



# DOLLAR GENERAL PLUS | ABSOLUTE NNN LEASE

ACTUAL STORE

49138 US-20, O'NEILL, NE 68763

**BRIAN BROCKMAN, Broker, License #20190317**

BANG REALTY

2939 Vernon Place, PO Box 19622  
Cincinnati, OH 45219

513-898-1551

DG@BANGREALTY.COM

# DOLLAR GENERAL PLUS WITH RENT BUMPS

49138 US-20, O'NEILL, NE 68763



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## INVESTMENT SUMMARY

List Price:	\$2,135,829
Current NOI:	\$149,508.00
Initial Cap Rate:	7.00%
Land Acreage:	+/- 2.67
Year Built	2024
Building Size:	12,687 SF
Price PSF:	\$168.35
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	7.36%

## INVESTMENT OFFERING

We are pleased to present this 12,687 SF. Dollar General **Plus** store located in O'Neill, Nebraska. The property is secured with a 15 year, Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains **5% rental rate increases every 5 years**, including at each of the 4 (5 year) options to renew. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store completed construction & successfully opened for business in July 2024.

This Dollar General is highly visible as it is strategically positioned on the main thoroughfare US-20 which sees **4,487 cars per day**. The 10 mile population from the site is 5,163 and the 3 mile average household income is \$74,088 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 7.00% cap rate based on NOI of \$149,508.



PRICE \$2,135,829



CAP RATE 7.00%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 13.5 Years

## INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease | Zero Landlord Responsibilities**
- 13.5 Years Remaining on Primary Term
- **5% RENTAL RATE INCREASES EVERY 5 YEARS!**
- 2024 BTS | **Super Size Footprint**
- Four (5 Year) Options | 5% Rental Increase At Each Option
- Three Mile Household Income \$74,088
- Ten Mile Population 5,163
- Main Thoroughfare | 4,487 Cars Per Day
- Investment Grade Dollar Store with "BBB" Credit Rating
- **Concrete Parking Lot**

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## FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$149,508.00	\$11.78
<b>Gross Income</b>	<b>\$149,508.00</b>	<b>\$11.78</b>
EXPENSE		PER SF
Expenses	\$0	\$0.00
<b>Gross Expenses</b>	<b>\$0</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$149,508.00</b>	<b>\$11.78</b>

## PROPERTY SUMMARY

Year Built:	2024
Lot Size:	+/- 2.67 Acres
Building Size:	12,687 SF
Traffic Count:	4,487
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Market Prototype
Parking Lot:	Concrete
# of Parking Spaces	40
Warranties	Construction
HVAC	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$149,508.00
Rent PSF:	\$11.78
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	7/3/2024
Lease Expiration Date:	7/31/2039
Lease Term Remaining:	13.5 Years
<b>Rent Bumps:</b>	<b>5% Every 5 Years Including at Each Option</b>
Renewal Options:	Four (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$40.6 BILLION



**STORE COUNT:**  
20,500+



**GUARANTOR:**  
DG CORP



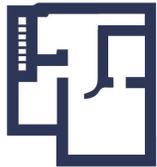
**S&P:**  
BBB

# DOLLAR GENERAL PLUS WITH RENT BUMPS

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR	
Dollar General	12,687	7/3/2024	7/31/2039	\$149,508.00	100.0	8/1/2029	\$11.78	
				\$156,984.00			8/1/2034	\$12.37
				\$164,832.00				\$12.99
				Option 1			8/1/2039	\$13.64
				Option 2			8/1/2044	\$14.32
Option 3	8/1/2049	\$15.04						
Option 4	8/1/2054	\$15.79						
<b>Totals/Averages</b>	<b>12,687</b>			<b>\$157,108.00</b>			<b>\$12.38</b>	



