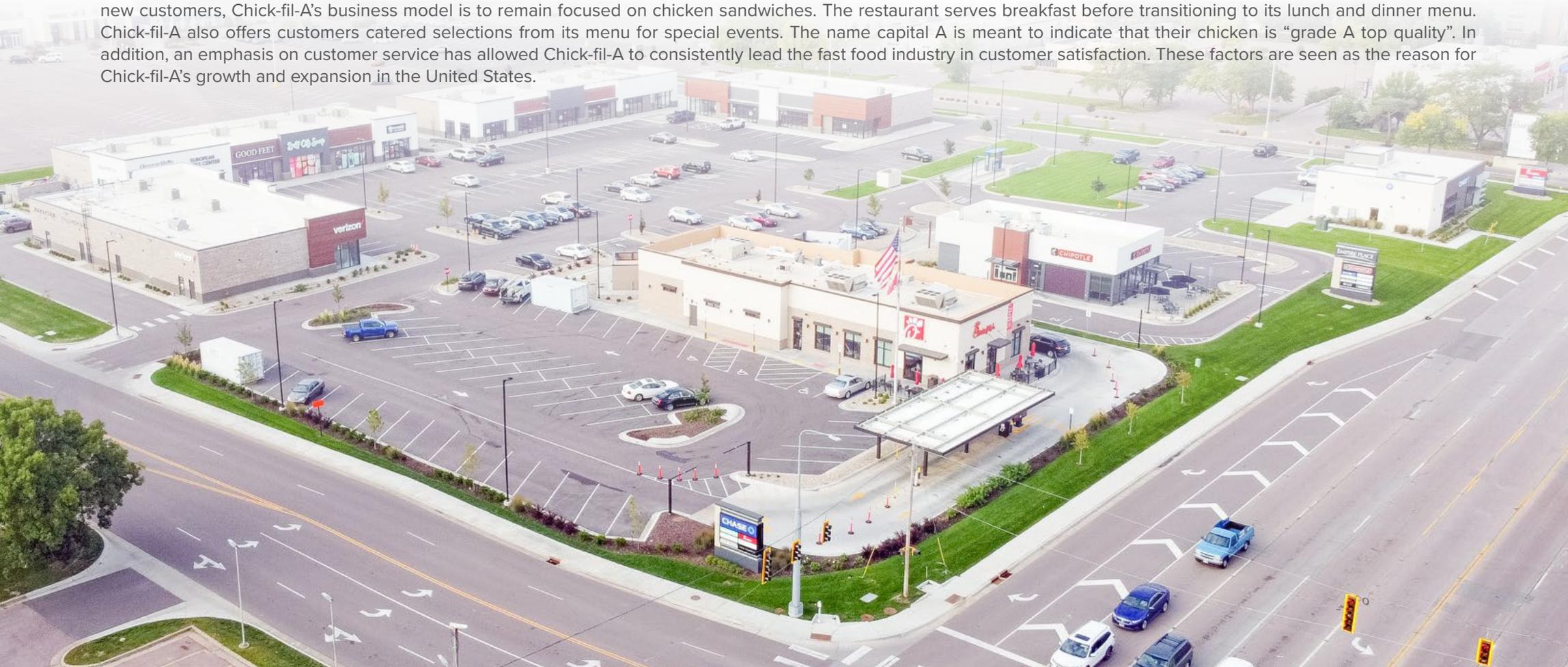
www.chick-fil-a.com

LOCATIONS

±2,797

Chick-fil-A is one of the largest American fast food restaurant chains and the largest specializing in chicken sandwiches. The company is headquartered in College Park, Georgia. Chick-fil-A operates 2,797 restaurants, primarily in the United States. The chain has locations in 47 states, Canada, the District of Columbia, and Puerto Rico, with plans for a future expansion into Hawaii.

Chick-fil-A's business strategy involves a focus on a small menu and on customer service. While other fast-food chains often expand their menu offerings to attempt to attract new customers, Chick-fil-A's business model is to remain focused on chicken sandwiches. The restaurant serves breakfast before transitioning to its lunch and dinner menu. Chick-fil-A also offers customers catered selections from its menu for special events. The name capital A is meant to indicate that their chicken is "grade A top quality". In addition, an emphasis on customer service has allowed Chick-fil-A to consistently lead the fast food industry in customer satisfaction. These factors are seen as the reason for Chick-fil-A's growth and expansion in the United States.



AREA OVERVIEW



SIOUX FALLS, SD

Sioux Falls “Stone Shatter City” is the most populous city in the U.S. state of South Dakota. It is the county seat of Minnehaha County and extends into Lincoln County to the south, proximate with the Minnesota state line. Sioux Falls was ranked as one of the best places to retire in 2022 according to Forbes.

