

DOLLAR GENERAL

100 N Main St, Chamberlain, SD 57325

BANG
REALTY



ACTUAL PROPERTY PHOTO

**DOLLAR
GENERAL®**

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Tenant:
Dollar General



Sale Price:
\$900,000



Cap Rate:
7.75%



Year Built:
2020



Building Size:
9,527 SF



Lot Size:
0.22 Acres

INVESTMENT HIGHLIGHTS

- Dollar General completed a full Retrofit and Renovation in 2020, providing investors with a like new construction asset with minimal near-term capital needs.
- Rare NN+ Lease (Dollar General pays for all HVAC Repairs and Replacements)
- Ideal Location positioned perfectly in Downtown Chamberlain that serves the local community.
- Site is ~1.8 Miles from Sanford Chamberlain Medical Center.
- Located ~0.8 Miles South of Interstate I-90, making it an ideal travel stop.
- Site is Visible to over ~11,948 Vehicles Per Day.

Address:

100 N Main Street
Chamberlain, SD 57325

Estimated NOI:

\$69,688

Term Remaining:

± 4.5 years

Lease Type:

NN+ Lease

VPD Access:

11,948 VPD

**DOLLAR
GENERAL®**

RENT SCHEDULE

Tenant:	Dollar General
Lease Type:	NN+ Lease
Original Term:	10 Years
Lease Start Date:	6/12/2020
Lease End Date:	6/30/2030
Term Remaining:	± 4.5 Years
Options:	4 (5) Year Options

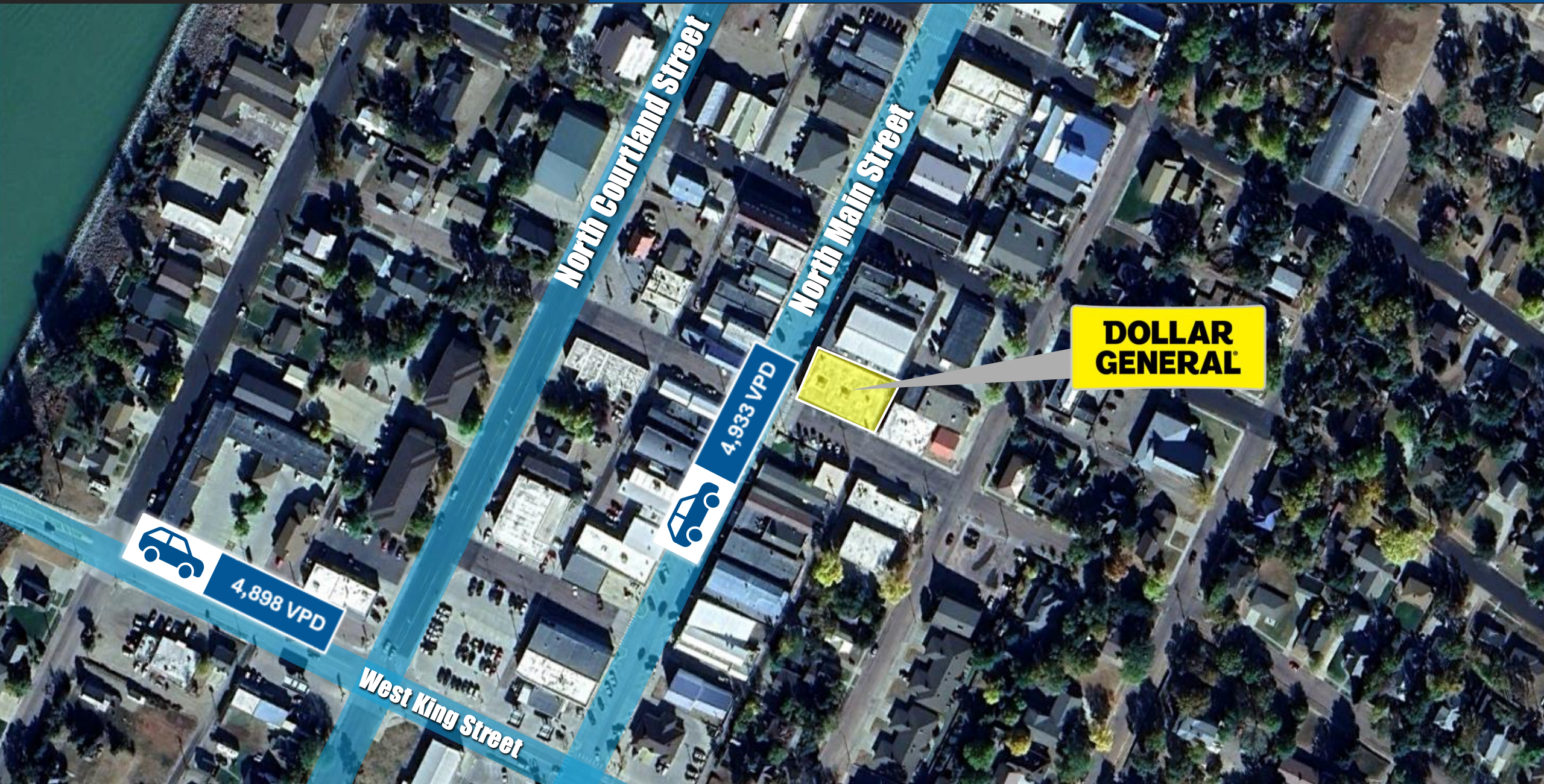
	Term	Annual Rent	Increases
Initial Term:	6/12/2020 – 6/30/2030	\$69,688	-
Option 1	7/01/2030 – 6/30/2035	\$76,657	10%
Option 2	7/01/2035 – 6/30/2040	\$84,322	10%
Option 3	7/01/2040 – 6/30/2045	\$92,755	10%
Option 4	7/01/2045 – 6/30/2055	\$102,030	10%

LEASE SUMMARY

LANDLORD / TENANT OBLIGATIONS

Expense Type	Responsibility
Taxes	Tenant Reimbursement
Insurance	Tenant Reimbursement
Parking Lot Repairs	Landlord Responsibility
Parking Lot Replacement	Landlord Responsibility
Striping and Sealing	Tenant Reimbursement
HVAC Repair	Tenant Responsibility
HVAC Replacement	Tenant Responsibility
Roof Repairs	Landlord Responsibility
Roof Replacement	Landlord Responsibility
Common Area Maintenance	Tenant Reimbursement \$187.50/Month







Radius from Site	3 Mile	5 Mile	10 Mile
Population	3,109	3,695	4,463
Average HH Income	\$62,616	\$62,903	\$62,405



DOLLAR GENERAL

Company Overview

- 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

Company Highlights

Dollar General | www.dollargeneral.com



Number of Employees:
194,200



Total Revenue: (1/31/25)
\$40.6 Billion



Headquarters:
Goodlettsville, TN



Founded:
1939



Credit Rating:
S&P: BBB



Location Count:
20,603



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