**TOTAL SF**  
12,687



**TOTAL ANNUAL RENT**  
\$149,508.00



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$12.38



**NUMBER OF TENANTS**  
1



# DOLLAR GENERAL PLUS WITH RENT BUMPS

49138 US-20, O'NEILL, NE 68763



**\$1.1 BILLION**

2024 TOTAL NET INCOME



**800 STORES**

OPENING IN 2024



**\$40.6 BIL**

2024 NET SALES



**86 YEARS**

IN BUSINESS



**FORTUNE 500**

ON LIST SINCE 2009

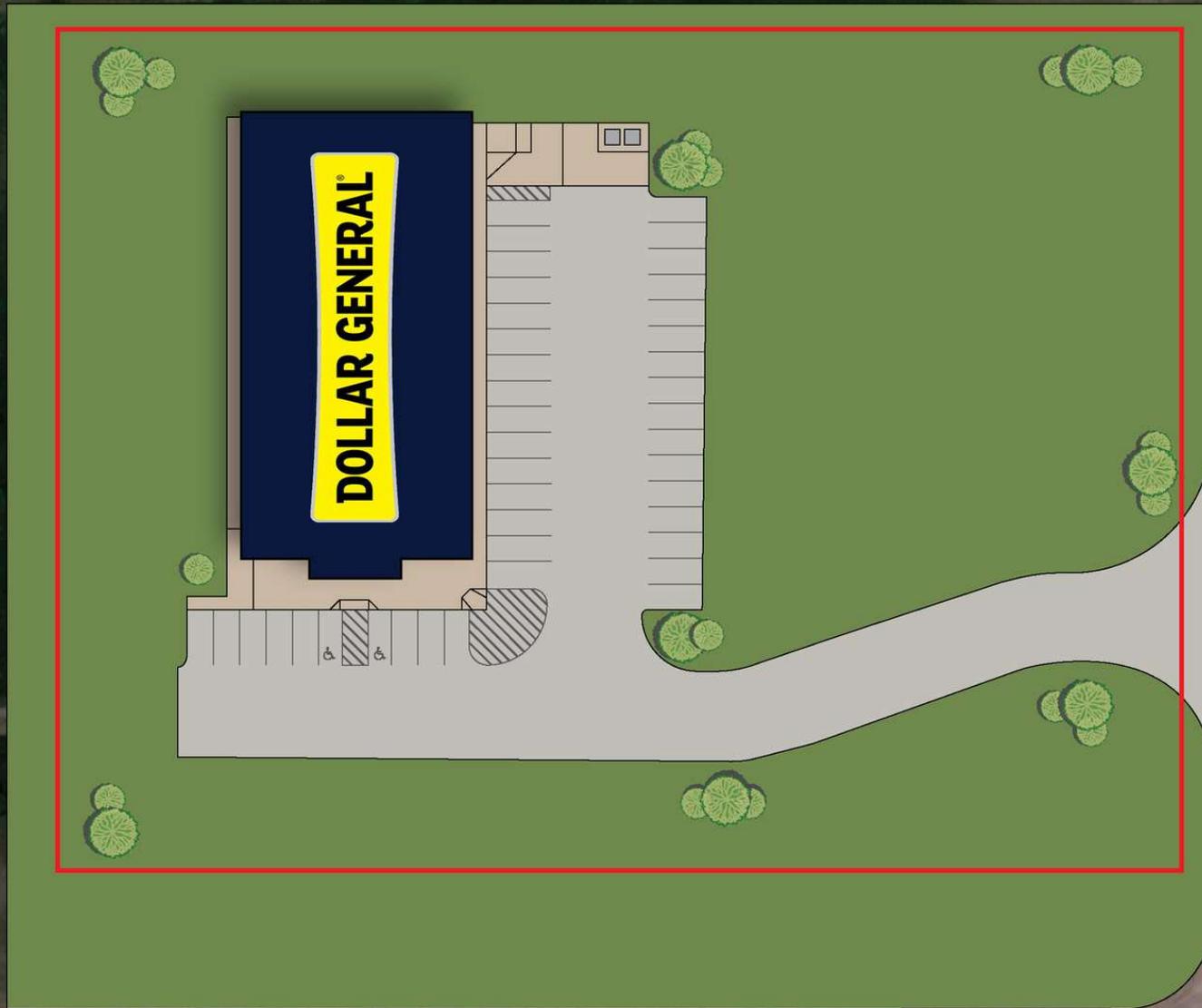
**DOLLAR GENERAL** is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,500+ stores with more than 185,800 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 725 new stores in 2024, and planning to open an additional 575 in 2025. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**20,500+ STORES ACROSS 48 STATES**

