

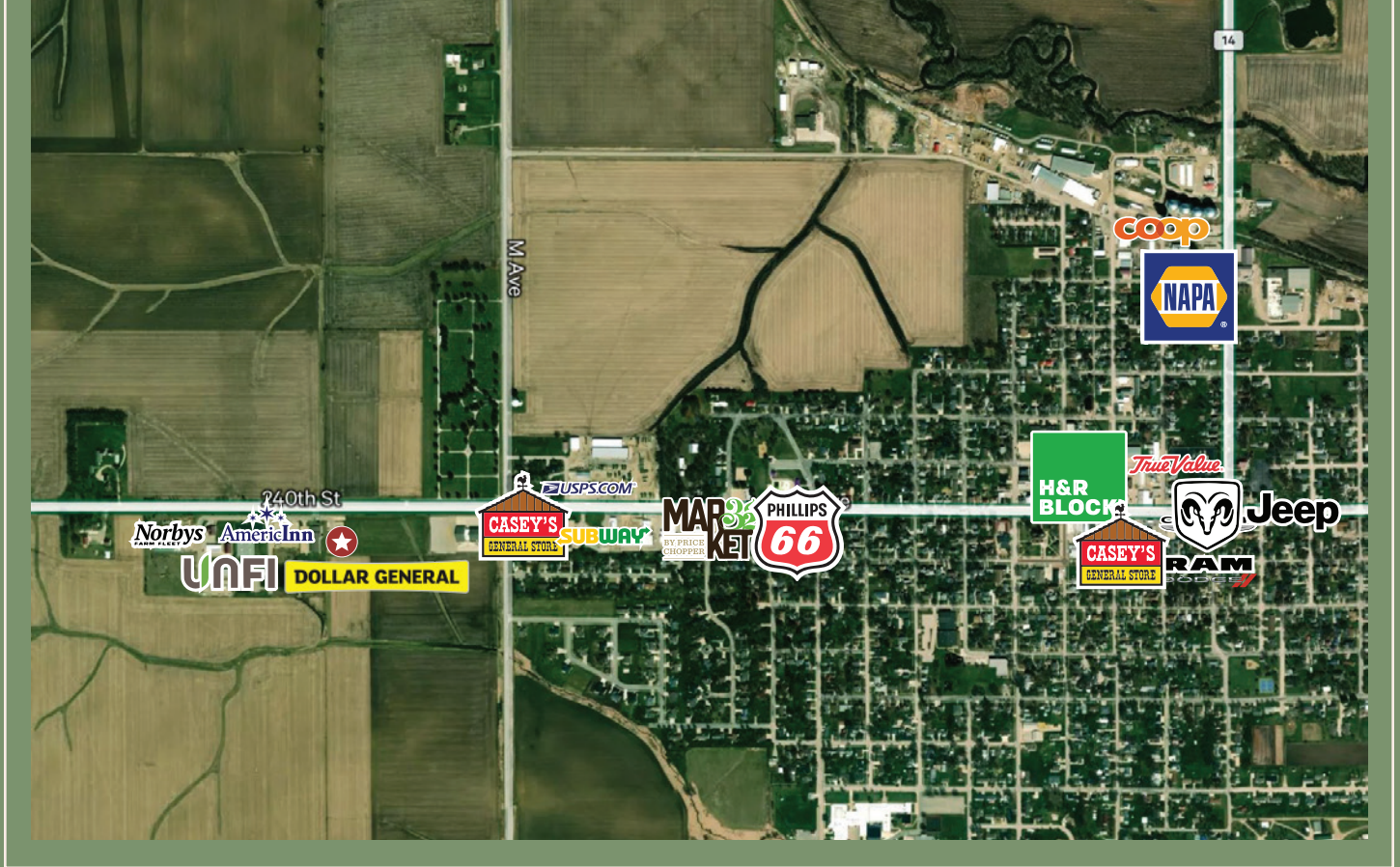


9,014 SF INVESTMENT RETAIL FOR SALE

2009 COMMERCE DRIVE

GRUNDY CENTER | IOWA

CBRE



PROPERTY OVERVIEW

GRUNDY CENTER, IOWA

The subject property is a freestanding 9,014 SF building in Grundy Center, Iowa. The property is ideally situated along Hwy-14 on the western edge of town. Dollar General has occupied the space since it was built in 2004. The store completed an interior remodel in 2024 and extended its lease, thus showing a strong commitment to the location.

Sale Price: \$620,690
 NOI: \$45,000
 Cap Rate: 7.25%
 Tenant: Dolgencorp, LLC
 Guarantor: Corporate
 Lease Type: NN
 Lease Expiration: 11/30/2029

- Interior remodel (2024) & recent parking lot repair work
- (2) 5-year extension options remaining at \$3,000 increases
- Part of National Insurance Program (Tenant pays insurance directly)
- Dollar General responsible for minor repairs less than \$1000 per occurrence
- Dollar General reimburses in full for taxes

9,014 SF

0.83 ACRES

LEASE SCHEDULE

Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	12/1/2024 – 11/30/2029	\$3,750	\$45,000	\$4.99	7.00%
Option 1	12/1/2029 - 11/30/2034	\$4,000	\$48,000	\$5.33	7.47%
Option 2	12/1/2034 – 11/30/2039	\$4,250	\$51,000	\$5.66	7.93%