



DOLLAR GENERAL

1740 BROAD ST, SUITE C, MILLIKEN, CO 80543

BANG
REALTY



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REPRESENTATIVE PHOTO

- **Recent Dollar General Improvements:** Renovated in 2024, signaling long-term commitment to the site.
- **Residential surroundings & Strong demographics:** \$114,977 average HHI within a 1-mile radius.
- **Established Location:** Longstanding Dollar General built in 2007 and renovated in 2024 - proven performance and strong community presence.
- **Expanding Trade Area:** Located in a high-growth corridor near I-25 with strong residential and commercial development driving retail demand.
- **New Roof & Warranty:** Roof replaced two years ago with an active 8-year warranty, minimizing future capital exposure.

4 | OFFERING SUMMARY

LIST PRICE:	\$1,243,875
CAP RATE:	7.25%

NOI:	\$90,181
LEASE START:	07/25/2006
LEASE END:	11/20/2027
TERM REMAINING:	2 Years
OPTIONS:	Two, 5 Year Options
INCREASES:	10% Rent Increases
BUILDING SIZE:	9,014 Square Feet
LOT SIZE:	0.25 Acres
YEAR BUILT:	2007 / 2024
LEASE TYPE:	Roof & Structure
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple

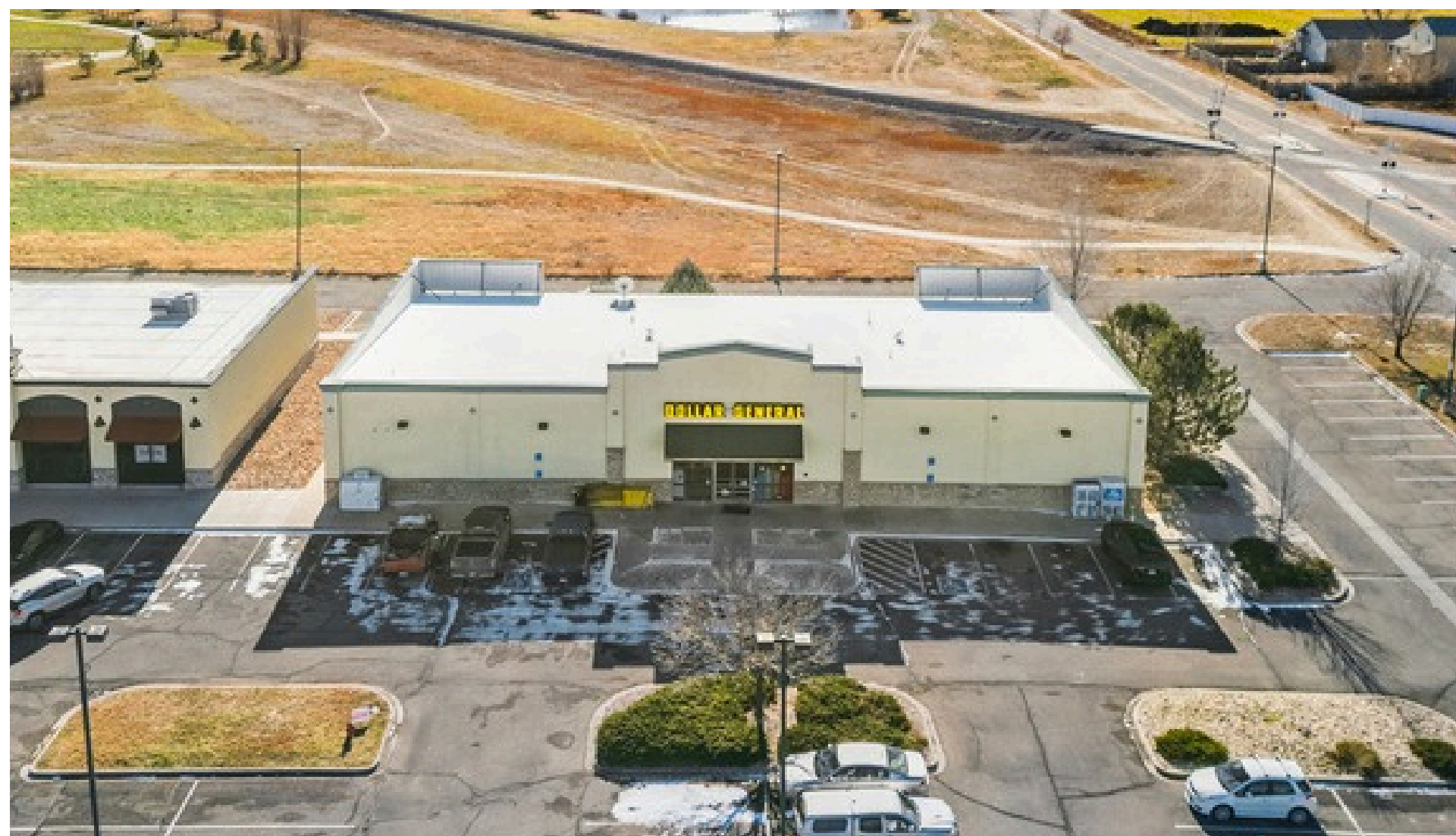
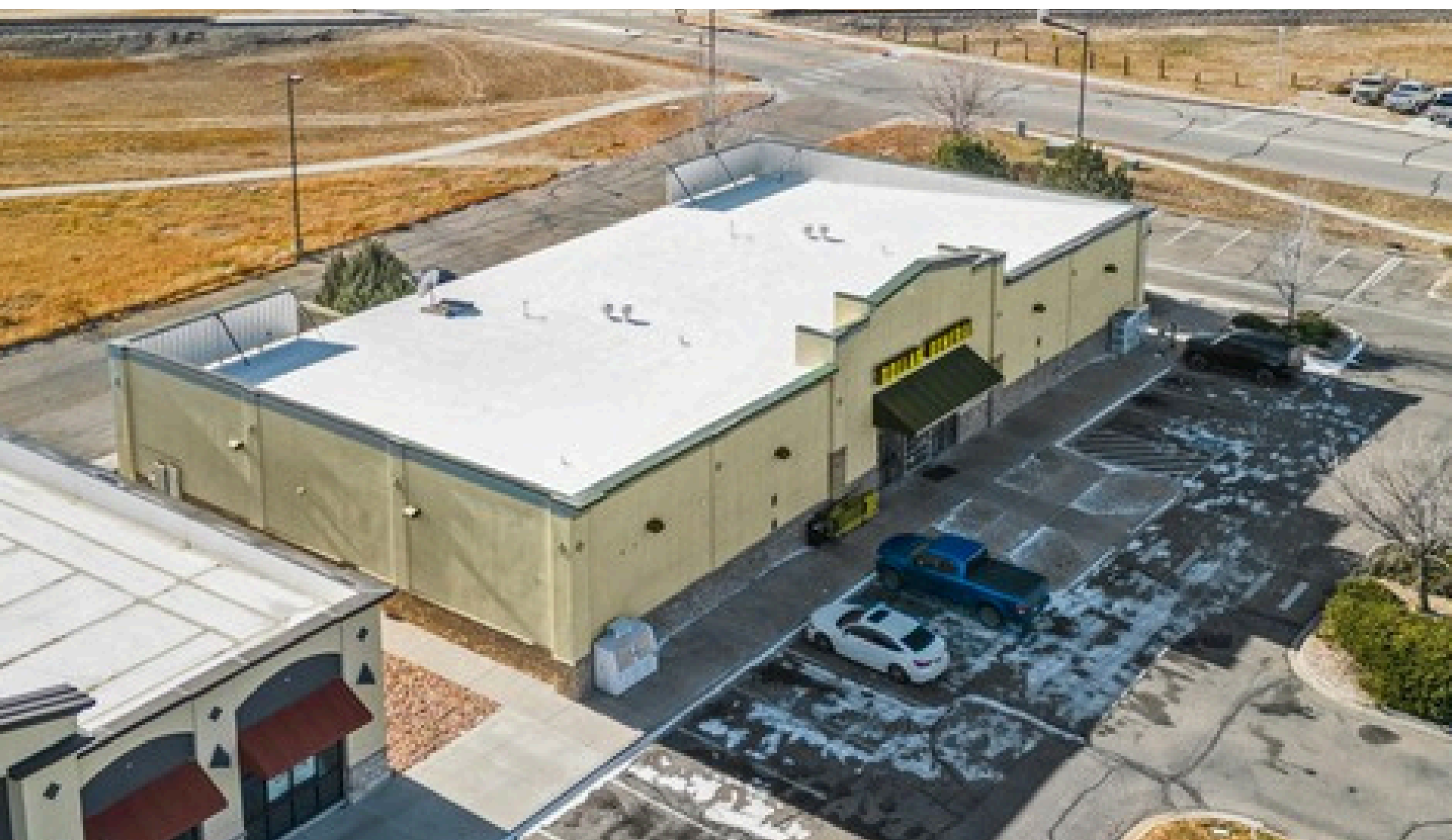


LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$90,181	--	7.25%
OPTION 1	\$100,088	10.00%	8.05%
OPTION 2	\$110,208	10.00%	8.86%