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CLAY AVE



W DOUGLAS ST 4,487 VPD



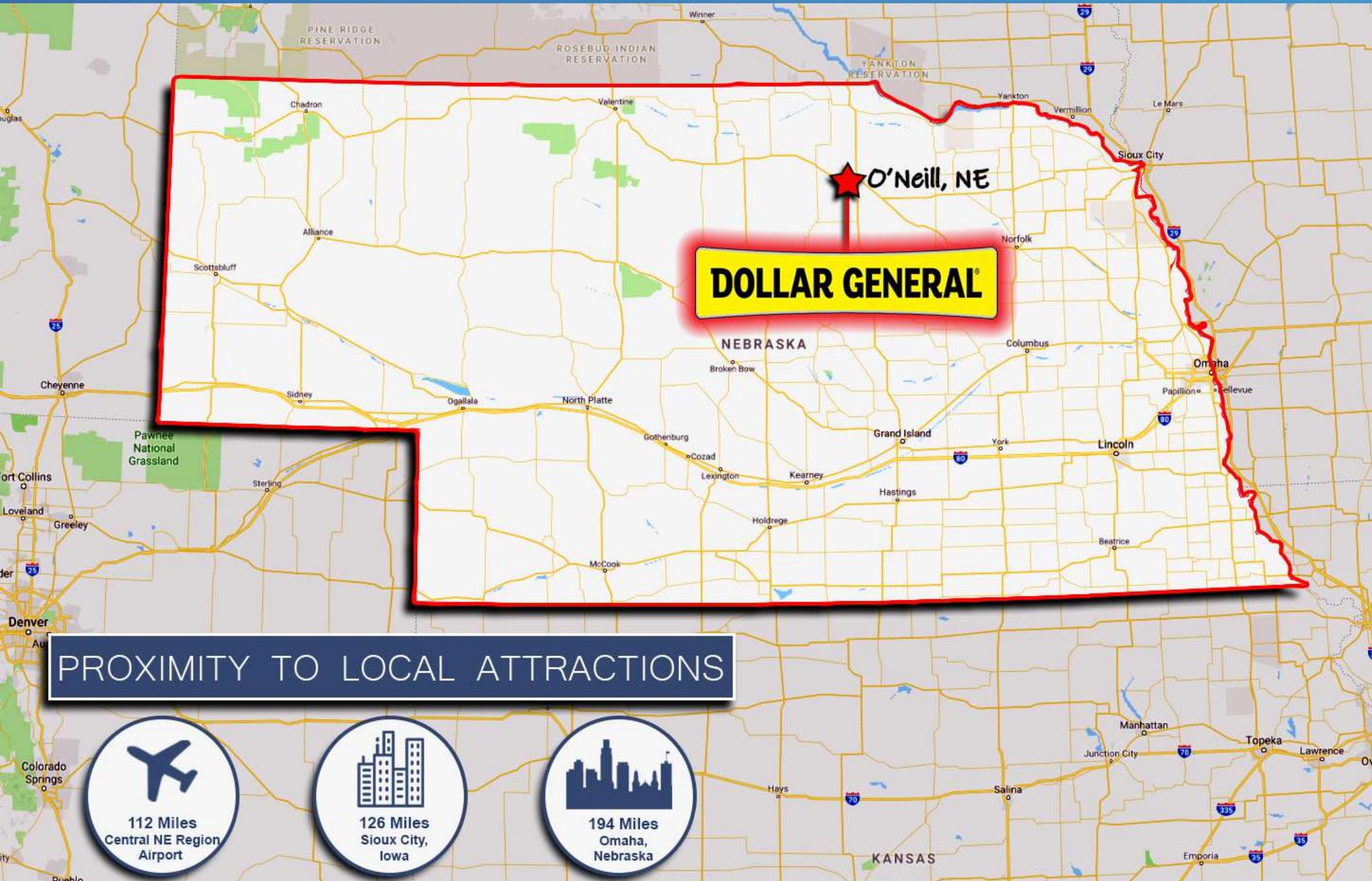
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## PROXIMITY TO LOCAL ATTRACTIONS

