

**3709 HIGHWAY 8  
RICHARDTON, ND**

**DOLLAR GENERAL<sup>®</sup>**

**SINGLE TENANT  
NET LEASE  
OPPORTUNITY**



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**ND LICENSEE**



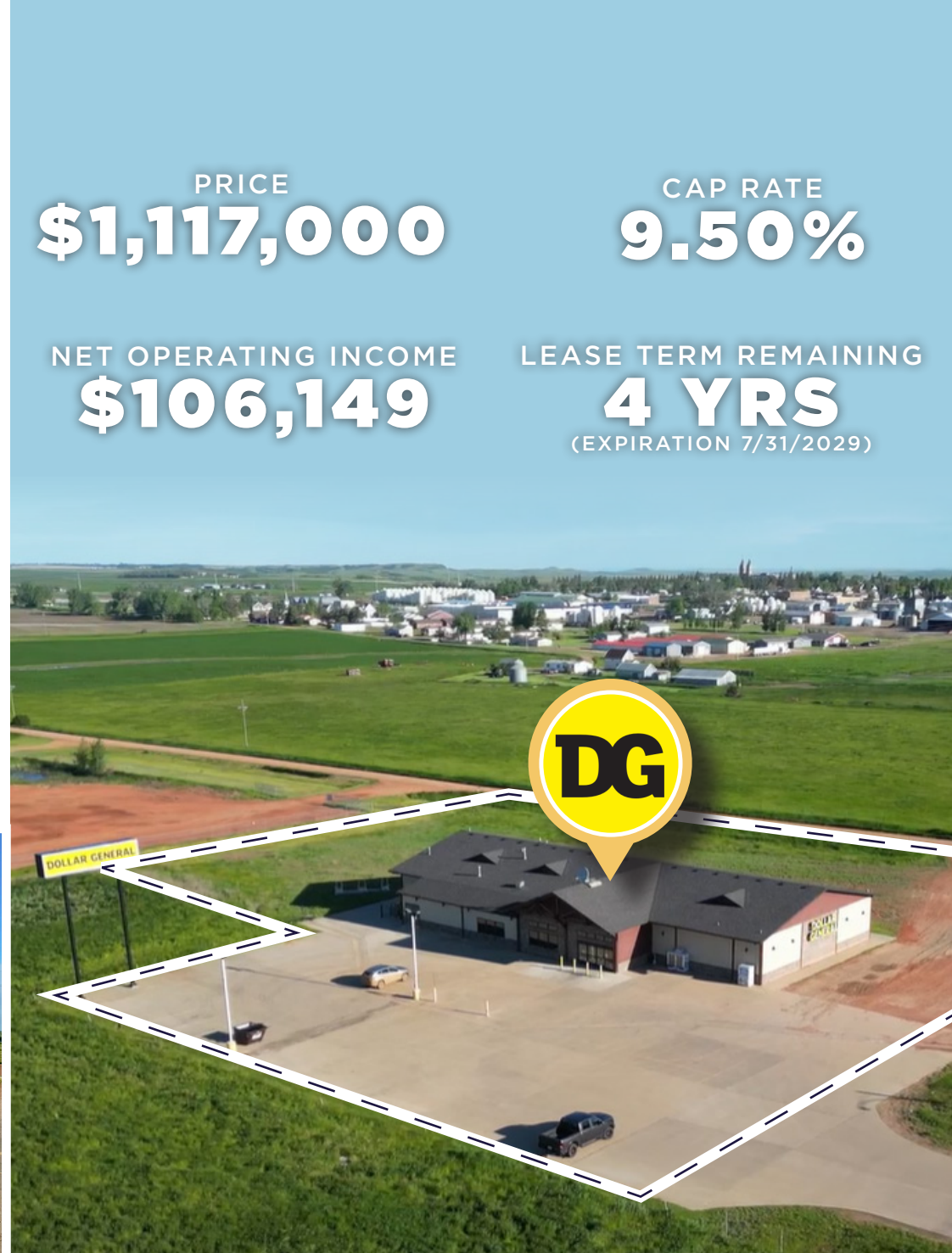
# PROPERTY SUMMARY

## PROPERTY SUMMARY

Address	3709 ND-8 S, Richardton, ND 58652
Location	SWQ of ND-8 & 37th St SW
Building Size (SqFt)	10,771+/-
Land Area (Acres)	2.45 Acres
Parking Spaces	40+/-
Tax PIN(s)	42-0014-01000-100
County	Stark County
Year Built	2013
Rental Increases	10% every five years

## INVESTMENT SUMMARY

Type	Single-tenant net-leased investment opportunity
Occupancy	100%
Tenant	DG Retail, LLC
Lease Type	NN
Lease Term	4 years remaining
Lease Commencement	7/31/2019
Lease Expiration	7/31/2029
Renewal Options	Four 5-year options with 10% increases
Annual Rent	\$106,149



PRICE  
**\$1,117,000**

CAP RATE  
**9.50%**

NET OPERATING INCOME  
**\$106,149**

LEASE TERM REMAINING  
**4 YRS**  
(EXPIRATION 7/31/2029)



# INVESTMENT HIGHLIGHTS



**COMMUNITIES' PRIMARY  
RESOURCE FOR  
HOUSEHOLD GOODS**  
within a 20 minute radius



**NEWER STORE  
PROTOTYPE**  
(2019)



**EASY ACCESS  
FROM I-94**  
& neighboring towns



**3,500 FT FROM  
DOWNTOWN**  
& Richardton Public  
Schools



**GUARANTY FROM  
DOLLAR GENERAL  
CORPORATION**  
(NYSE: DG)



**INVESTMENT  
GRADE CREDIT**  
"BBB" from S&P





# SURROUNDING AREA

Therapy Solutions  
TAKE YOUR LIFE BACK

Dakota  
COMMUNITY BANK & TRUST

UNITED STATES  
POSTAL SERVICE

RANCHERS  
BAR & CAFE

RICHARDTON-TAYLOR  
PUBLIC SCHOOLS

NORTH  
Dakota | Transportation  
Be Legendary.

8

2,638 VPD

DEMOGRAPHICS	5 MILES	10 MILES	30 MILES
Employees	758	1,167	36,949
Total Population	896	1,481	35,824
