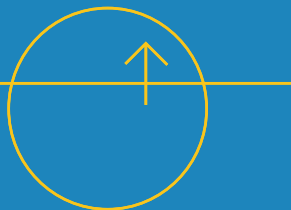




Jon Wilsonholme
Associate
jw@westwoodnetlease.com
314-495-4195



Dollar General

3709 ND-8 S, Richardton, North Dakota 58652

in association with:
Brian Brockman
ND Licensed Broker
bor@bangrealty.com
License #: 10200 - Dakotas

DOLLAR GENERAL®

Executive Summary

3709 ND-8 S, Richardton, North Dakota 58652



PRICE

1,248,811



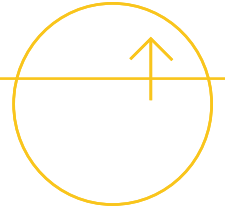
CAP

8.5%



NOI

\$106,149.96



Investment Highlights

- Corporate Guarantee from Dollar General Corporation (NYSE:DG)
- Investment Grade Credit Tenant with BBB rating from S&P
- NN Lease with Minimal Landlord Responsibilities
- Initial lease term with 4+ years remaining on the lease
- Located in Richardton, N. Dakota with limited local competition serving as the primary source of household goods for residents
- Situated nearby Interstate 94 which sees approximately 7,800 vehicles daily
- Dollar General is ranked #111 of the 2024 Fortune 500 list



Financial Overview

Property Overview

Square Footage	10,771 +/-
Year Built	2013
Parking Spaces	40
Lot Size	1.00 Acre

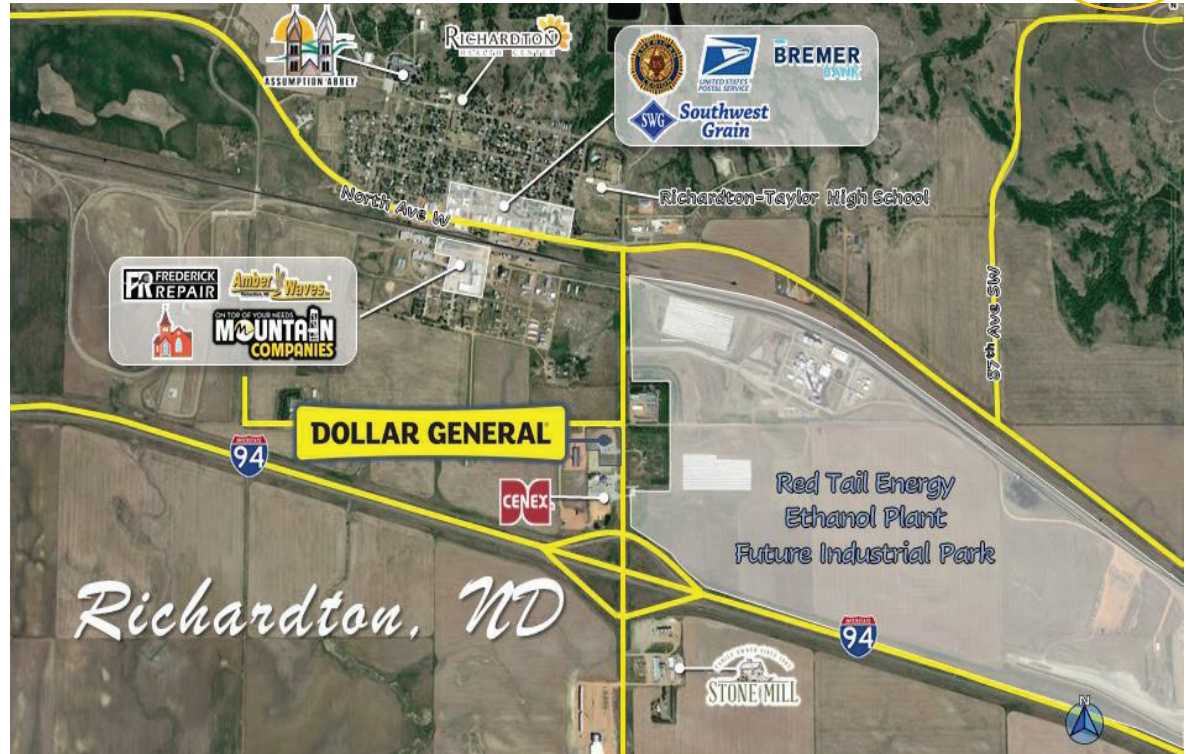
Financial Summary

Price	\$1,248,811
Cap Rate	8.5%
Net Operating Income	\$106,149.96
Price per SF	\$119.45

Lease Overview

Lease Commence	July 10, 2019
Lease Expire	July 31, 2029
Monthly Rent	\$8,845.83
Annual Rent	\$106,149.96
Rent PSF (Annual)	\$9.85

