



DOLLAR GENERAL

300 HWY 71, SIOUX RAPIDS, IA 50585

\$1,818,754

7.0% CAP



SIOUX RAPIDS, IA

\$1,818,754 | 7.0% CAP

- 2024 Dollar General Store With 14+ Years Remaining on Primary Term
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Attractive 5% Rental Increases Throughout Primary Term & Option Periods
- Strong Corporate Lease Guaranty From Dollar General
- Limited Retail Competition, the Only Convenience Store in Sioux Rapids, Supporting Retail Needs for the Area
- Strategically Positioned Along US Highway 71 With 4,500 Vehicles Passing in Front of Subject Property per day

DOLLAR GENERAL

EXCLUSIVELY MARKETED BY:

BRIAN BROCKMAN

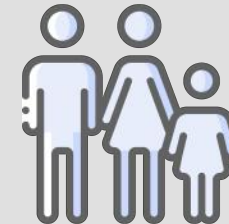
513.898.1551 | store@bangrealty.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$127,312
Rent Per SF:	\$11.97
Rent Commencement Date:	11/9/2023
Lease Expiration Date:	11/30/2038
Lease Term Remaining:	14+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



As of April 2022, Dollar General Operates 18,200+ Stores in the Continental United States



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #106 on the Fortune 500 List

PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	.97 AC
Year Built:	2024
Guarantor:	Dollar General Corporation
Price Per SF:	\$170.94

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/9/2023-11/30/2028	\$127,308	\$11.97	7.00%
Years 6-10	12/1/2028-11/30/2033	\$133,680	\$12.56	7.35%
Years 11-15	12/1/2033-11/30/2038	\$140,364	\$13.19	7.72%
Five (5), 5-Year Options 5% Increase	12/1/2038-11/30/2043	\$147,384	\$13.85	8.10%
	12/1/2043-11/30/2048	\$154,752	\$14.54	8.51%
	12/1/2048-11/30/2053	\$162,492	\$15.27	8.93%
	12/1/2053-11/30/2058	\$170,616	\$16.04	9.38%
	12/1/2058-11/30/2063	\$179,136	\$16.84	9.85%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

Taxes: Tenant shall reimburse the Landlord for property tax payments.

Insurance: Tenant further agrees to maintain a “special cause of loss” policy (formerly an “all risk” policy) insuring all improvements on the Demised Premises (the “Property Insurance”).

HVAC

PAID BY TENANT

Tenant shall, at its cost and expense, be responsible for maintaining and replacing (if needed) the HVAC system, ensuring it is kept in good repair and condition.

PARKING LOT

PAID BY TENANT

Tenant shall, at its own cost and expense, be responsible for maintaining, repairing, and replacing the parking lot.

ROOF & STRUCTURE

PAID BY TENANT

Tenant shall, at its own cost and expense, be responsible for maintaining the Demised Premises, including the roof, structure, and all other buildings and improvements, ensuring they are kept in good repair and condition.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	840	1,021	1,676
2023 Estimated	774	936	1,515
2028 Projected	765	924	1,495

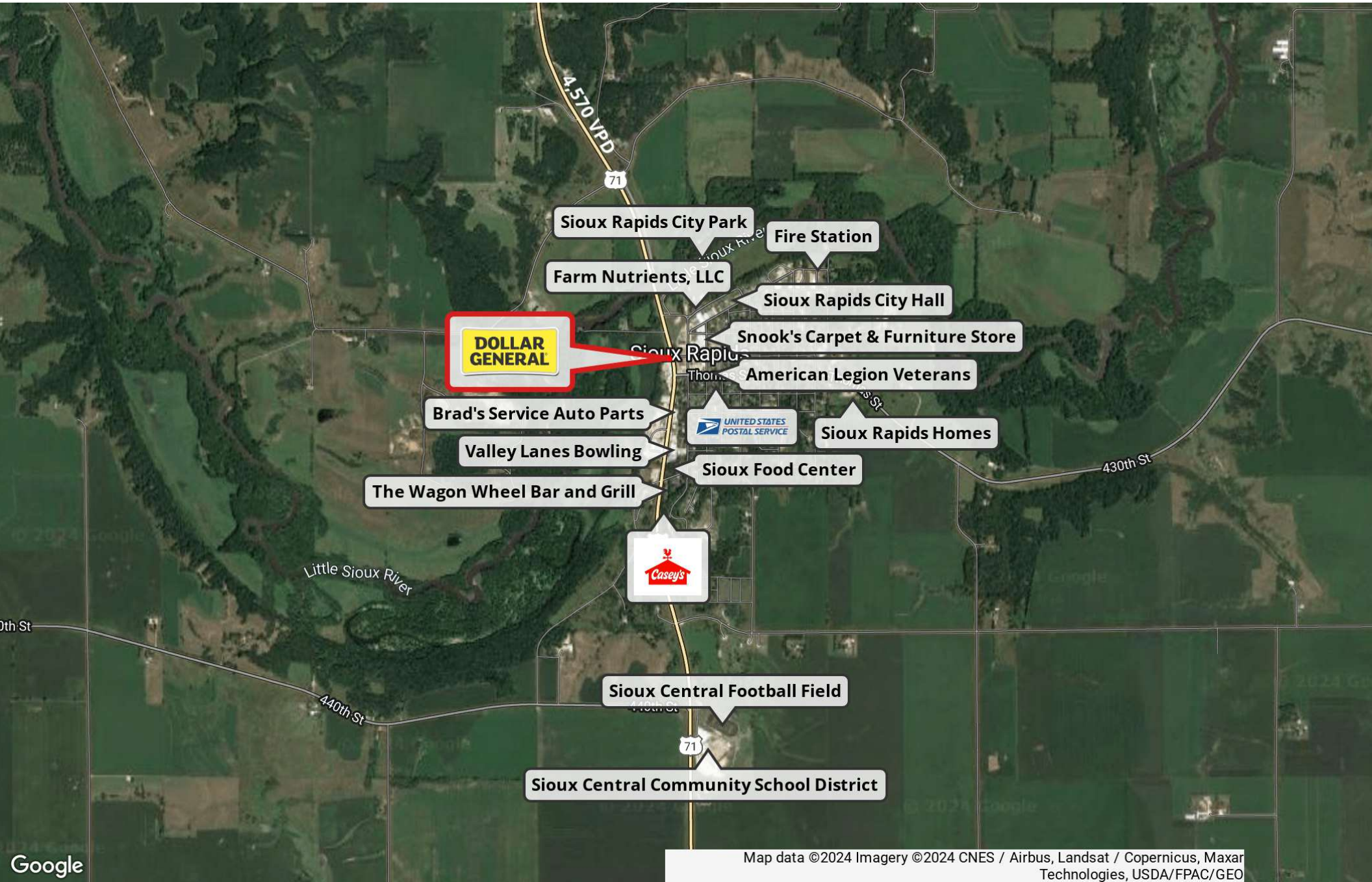
HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$52,764	\$54,215	\$56,511
Average	\$77,407	\$79,127	\$81,654