Total Households	349	575	14,540
Average Household Income	\$98,730	\$102,782	\$104,231
Total Housing Units	407	686	16,938

STREET	VPD
I-94	7,912 VPD
Highway 8	2,638 VPD
North Avenue	1,683 VPD

DG

RED TRAIL  
ENERGY ETHANOL  
PLANT FUTURE  
INDUSTRIAL PARK

CENEX

94

7,912 VPD



# MARKET OVERVIEW

Richardton, North Dakota is part of the Dickinson Micropolitan Statistical Area, offering a small-town, close-knit community feel. There is a high percentage of home ownership within the town, creating a stable community. Its economy is rooted in agriculture, providing stability and a strong sense of community tied to the land. The nearest grocery store or supermarket to Richardton is in Dickinson, ND, a 25-30 minute drive west.



**35,824**  
POPULATION



**36,949**  
EMPLOYEES



**14,540**  
TOTAL HOUSEHOLDS



**\$104,231**  
AVERAGE HH INCOME

WITHIN 30 MILES

**DICKINSON IS CONSIDERED THE GATEWAY TO  
THEODORE ROOSEVELT NATIONAL PARK**







## DOLLAR GENERAL

Dollar General is a dominant force in the discount general merchandise sector. The fast-growing retailer operates over 20,500 discount stores across 47 U.S. states, primarily in the South, Midwest, and Southwest. Dollar General caters to low -, middle -, and fixed-income shoppers, offering products priced at \$10 or less. Its no-frills stores typically span about 7,500 sq. ft. and are strategically located in small towns, away from discount retailers. Since launching its first pOpshelf store in 2020, Dollar General has significantly expanded the concept, which offers most items for under \$5. As of 2024, pOpshelf has grown to over 200 free-standing locations, with additional store-within-a-store formats inside Dollar General locations.

