

FOR SALE - FAIRBURY DOLLAR GENERAL

2020 K ST, FAIRBURY, NE 68352

INVESTMENT | 9,100 SF | UNPRICED



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:
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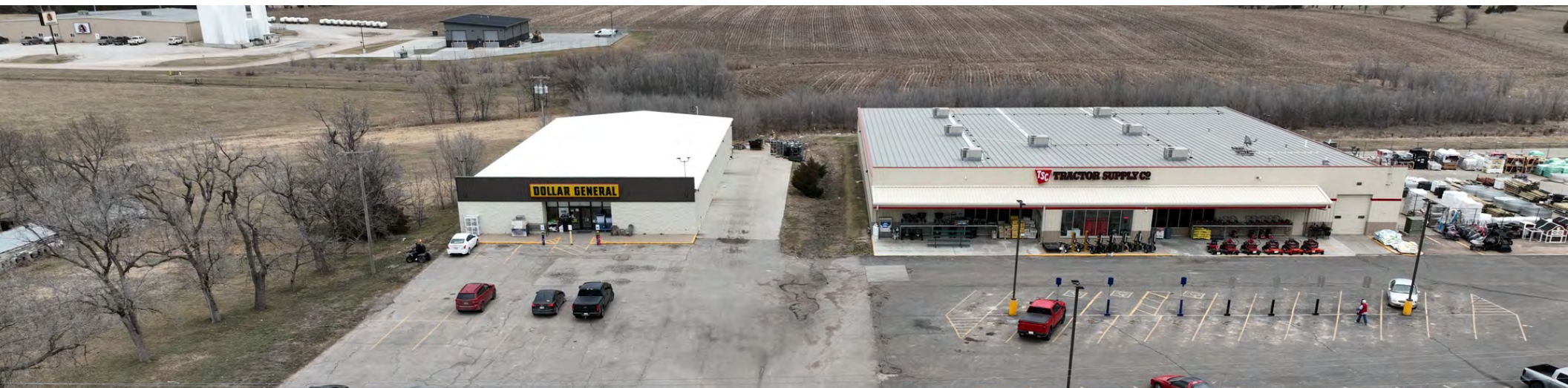
Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888 Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

Lee and Associates Nebraska is proud to present this opportunity to purchase a well established and successful NN Leased Dollar General in the heart of the US. This 9,100 SF Dollar General location has minimal Landlord Responsibilities. New roof put on property in February 2024 and HVAC condensers replaced, both limiting potential landlord maintenance for future owner.

Built in 2006 , this location has had an early renewal extending the lease to October 31st, 2031 showing commitment to location.

PROPERTY HIGHLIGHTS

- Early Renewal Executed in 2024, showing commitment to location
- Shares thriving commercial development with Tractor Supply Company (TSC)
- Placed strategically along Hwy 15 (K St) for ease of access to neighboring communities
- New membrane roof was put on property February 2024
- Extensive HVAC work done including new condensers in Fall 2023

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LOCATION DESCRIPTION

This location has been strategically placed on Fairbury's north side of town, along Highway 15 (K St) for ease of access to neighboring rural communities. Sharing this retail development with Dollar General is Tractor Supply Company, formerly an Orscheln's before merging with TSC in 2023. Dollar General sits just blocks east of the Jefferson County Community Health Center. Fairbury is the county seat of Jefferson County, Nebraska. The store was built in 2006 with Dollar General recently executing an early renewal, extending the lease to October 31st, 2031 and showing commitment to the site.