Options Four(4) 5-year options with 10 % rental increases remaining on the lease



Market Aerial View

3709 ND-8 S, Richardton, North Dakota 58652



STONE MILL

WIX
★ BARN AND LODGE ★

CENEX

Erdem Big Farm

INTERSTATE
94

7,807 VPD

8

88th Ave SW - 3,079 VPD

DOLLAR GENERAL

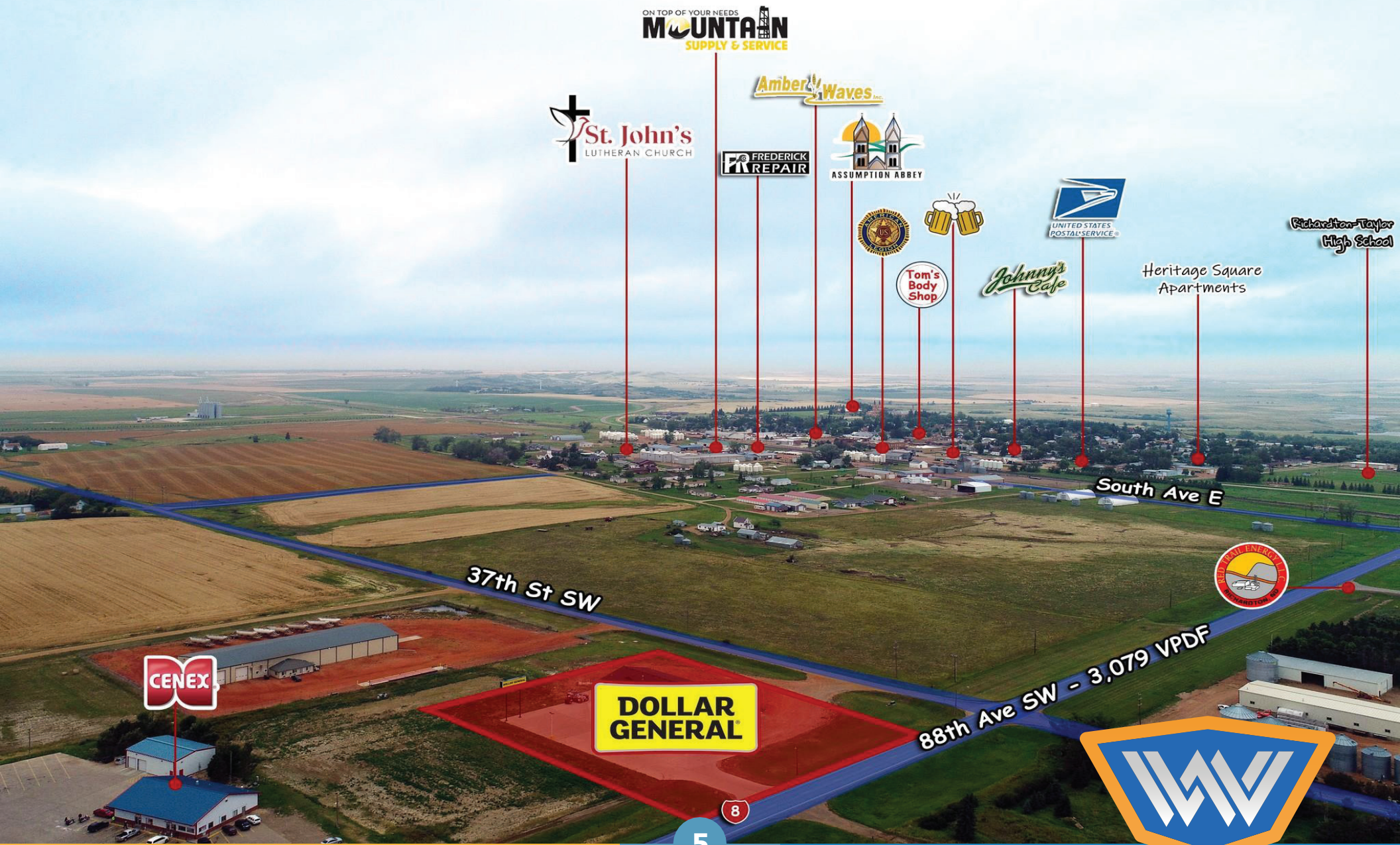
4



WESTWOOD
NET LEASE ADVISORS

Market Aerial View

3709 ND-8 S, Richardton, North Dakota 58652



Demographics

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION			
2024 Population	636	732	1216
Owner Occupied Homes	176	206	360
Median Age	41	41	40
HOUSEHOLDS			
2021 Total Households	231	268	456
Total Consumer Spending	\$7.5M	\$8.8M	\$15.7M
INCOME			
Average Household Inc	\$82,045	\$84,133	\$89,179
Median Household Inc	\$66,944	\$68,249	\$72,599



★ Designed by TownMapsUSA.com



Tenant Overview

Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities.

Tenant Facts

Tenant Name	Dollar General
Locations	20,000 +
Year Founded	1939
Headquarters	Goodlettsville, Tennessee
Website	https://www.dollargeneral.com