Dollar General's extensive supply chain is supported by 20 distribution centers and an additional 12 Fresh distribution centers strategically positioned nationwide. The company holds several trademarks, including Dollar General, Dollar General Market, Clover Valley, DG, DG Deals, Smart & Simple, trueliving, Forever Pals, I\*Magine, OT Sport, and Sweet Smiles. Alongside its private brands, Dollar General sells products from major manufacturers like Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo, and Coca-Cola.

### TENANT OVERVIEW

Tenant Size	+/- 10,771 SF
Lease End	7/31/2029
Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
Locations	20,594

### BASIC FINANCIAL INFORMATION

NYSE	DG
Business Type	Retail
Entity Type	Public
Fiscal Year-End	January
2024 Revenue	\$40.6B

Sources: [www.hoovers.com](http://www.hoovers.com), [www.creditintell.com](http://www.creditintell.com)

# LEASE SUMMARY

Tenant:	DG Retail, LLC				
Demised Premises:	10,771+/- SF				
Lease Term:	10 Years				
Commencement:	7/31/2019				
Lease Expiration	7/31/2029				
Lease Term Remaining	4				
Minimum Rent:	Period	Annual	Monthly	\$/SF/Year	\$/SF/Year
	7/31/2019 - 7/31/2024	\$96,499.92	\$8,041.66	\$8.96	\$8.96
	8/1/2024 - 7/31/2029	\$106,149.96	\$8,845.83	\$9.86	\$9.86
Option 1	8/1/2029 - 7/31/2034	\$116,765.04	\$9,730.42	\$10.84	\$10.84
Option 2	8/1/2034 - 7/31/2039	\$128,441.04	\$10,703.42	\$11.92	\$11.92
Option 3	8/1/2039 - 7/31/2044	\$141,285.00	\$11,773.75	\$13.12	\$13.12
Option 4	8/1/2044 - 7/31/2049	\$155,414.04	\$12,951.17	\$14.43	\$14.43
Renewal Option(s)	Four, 5 year options to extend the term by providing written notice to LL at least 180 days prior to the then-current expiration date				
Repairs and Maintenance:	Tenant: Fire sprinkler system; all interior, non-structural repairs to building including plate glass and storefront doors; HVAC; plumbing, electrical, gas, sprinkler, sewage exclusively serving premises			Landlord: Foundation; roof; gutters; downspouts; structure; exterior walls; (including patching & painting); exterior portions of building	
Parking Area Maintenance	Tenant: Tenant will reimburse Landlord for Permitted Costs. Tenant's actual Permitted Costs shall not exceed 105% of the preceding Lease Year, providing parking area electricity, snow removal, and grading of the parking lot north of the building is excluded in this cap			Landlord: Maintain, repair & replace all aspects of Parking Areas including paved and grassed or landscaped areas, including mowing, irrigation systems, fencing, snow removal, repair, maintenance, striping, removal of trash and debris, and light pole repairs	
CapEx Reimbursement	Replacement costs or those that constitute as a capital expenditure are excluded from tenant's reimbursement of maintenance costs				
Real Estate Taxes	Tenant reimburses Landlord as Annual Additional Rent				
Insurance:	Tenant reimburses Landlord as Annual Additional Rent				
Utilities:	Tenant is responsible for its own utility usage, including water, sewer, gas, and electricity				
Security Deposit:	None				
Guarantor:	Dollar General Corporation				
Disclaimer:	This summary is for informational purposes only and should not be considered a substitute for legal advice. Please consult with a qualified legal professional for further assistance.				