As of 2022, Sioux Falls has an estimated population of 202,600 residents. The metropolitan population of 276,730 accounts for more than a quarter of South Dakota’s entire population. Chartered in 1856 on the banks of the Big Sioux River, the city is situated in the rolling hills at the junction of Interstate 90 and Interstate 29.

#1 IN BEST PLACES FOR YOUNG PROFESSIONALS

South Dakota (Niche, 2022)

#4 IN TOP 10 CITIES

(SmartAsset, 2020)

#10 IN 2020 TOP 100 BEST PLACES TO LIVE

(Livability, 2020)

DEMOGRAPHICS

ECONOMY

Originally centered on quarrying and agriculturally based industries, the economy of Sioux Falls has become diversified and more service-based over the last half-century, making the city a center of financial services, health care, and retail trade.

COMMERCE AND INDUSTRY

Partially due to the lack of a state corporate income tax, Sioux Falls is home to several financial companies. The largest employers among these are Wells Fargo and Citigroup. Other important financial service companies in Sioux Falls include Great Western Bank, Western Surety Company (CNA Surety), Total Card Inc., Capital Card Services, Midland National Life Insurance Company, MetaBank, and First Premier Bank.

Sioux Falls is a significant regional health care center. It has four major hospitals: Sanford Health (formerly Sioux Valley), Avera McKennan Hospital, the South Dakota Veterans Affairs Hospital, and the Avera Heart Hospital of South Dakota. Sanford Health and Avera Health are the largest and second-largest employers in the city, respectively. Emergency medical services (EMS) are provided by Paramedics Plus and Sioux Falls Fire Rescue.

Companies based in Sioux Falls include Raven Industries, retailers Lewis Drug and Sunshine Foods, and communications companies SONIFI Solutions and Midco.

MANUFACTURING

While no longer as economically dominant as it once was, the manufacturing and food processing sector remain an important component of the economy of Sioux Falls. The Smithfield Foods/John Morrell meatpacking plant is the city's third-largest employer. Other important manufacturing companies include Orion foods systems, Wheeler Tank, Maguire Iron, Amesbury Group, Raven Industries, Bell Incorporated, and Gage Brothers.

The USGS Center for Earth Resources Observation and Science is approximately 10 miles north of Sioux Falls. It houses one of the largest computer complexes in the Department of the Interior. EROS has approximately 600 government and contractor employees.



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	8,767	93,199	167,335
2023 Estimate	9,132	89,254	157,050
2010 Census	8,815	79,580	132,001
Growth 2022-2028	3.6%	12.16%	18.98%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	4,909	38,675	67,976
2023 Estimate	4,765	37,504	64,664
2010 Census	4,602	32,916	53,570
Growth 2022-2028	3.55%	13.94%	20.71%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$57,278	\$82,459	\$80,369

ATTRACTIONS

SHOPPING AND DINING

Because of the relatively long distances between Sioux Falls and larger cities, Sioux Falls has emerged as an important regional center of shopping and dining. The Empire Mall, with over 180 stores, anchors one of the primary retail zones in the southwest section of the city. This area, centered mainly around the intersection of 41st Street and Louise Avenue, contains many large national chain stores and restaurants.

In [Central Downtown](#), shops line Phillips Avenue, and in the “EastBank” shops and restaurants fill a boardwalk-style center called “8th and Railroad.” “The Bridges” is an outdoor shopping center at the intersection of 57th Street and Western Avenue on the south side of the city that contains over 30 restaurants, boutiques, and private businesses. Dawley Farm Village is another shopping center on the east side of the city at the intersection of Arrowhead Parkway (SD Highway 42) and Veterans Parkway (SD Highway 11, previously known as Powder House Road).



