



GORDON PLAZA

OFFERING MEMORANDUM

GORDON DRIVE & S. MARTHA STREET | SIOUX CITY, IOWA



PROPERTY DESCRIPTION

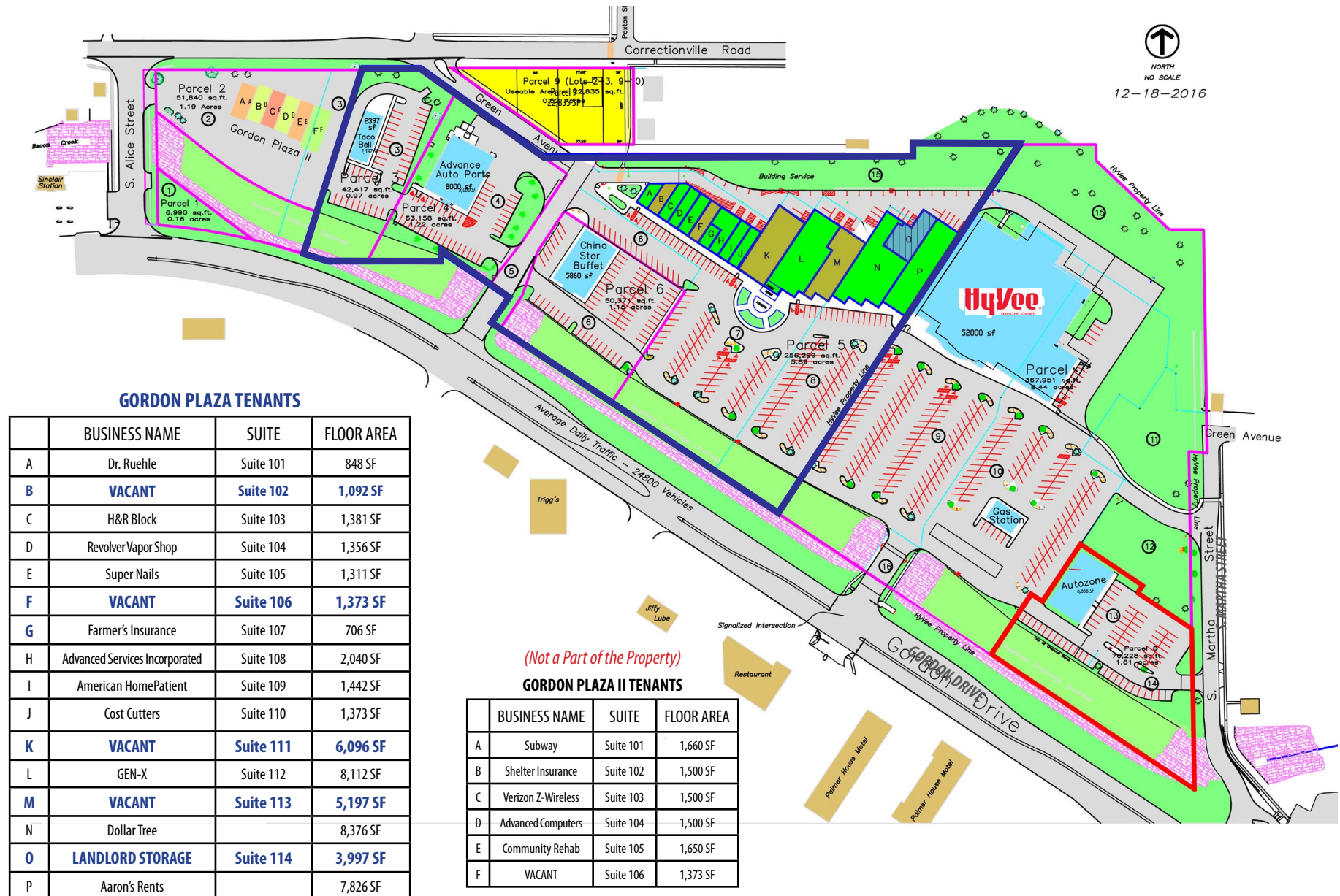
Price:	\$6,500,000.00
Price/SF:	\$94.46
Cap Rate:	6.09%
Property Name	Gordon Plaza
Address	3215 -55 Gordon Drive
Location	Sioux City, Iowa 51105
Cross Street	S. Martha Street
Square Footage (GLA)	68,814 Square Feet
Land Area	9.23 Acres/402,245 Square Feet
Year Built	Inline: 1998, China Star: 1999, Advance Auto: 1996 & Taco Bell: 1998
Zoning	GC
Number of Stories	One
Parking Spaces	3.28
Parking Ratio	4.8:1



PROPERTY PHOTOS



SITE PLAN



AERIAL IMAGE



TENANT PROFILE



Dollar Tree is a chain of discount variety stores that sells items for \$1 or less.

Website: www.dollartree.com



Advance Auto Parts is the largest retailer of automotive replacement parts and accessories in the United States

Website: www.advanceautoparts.com



Taco Bell serves a variety of Tex-Mex foods, including tacos, burritos, quesadillas, nachos, other specialty items, and a variety of "value menu" items.

Website: www.tacobell.com



H&R Block is an American tax preparation company that also offers payroll, and business consulting services.

Website: www.hrblock.com



Cost Cutters Family Hair Salons offer a full range of hair services at affordable prices.

Website: www.signaturestyle.com



GenX Clothing specializes in the sales of Men's, Women's and Children's casual-clothing, shoes, street-wear, and other related clothing accessories.

Website: www.gogenx.com



Farmers Insurance Group is an American insurer group of automobiles, homes and small businesses and also provides other insurance and financial services products..

Website: www.farmers.com



Aaron's Rents is a lease-to-own retailer. The company focuses on leases and retail sales of furniture, electronics, appliances, and computers.

Website: www.aarons.com



BOB BEGLEY,
EXECUTIVE VICE PRESIDENT
BOB@LOCKWOODDEV.COM
402.933.3663



PAUL MULLIGAN
VICE PRESIDENT
PAUL@HARDCORNERLLC.COM
402.480.1818