Executive Summary

DOLLAR GENERAL | WEBSTER CITY IA | 814 SUPERIOR STREET, WEBSTER CITY, IA 50595



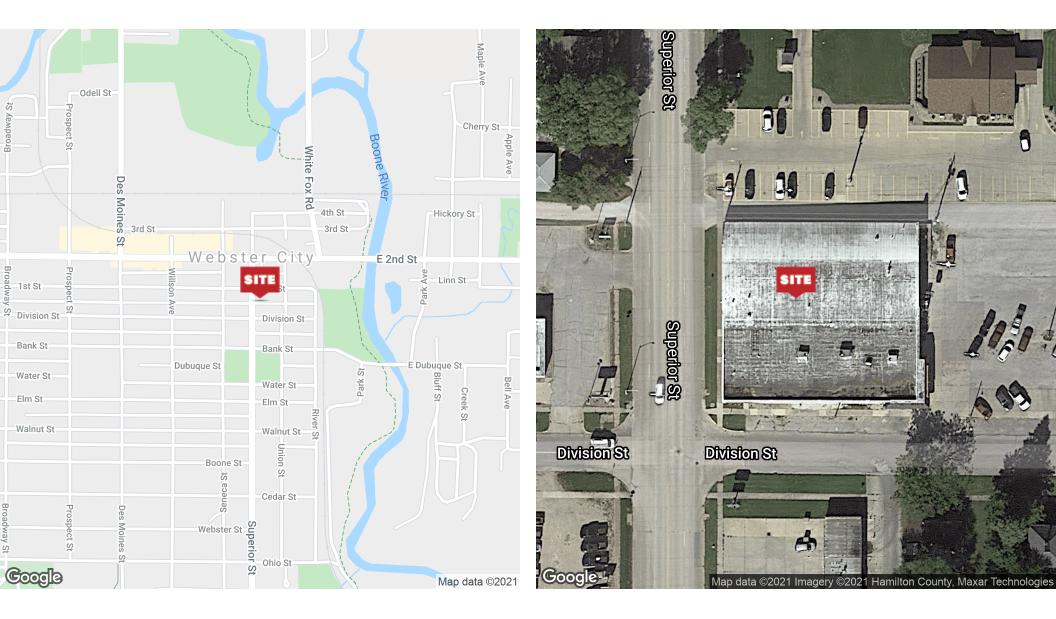


OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	Subject to Offer	The subject property is a 17,920 SF building in Webster City, lowa. The property is located on the northeast corner of Division and Superior Streets in downtown Webster City. Approximately 8,400 SF of the building is leased to Dollar General with the remaining 9,520 SF available for lease.
Cap Rate:	8.7%	PROPERTY HIGHLIGHTS
		Investment Opportunity in Webster City, Iowa
Lot Size:	±1.0 Acre	• ±17,920 SF Commercial Building
		• 8,400 SF Leased by Dollar General (Lease Expires on 5/31/21)
Year Built:	1955	• 9,520 SF Available For Lease (\$6.50 PSF)
		Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
Building Size:	±17,920	Financials Available Upon Receipt of Signed Confidentiality Agreement

Real Estate Southeast P. O. Box 681955 | Prattville, AL | 404.606.3285

Location Maps dollar general | webster city ia | 814 superior street, webster city, ia 50595





Demographics Map & Report DOLLAR GENERAL | WEBSTER CITY IA | 814 SUPERIOR STREET, WEBSTER CITY, IA 50595



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	286	10,027	114,732
Average age	44.1	44.2	39.7
Average age (Male)	40.9	41.5	37.6
Average age (Female)	47.0	46.6	42.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	125	4,303	47,621
# of persons per HH	2.3	2.3	2.4
Average HH income	\$57,808	\$58,439	\$57,342
Average house value	\$124,776	\$117,372	\$132,210

* Demographic data derived from 2010 US Census