OFFERING SUMMARY

Sale Price:	Unpriced
Lot Size:	0.5 Acres
Building Size:	9,100 SF

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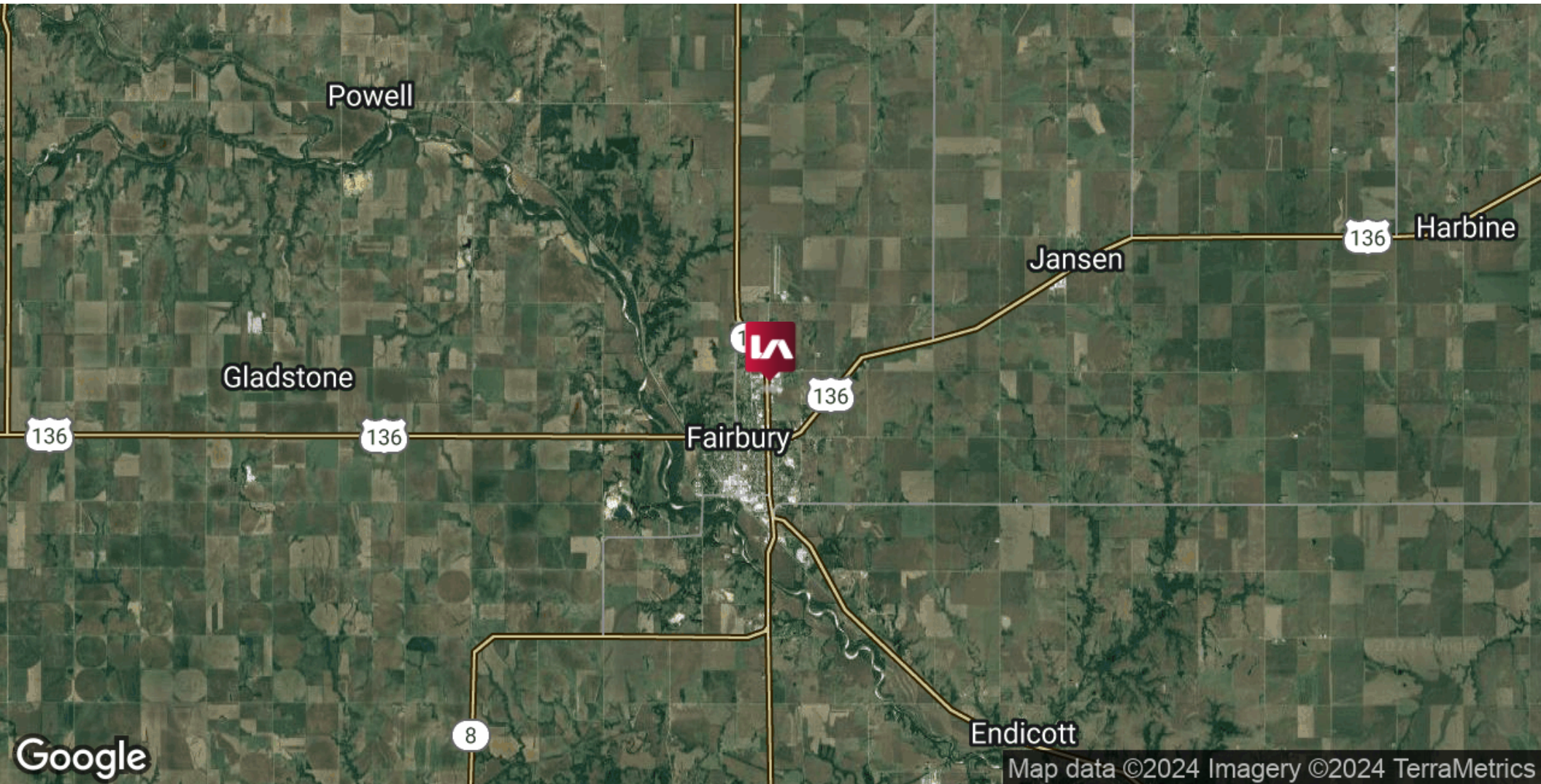
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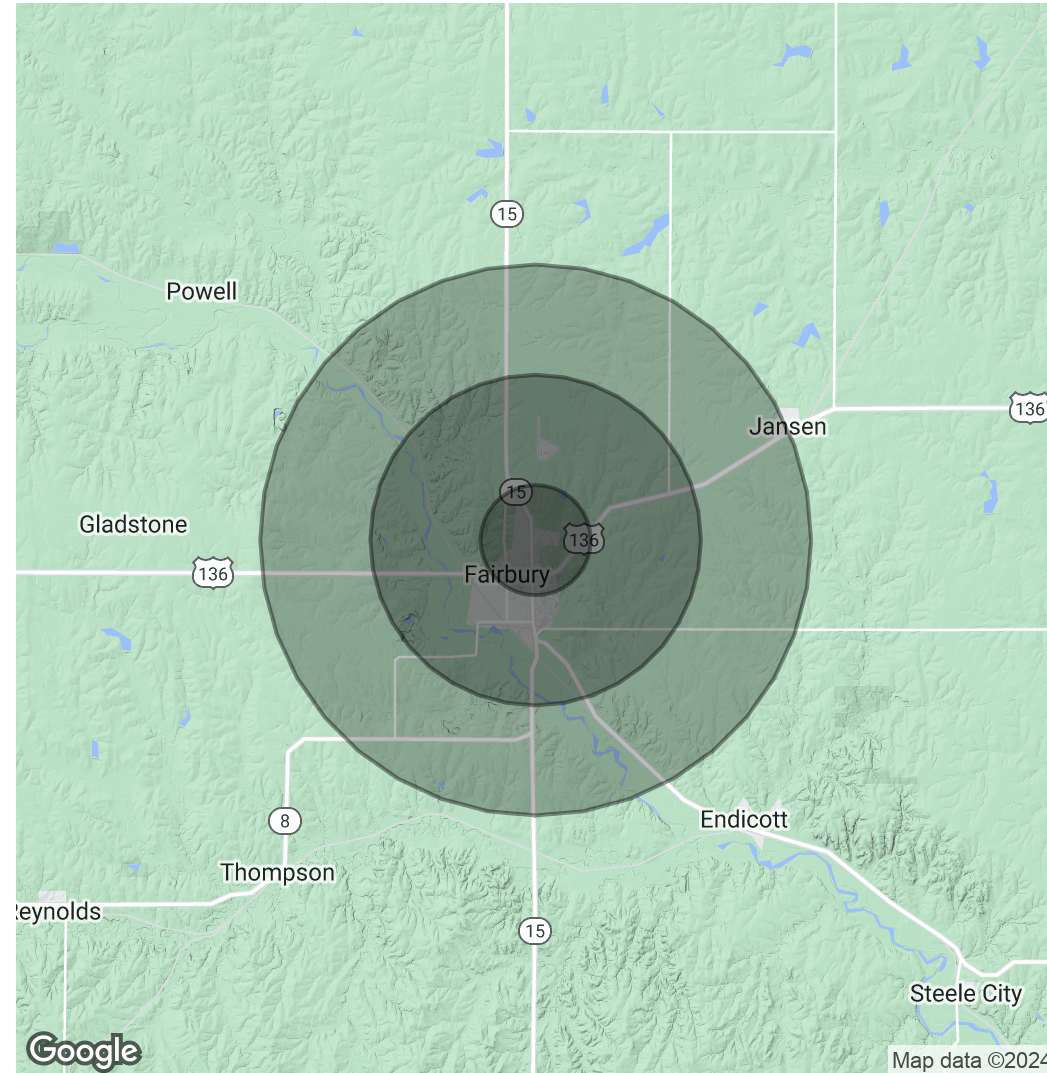
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	754	3,631	4,191
Average Age	40.3	41.8	43.1
Average Age (Male)	36.4	38.1	39.1
Average Age (Female)	43.2	44.0	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	346	1,985	2,280
# of Persons per HH	2.2	1.8	1.8
Average HH Income	\$53,496	\$42,378	\$44,365
Average House Value	\$80,285	\$77,091	\$86,080

* Demographic data derived from 2020 ACS - US Census



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