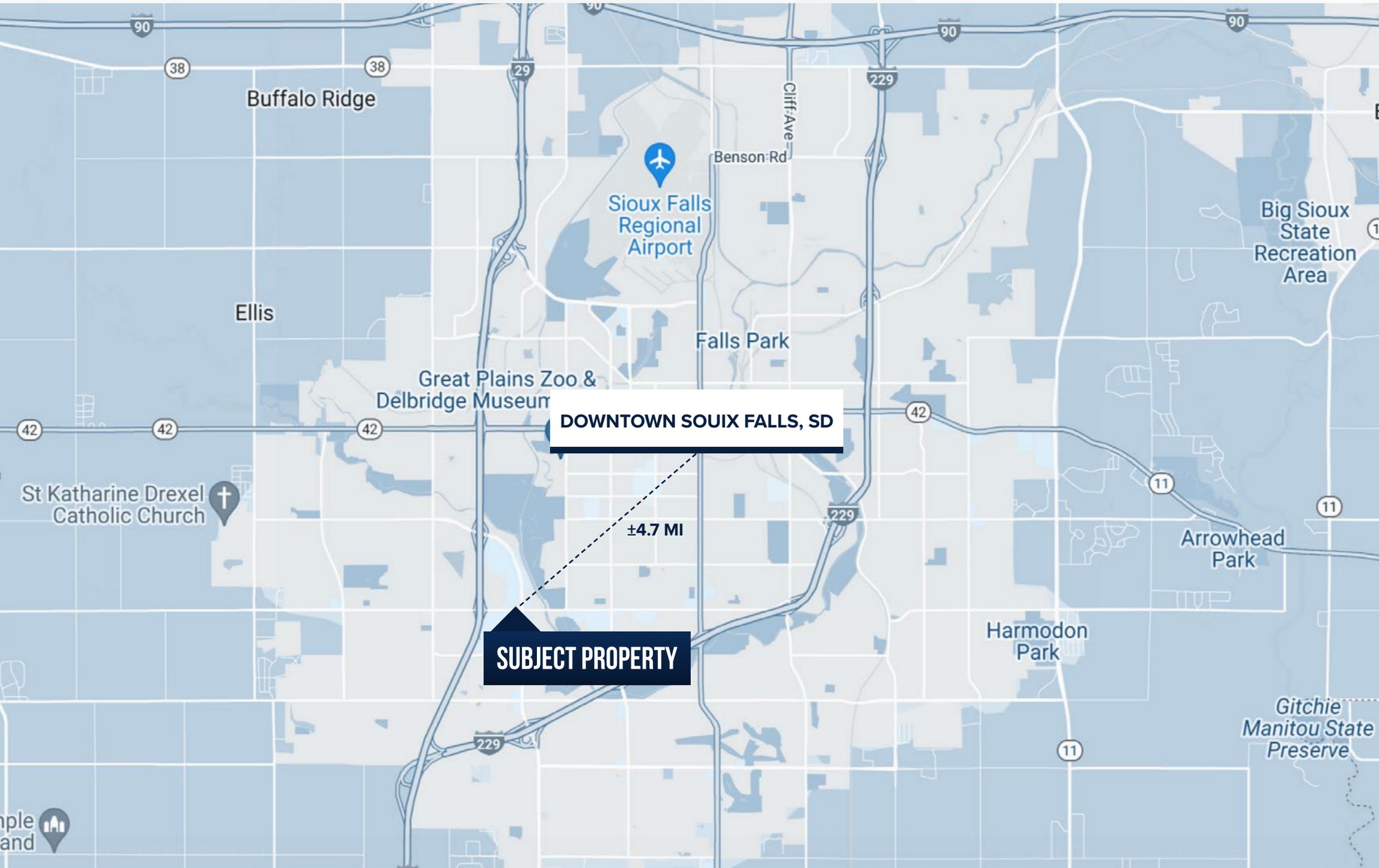
ATTRACTIONS

Sioux Falls has several tourist attractions. Falls Park, a 123-acre park located north of downtown was [ranked #2 in the Coolest City Parks in the U.S. \(Livability 2020\)](#). The Big Sioux River features a variety of waterfalls, an observation tower, the Falls Overlook Café, the Queen Bee Mill, and a variety of sculptures. Washington Pavilion is the cultural, education, and entertainment center of Sioux Falls. It features the Husby Performing Arts Center, the Kirby Science Discovery Center, the Washington Pavilion’s Visual Arts Center, and the Wells Fargo CineDome Theater. Hit the slopes at the Great Bear Recreation Park, the largest park in the Sioux Falls Parks & Recreation Department. The park features over 220 acres of recreational space for winter sports which include 14 downhill trails, a terrain park, the Kirby Family Tubing Park, and cross country and snowshoeing trails. The park is also open during the summer for hiking, bird watching, and picnicking along the 4-mile trail system.

EVENTS

Sioux Falls know how to entertain. The city hosts a variety of annual events and festivals each year. The Sioux Empire [Livestock Show is attended by over 30,000 people](#) each year as it is the best place to see purebred livestock from across the country. It is regarded as one of the greatest livestock shows in the upper Midwest. The Sidewalk Arts Festival brings together over 240 vendors to the streets that surround Washington Pavilion for a celebration of folk art, fine art, and Dakota cuisine. During the summer, the downtown community hosts Levitt at the Falls, which are 50 free outdoor music concerts.

AREA MAP



DOWNTOWN SIOUX FALLS, SD

±4.7 MI

SUBJECT PROPERTY

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4005 W 41st St Sioux Falls, SD 57106** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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For Local Showings Contact

RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

Lloyd Companies

DIR: (605) 275-4251

MOB: (605) 728-9092

raquel.blount@lloydcompanies.com

License No. 11811 (SD)

MICHAEL HAEDER

BROKER OF RECORD

Haeder & Associates

License No. 13033 (SD)

508 7th Street, #208, Rapid City, SD 57701

D: (866) 889-0550

E: listing@matthews.com