Demographic data provided by CoStar

DOLLAR GENERAL



DOLLAR GENERAL

Sioux Rapids City Park

Fire Station

Farm Nutrients, LLC

Sioux Rapids City Hall

Snook's Carpet & Furniture Store

American Legion Veterans

Brad's Service Auto Parts

UNITED STATES POSTAL SERVICE

Sioux Rapids Homes

Valley Lanes Bowling

Sioux Food Center

The Wagon Wheel Bar and Grill



Sioux Central Football Field

Sioux Central Community School District



DOLLAR GENERAL

Snook's Carpet & Furniture LLC

Sioux Lumber Cash & Carry

Community State Bank

Hondo's Sales & Service

Sioux Rapids Memorial Library



Valley Lanes Bowling

Roling Signs & Awnings

First Cooperative Association

Rapids Rental & Motel

4,570 VPD

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Image from Google Earth

IT ALL STARTED WITH ONE STORE

Dollar General Corporation has grown from a **single wholesale store** to the **country's largest small-box retailer**.

The first store opened in **1955** by J.L. Turner. His Kentucky concept grew to be the national tenant we know today having over **20,000 stores nationwide**.

DG HISTORY

[READ MORE](#)

WHY DOLLAR GENERAL IS WINNING WITH STORE COUNT; 20,000TH STORE OPENED IN SOUTHEASTERN TEXAS

During an earnings call in March, Dollar General said it expects to complete 2,385 real estate-related projects this year. **That includes opening 800 more new stores, remodeling 1,500 locations, and relocating 85 stores.** Five states – TX, GA, FL, NC, & PA – have over 5,800 Dollar General stores, which is more shops than Walmart has in the U.S. overall. Most of this is because **dollar stores serve relatively small catchments, there's a lot of potential sites for new stores, including in rural areas.**

IN THE NEWS

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DOLLAR GENERAL IN THE COMMUNITY

At Dollar General, their mission is **Serving Others**. They are dedicated to improving the lives of their customers **by making shopping simple and affordable**.

Dollar General is deeply committed to the communities they call home. Most recently Dollar General announces partnership with **World Central Kitchen in wake of Hurricane Francine**.

NEWSROOM

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IN THE NEWS

[READ MORE](#)

DOLLAR GENERAL CORPORATION IS HERE TO STAY

The company is focusing on controlling what it can control, including **customer-centric merchandising, a timely and accurate supply chain, and in-store execution.** Dollar General is working towards its “back-to-basics” progress, enhancing customer experience by **increasing employee presence in stores and ensuring there's an increased level of engagement.**

IN THE NEWS

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ON TRACK TO OPEN 800 STORES THIS YEAR

Dollar General announced **plans to open 800 stores this year,** just a day after its direct competitor said it is closing roughly 1,000 brick-and-mortar retail locations. **Last year, Dollar General opened 987 new stores, remodeled 2,007 and relocated 129.** Dollar General is bigger than Dollar Tree, which had 16,774 stores as of Feb. 3.



**DOLLAR
GENERAL®**



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$18.5B
Market Cap



20,000+
Locations

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