

# DOLLAR GENERAL

102 15th Avenue SE | Lonsdale, MN 55046



## SINGLE TENANT NET-LEASE INVESTMENT

**Dollar General Corporation** is a leading discount variety store chain headquartered in Goodlettsville, Tennessee, operating over 20,600 stores across the U.S. The company offers everyday low-price merchandise—including groceries, household consumables, seasonal items, and basic apparel—serving as a neighborhood value anchor in underserved and rural communities. With annual revenues between \$39–41 billion, Dollar General continues to drive consistent daily consumer traffic through its focus on staple purchases. The chain is pursuing aggressive expansion, with plans to open 450 new stores in 2026, reinforcing its position as a dominant player in the value retail sector.

**The Dollar General in Lonsdale, MN** is a freestanding building with excellent visibility and convenient access off 15th Ave SE. Positioned just 40 miles from MSP and six miles from I-35, the site benefits from steady regional traffic and sits within a recession-resistant, essential-retail category. As the only Dollar General in the market, the store serves a rapidly expanding trade area and offers ample parking and efficient delivery access, making it a compelling, stable investment in a high-growth corridor.

**Lonsdale** is experiencing steady population growth, now estimated at 5,089, with a median age of 30 and a median household income of \$91,719, well above state averages. Economic development is actively supported by the Lonsdale Economic Development Authority, offering incentives like TIF, tax abatement, and a revolving loan fund, with recent expansions in the business park expected to add up to 150 new jobs. The business climate is favorable, with most businesses locally owned, small, and reporting high satisfaction with community support and workforce quality.

### PRICING DETAILS

Sale Price	\$1,050,000
Cap Rate	8%
Square Feet	9,002
Tenancy	100% Leased
Year Built	2015
Annual Rent	\$84,150
Taxes (2025)	\$29,470/yr Paid by tenant
Insurance	Paid by tenant

### LEASE ABSTRACT

Tenant Trade Name	Dollar General
Lease Start	10/28/2015
Lease Expiration	10/31/2030
Renewal Options	5-5 year options. 10% rent increase with each option period.
Rent PSF	\$9.35
Base Rent 2026	\$84,150
Landlord Responsibilities	None



**SALE PRICE**  
\$1,050,000



**CAP RATE**  
8%



**LEASE EXPIRATION**  
10/31/2030

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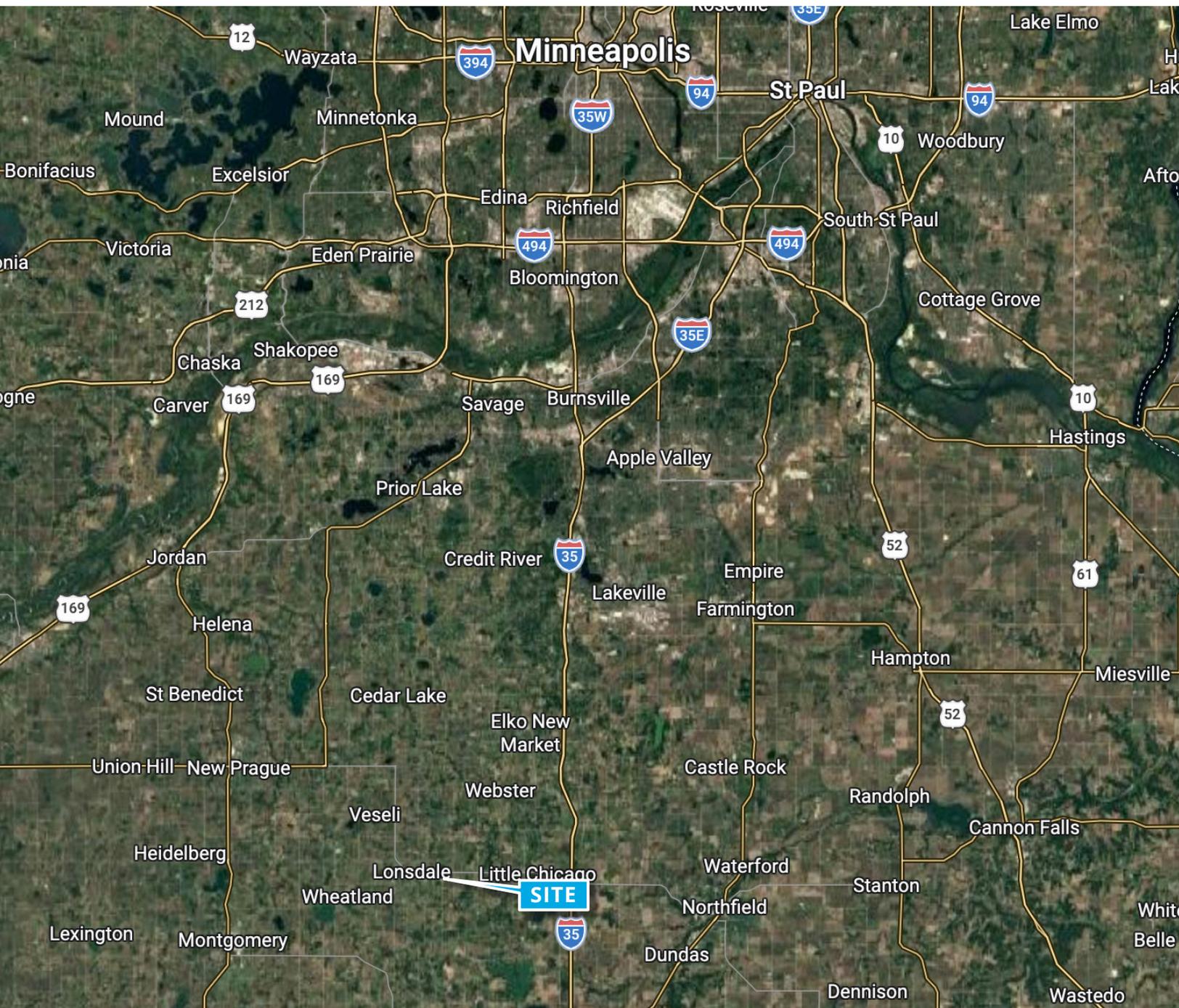
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# LOCATION OVERVIEW



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