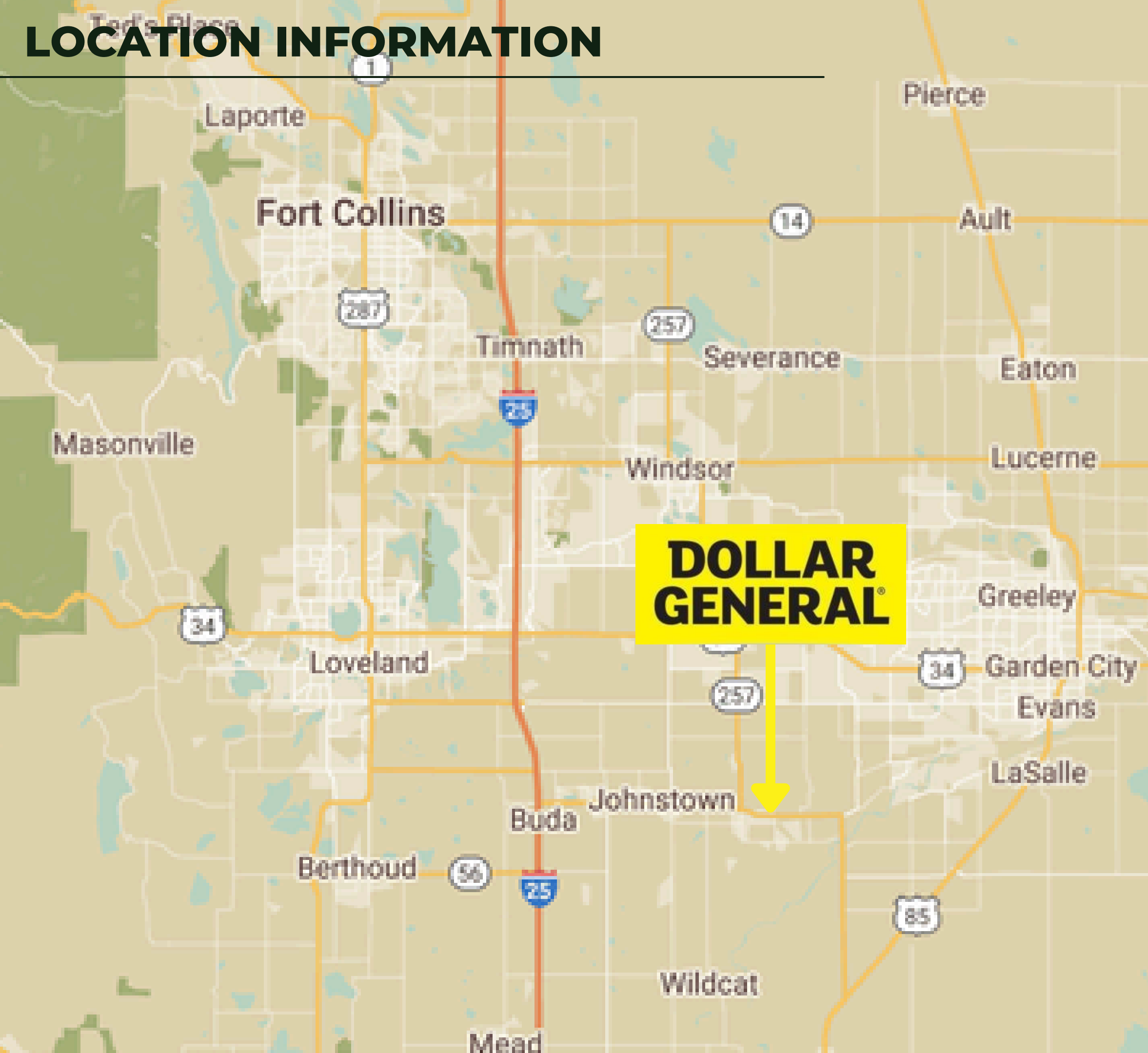


Company:	Dollar General Corporation
Year Founded:	1939
Locations:	20,000+
Annual Sales (2023):	\$38.7 Billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo. Learn more about Dollar General at www.dollargeneral.com.



LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	7,099	11,035	23,164
2030 Projection	7,787	12,205	26,445
Annual Growth 2020-2025	2.68%	4.26%	3.39%
Annual Growth 2025-2030	1.87%	2.04%	2.68%
HOUSEHOLDS			
2025 Households	2,318	3,668	7,792
2030 Projection	2,560	4,081	8,844
INCOME			
AVG. Household Income	\$114,977	\$121,149	\$128,833



12,000+ VPD
along Broad St

Centennial Field Park

Mountain View Park

Milliken Middle School

Ehrlich Park & Lake

SUBJECT
PROPERTY

Great Western Railway

Ada Park

Broad St. - 12,000+ VPD

ANYTIME
FITNESS



Little
Caesars



La Patrona
Market



ELEVÉ
BODY AESTHETICS SPA



El Mex-Kal
Family Mexican Restaurant

9 | LOCATION OVERVIEW - Milliken, CO



Milliken, Colorado is a rapidly growing statutory town in Weld County, located approximately 45 minutes from Denver and part of the northern Colorado Front Range region. Its population has been rising steadily, with estimates in recent years topping 8,600 to 9,000 residents. The town attracts new families and home-buyers drawn by relatively affordable housing, a strong sense of community, and access to both rural surroundings and nearby metropolitan amenities. The median household income is above the statewide average, and the homeownership rate is high, reflecting Milliken’s appeal as a residential base.

Economically, Milliken’s main drivers include manufacturing, health care & social assistance, and a growing base of other services. Manufacturing employs nearly 1,000 people in the town, making it the largest single industry by employment. Health care and social assistance follow closely, providing jobs for over 500 residents. Other services (which include personal and business services) also command a significant segment of the local workforce. The town also benefits from its business-friendly environment, with local incentives aimed at attracting primary employers and supporting retail growth to serve the expanding population. Thus, Milliken blends a traditional industrial base with emerging residential growth and service-oriented employment to sustain its economy.



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