



# Dollar General

15-YEAR CORPORATE ABSOLUTE NNN LEASE

STEADY GROWTH – 10% POPULATION INCREASE SINCE 2010

PLAINVIEW, NE

**BANG**  
REALTY



## Listing Team

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### **BRIAN BROCKMAN**

Bang Realty, Inc.

brian@bangrealty.com

Nebraska License # 20190317

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# Dollar General

705 W PARK AVE, PLAINVIEW, NE 68769 [↗](#)

**\$1,802,000**

PRICE

**7.00%**

CAP RATE

NOI	\$126,133
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	10,640 SF
LAND AREA	1.09 AC



**New construction building in steady growth market – 10% population increase within a 5-mile radius since 2010**

A corporate absolute NNN Dollar General with over 14 years remaining in the primary term and four, 5-year options to extend the lease at increased rents. The tenant is the **country's largest small-box discount retailer** with ~20,000 stores nationwide.



## The Offering

- Brand-new 15-year lease featuring 10% rental increases in the options
- 2023 build-to-suit construction to tenant's latest prototype
- The lease is backed by a corporate guaranty from Dollar General, #108 on the Fortune 500 list of companies
- Absolute NNN lease structure features zero Landlord expense or maintenance obligations, providing an investor with a truly "hands-off" investment

## Undisputed Leader In The Explosive Dollar Store Niche

- Dollar General generated \$38.7 billion in net sales and a net income of \$1.7 billion in FY2023
- Dollar General currently operates ~20,000 stores in 48 states, making it the country's largest small-box discount retailer
- The company features an investment grade S&P credit rating of BBB, which has been raised five times since 2009

		CURRENT
Price		\$1,802,000
Capitalization Rate		7.00%
Building Size (SF)		10,640
Lot Size (AC)		1.09
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$11.85	\$126,133
<b>Less</b>	<b>\$/SF</b>	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$126,133</b>

## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. BR and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
<b>Premise &amp; Term</b>	
Tenant	Dollar General
Lease Guarantor	Dollar General Corporation
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	10% In Each Option
Rent Commencement	12/8/2023
Options	4, 5-Year
Year Built	2023
<b>Expenses</b>	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
<b>Dollar General</b>	<b>10,640</b>	<b>12/8/2023</b>	<b>12/31/2038</b>	<b>\$126,133</b>	<b>\$10,511</b>	<b>\$126,133</b>	<b>\$0.99</b>	<b>\$11.85</b>
	Option 1	1/1/2039	12/31/2033		\$11,562	\$138,746	\$1.09	\$13.04
	Option 2	1/1/2034	12/31/2038		\$12,781	\$153,377	\$1.20	\$14.42
	Option 3	1/1/2039	12/31/2043		\$13,990	\$167,883	\$1.31	\$15.78
	Option 4	1/1/2044	12/31/2048		\$15,389	\$184,671	\$1.45	\$17.36
<b>TOTALS:</b>	<b>10,640</b>			<b>\$126,133</b>	<b>\$10,511</b>	<b>\$126,133</b>	<b>\$0.99</b>	<b>\$11.85</b>

