



DOLLAR GENERAL

NEC of Highway 60 & 3rd Avenue South | Wanamingo, MN | 55983

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

Keith A. Sturm, CCIM
keith@upland.com
(612) 376-4488

Deborah K. Vannelli, CCIM
deb@upland.com
(612) 376-4475

Amanda C. Leathers
amanda@upland.com
(612) 436-0045

INVESTMENT SUMMARY

| | |
|------------------------------------|--------------|
| PRICE | \$2,076,700 |
| CAP | 6.75% |
| NOI | \$140,177.28 |
| RENT/SF | \$15.53 |
| PRICE/SF | \$230.08 |
| RENT ADJUSTMENTS: 5% Every 5 Years | |
| YEARS 1-5: | \$140,177.28 |
| YEARS 6-10: | \$147,186.14 |
| YEARS 10-15: | \$154,545.48 |

LEASE INFORMATION

| | |
|-------------------|-----------------------------|
| LEASE TYPE | NNN |
| LEASE TERM | 15 Years |
| RENT COMMENCEMENT | Est. 3/10/2026 |
| LEASE EXPIRATION | Est. 3/31/2041 |
| RENEWAL OPTIONS | Five 5-Year w/ 5% Increases |

- **Lease & Term:** 15-year NNN lease with 5% rent increases every 5 years, backed by a Dollar General Corporate Guaranty.
- **Strong Corporate Tenant:** Dollar General is S&P rated BBB, operates over 20,000 stores across the United States and Mexico, with \$40.6 billion in revenue and \$7.4 billion in net worth as of January 31, 2025.
- **Location:** Situated in Wanamingo, MN, approximately 60 miles southeast of Minneapolis, 30 miles northwest of Rochester, and 6 miles from Zumbrota.
- **Demographics:** 5-mile average household income of \$103,168, and population of 2,242.
- **High Visibility & Nearby Amenities:** Positioned along a well-traveled route through Wanamingo, providing high visibility and consistent traffic for retail tenants. Located off Highway 60, near Casey's, Beulke's Greenscape Garden, Zumbro Valley Landscaping, Decker Power Equipment, and other local businesses.
- **Strong Retail Demand:** The area has limited retail options, ensuring Dollar General serves as a primary shopping destination for locals

LEASE NOTES:

Estimated Delivery Date of March 3, 2026.

Rent Commencement Earlier Of: 60 days after delivery date or date tenant opens for business. Estimate opening by March 10, 2026.

PROPERTY INFORMATION

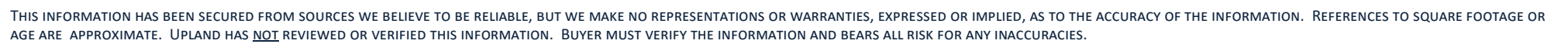
| | |
|----------------|---|
| DOLLAR GENERAL | |
| ADDRESS | NEC of Highway 60 & 3rd Avenue South Wanamingo, MN |
| BUILDING SIZE | 9,026 SQ.FT. |
| LOT SIZE | 1.60 Acres |
| COUNTY | Goodhue |
| YEAR BUILT | 2026 |

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|-------------------------------|---------------|---------------|---------------|
| 2025 POPULATION | 1,155 | 1,538 | 2,242 |
| 2030 POPULATION | 1,157 | 1,545 | 2,259 |
| 2025 MEDIAN HOUSEHOLD INCOME | \$78,730 | \$82,826 | \$87,668 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$90,014 | \$96,958 | \$103,168 |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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| | |
|-----------------------|---|
| YEAR END | January 31, 2025 |
| PROPERTY | Dollar General |
| TENANT | DG Retail, LLC |
| GURANTOR | Dollar General Corporation |
| REVENUES | \$40.6 Billion |
| NET WORTH | \$7.4 Billion |
| S&P RATING | BBB |
| WEBSITE | https://www.dollargeneral.com/ |



Dollar General operates over 20,000 stores in U.S. states and Mexico.

Dollar General, a Fortune 500 company, is one of the leading discounted retailers in the United States. Dollar General, S&P rated BBB, operates over 20,000 stores in the United States and Mexico. Year end January 31, 2025 revenues of \$40.6 Billion and net worth of \$7.4 Billion. Its store delivers everyday low prices from America's most trusted brand including high quality private brands for over 80 years. Dollar General offers a broad range of products including food, drinks, seasonal items, household items, apparel, paper products, and much more.

Dollar General has consistently been recognized as Fortune Magazine's World's Most Admired Companies List, as well as ranking #106 on Fortune 500 List, Top 50 Fastest Growing Retailer, Most Trusted Brand List for Retailers, and more awards.

Dollar General has over 173,000 employees, 28 traditional and DG Fresh distribution centers. Approximately 75% of the United States population currently lives within five miles of a Dollar General store.

Dollar General is located in Wanamingo, Minnesota, a small town located approximately 60 miles southeast of Minneapolis, 30 miles northwest of Rochester, and 6 miles from Zumbrota. This property is located off Highway 60 near Casey's, Beulke's Greenscape Garden, Zumbro Valley Landscaping, Decker Power Equipment, etc.

Wanamingo, Minnesota, is a charming small town that makes for a perfect day trip or weekend getaway in southern Minnesota. Surrounded by rolling farmland and peaceful countryside, Wanamingo offers visitors a taste of small-town hospitality with plenty of opportunities to relax and explore. The town's rich Scandinavian heritage and welcoming atmosphere create a unique experience for anyone looking to enjoy authentic rural Minnesota culture.

Visitors can spend the day exploring Wanamingo's local parks, perfect for picnicking, hiking, or simply enjoying the outdoors. Summer brings community celebrations like the Wanamingo Fire Department Street Dance, where live music, food, and local flavor take center stage. Outdoor enthusiasts can also take advantage of the nearby Zumbrota Golf Club or go fishing and boating at the area's many lakes and rivers.

The North Fork Zumbro Woods Scientific and Natural Area (SNA) is a hidden gem near Wanamingo, Minnesota, offering a glimpse into pristine woodlands and rare plant communities along the North Fork of the Zumbro River. This protected natural area is rich in biodiversity, with towering hardwoods, native wildflowers, and rugged terrain that provides critical habitat for wildlife. Just a short drive away, campers can enjoy the Shades of Sherwood Campground, a family-friendly retreat that blends outdoor adventure with relaxation. The campground features wooded campsites, river access, and amenities such as swimming, tubing, and hiking trails, making it a perfect spot for those looking to explore the natural beauty of the Zumbro River valley while still enjoying modern comforts.



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