



DOLLAR GENERAL

937 3rd St. E,
Mayville, ND 58257



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PROPERTY SUMMARY

SALE SUMMARY

ASKING PRICE **\$995,000**

CAP RATE **8.43%**

LEASE ABSTRACT

Tenant: Dollar General
Lease Start Date: 03/22/2017
Lease End Date: 03/31/2032
Option Periods: 4 (5) Year Options
Rent Schedule:

	Timeline	Rent	Increases
Primary Term	2017-2027	\$ 83,844	
Primary Term	2027-2032	\$ 86,364	3%
Option 1	2032-2037	\$ 94,992	10%
Option 2	2037-2042	\$ 104,496	10%
Option 3	2042-2047	\$ 114,948	10%
Option 4	2047-2052	\$ 126,444	10%

Taxes: Landlord Pays, Tenant Reimburses
Insurance: Landlord Pays, Tenant Reimburses
HVAC: Tenant is Responsible
Roof: Tenant is Responsible
Parking Lot: Tenant is Responsible
Lot Striping: Tenant is Responsible
Common Areas: Tenant is Responsible

PHYSICAL PROPERTY

Address: 937 3rd St. E, Mayville, ND 58257
Year Built: 2017
Building Size: 9,026 SF
Lot Size: 0.9 Acres
Road Frontage: 209 Ft on 3rd St SE
Frontage Road VPD: 3,957 VPD

MAINTENANCE ITEMS

HVAC's: 2021 Replaced

INVESTMENT HIGHLIGHTS

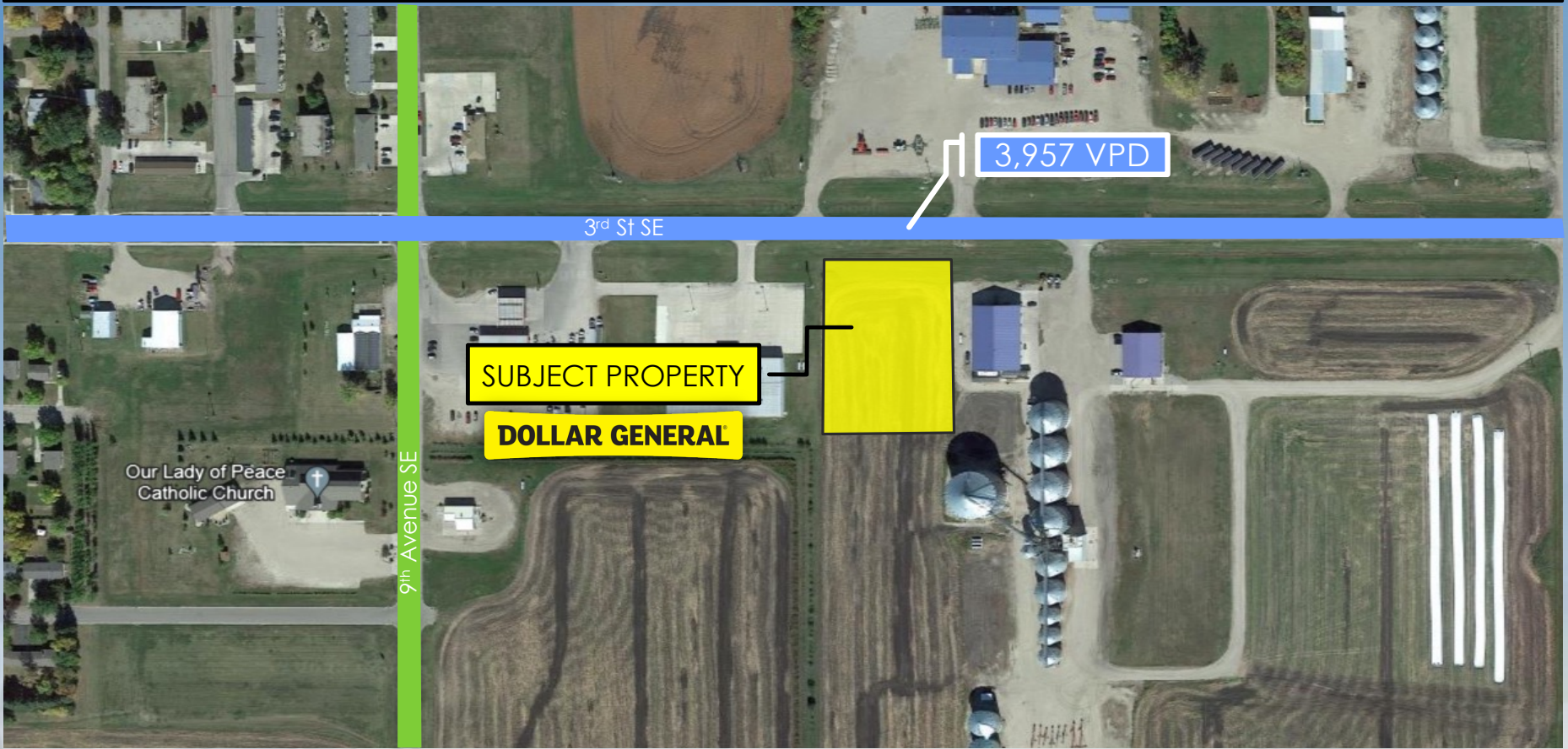
- NNN Lease, No Landlord Responsibility
- 9,026 SF on 0.9 Acres of Land
- 7+ Years Remaining on Lease
- Rare 3% Increase in Primary Term
- 4 (5) Year Options
- 10% Increases Each Options

DEMOGRAPHICS

Radius from Site	3 Mile	5 Mile	10 Mile
Population	2,356	2,709	3,353
Average Household Income	\$74,688	\$76,007	\$79,392



PARCEL OVERVIEW



TENANT OVERVIEW

COMPANY OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	(10/27/23) \$38.607 Billion
Market Cap:	(10/27/23) \$26.3 Billion
Headquarters:	Goodlettsville, TN
Website:	www.dollargeneral.com

COMPANY HIGHLIGHTS

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

DOLLAR GENERAL®



LOCATION OVERVIEW



Economy

Nestled in the heart of North Dakota, Mayville's economy thrives on the synergy between traditional agriculture and emerging educational opportunities. Beyond staple crops, the town supports a burgeoning ecosystem of local businesses, fostering a unique entrepreneurial spirit. Mayville State University serves as a catalyst for growth, attracting students and injecting vitality into the community. As the town looks to the future, it continues to explore innovative economic strategies, positioning itself for resilience and continued prosperity in a dynamic economic landscape.

History

Mayville, North Dakota, bears a rich history steeped in agricultural heritage and community resilience. Founded in the late 19th century, the town's early years were shaped by pioneers drawn to the fertile lands along the Goose River. The establishment of Mayville State University in 1889 added an educational cornerstone, influencing both the town's culture and growth. Over the decades, Mayville has weathered economic shifts and embraced its historical roots while evolving into a close-knit community with a strong sense of identity.

CONTACT US

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ABOUT US

Ethos Real Estate Team is a boutique commercial real estate firm with a focus on assisting clients with the evaluating and repositioning of their Single Tenant Net Leased Properties. We specialize in working with National Retailers and pride ourselves on our in-depth knowledge of the marketplace and our extensive history of working with clients on acquisitions, dispositions and lease negotiations on their properties occupied by a Nationally Recognized Tenant. We never forgot our core values which lie in our integrity, prioritizing our client's best interests and striving to make sure they get the best value possible no matter the transaction type.

Broker of Record Bang Realty of North Dakota
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