LEGEND

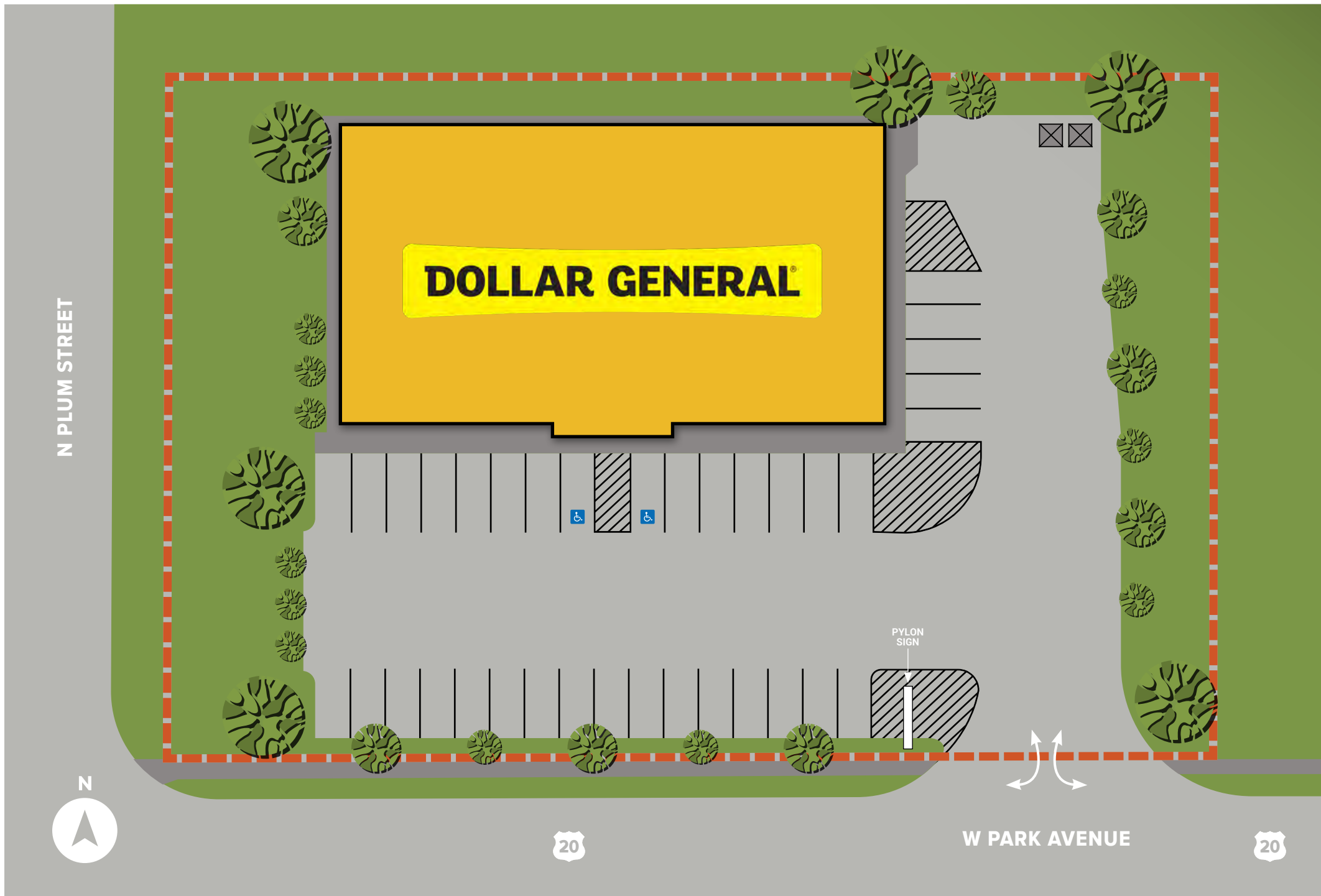
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Property Boundary

**10,640**  
Rentable SF

**1.09**  
Acres

**36**  
Parking Spaces

  
Egress



# The country's largest small-box discount retailer



**#108**

FORTUNE 500 INDEX (2023)

**\$38.7 Billion**

TOTAL SALES IN 2023

**19,986**

LOCATIONS IN 48 STATES & MEXICO

**DOLLAR GENERAL®**

## About Dollar General

- Dollar General (NYSE: DG) is a chain of more than 19,900 discount stores in 48 states, primarily in the South, East, Midwest, and Southwest
- The company's net sales hit \$38.7 billion in fiscal year 2023
- Stores stock high-quality private brands as well as America's most trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

## Investment Grade Credit

- The company's credit rating is BBB, which has been raised five times since 2009 - Dollar General has a better credit rating than both of its larger competitors

[Tenant Website](#)





PLAINVIEW  
ELEMENTARY  
SCHOOL

PLAINVIEW  
PUBLIC  
SCHOOL

UNITED  
METHODIST  
CHURCH

PLAINVIEW  
PUBLIC  
LIBRARY

Casey's

MIDWEST BANK

PHILLIPS  
66

CITY OF  
PLAINVIEW

SUBWAY

SUBJECT PROPERTY  
DG

W PILCHER AVENUE

W PARK AVENUE



PLAINVIEW



SIoux CITY  
(77.9 MILES)



DES MOINES  
(271 MILES)



OMAHA  
(144 MILES)



LINCOLN  
(152 MILES)



IOWA  
MISSOURI

### Ring Radius Population Data\*

	3-MILES	5-MILES	10-MILES
2010	1,409	1,596	3,653
2023	1,593	1,760	3,648
2028 Projection	1,669	1,834	3,691

