

# Executive Summary

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



## OFFERING SUMMARY

**Sale Price:** Subject to Offer

**Cap Rate:** 8.7%

**Lot Size:** ±1.0 Acre

**Year Built:** 1955

**Building Size:** ±17,920

## PROPERTY OVERVIEW

The subject property is a 17,920 SF building in Webster City, Iowa. 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.

## PROPERTY HIGHLIGHTS

- Investment Opportunity in Webster City, Iowa
- ±17,920 SF Commercial Building
- 8,400 SF Leased by Dollar General (Lease Expires on 5/31/21)
- 9,520 SF Available For Lease (\$6.50 PSF)
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement

# Location Maps

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# Demographics Map & Report

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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