### Ring Radius Income Data\*

	3-MILES	5-MILES	10-MILES
Average	\$54,630	\$54,830	\$57,074
Median	\$48,778	\$48,967	\$50,077

\*Population and household income data by CoStar

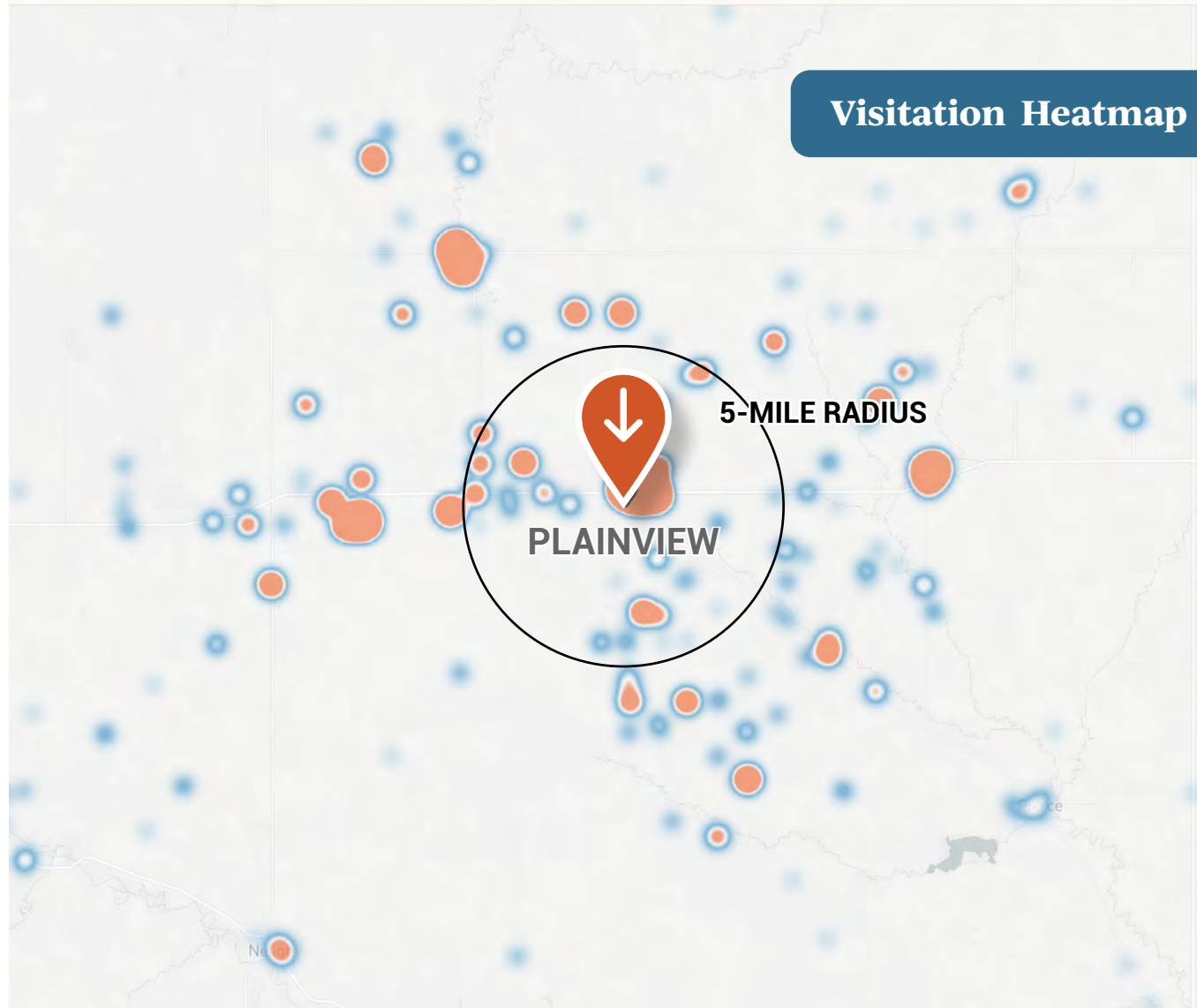
**49.2K Visits**

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

**14 Minutes**

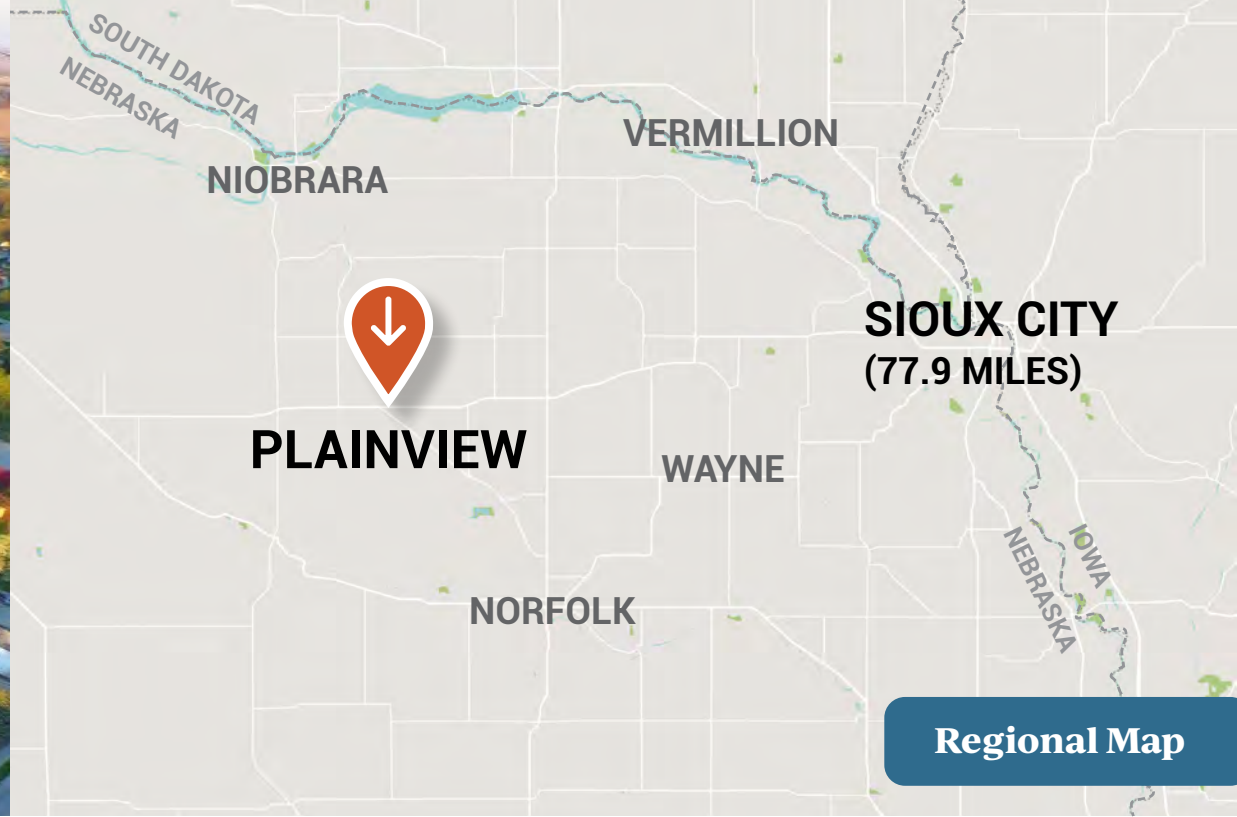
AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

### Visitation Heatmap



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Regional Map

# Plainview, NE

A VIBRANT AGRICULTURAL COMMUNITY



7,299

PIERCE COUNTY  
ESTIMATED POPULATION

## Plainview: Small Town Charm in Northeast Nebraska

- Plainview is a small city situated in Pierce County in the northeastern part of Nebraska, within the Great Plains region
- Conveniently located along U.S. Highway 20, it is ~1.5 hour-drive or 77 miles west of Sioux City
- Plainview's history is deeply rooted in agriculture, which is reflected in its local economy today with a focus on corn, soybeans, and livestock

## About Pierce County

- Spanning approximately 575 square miles, Pierce County features a mix of rolling hills, fertile farmland, and scenic landscapes
- The county comprises of five cities and towns (Pierce - the county seat, Plainview, Osmond, Foster, and Hadar)
- Local events, fairs, and festivals celebrate the county's agricultural heritage



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