112 Miles  
Central NE Region  
Airport

126 Miles  
Sioux City,  
Iowa

194 Miles  
Omaha,  
Nebraska

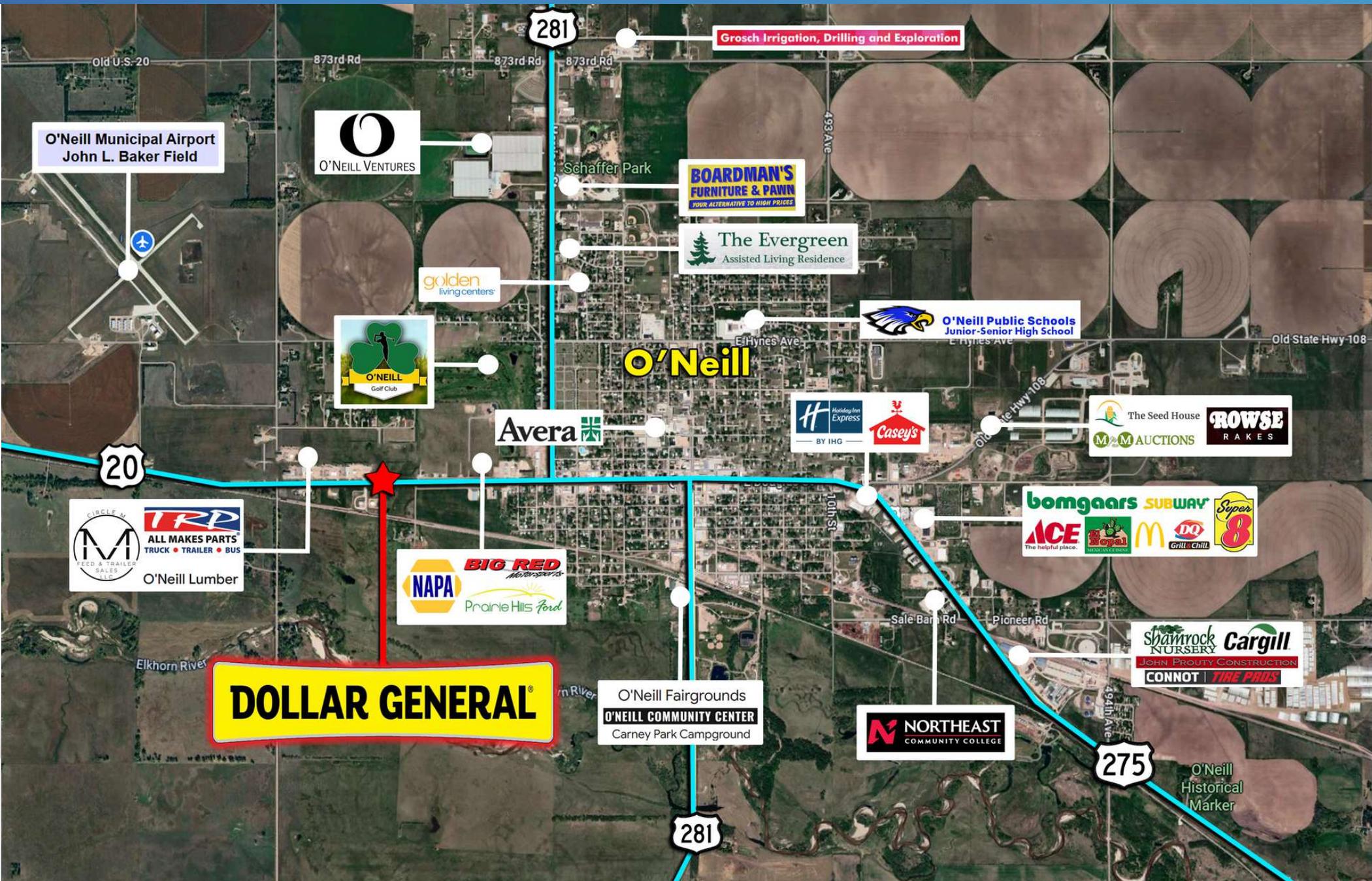
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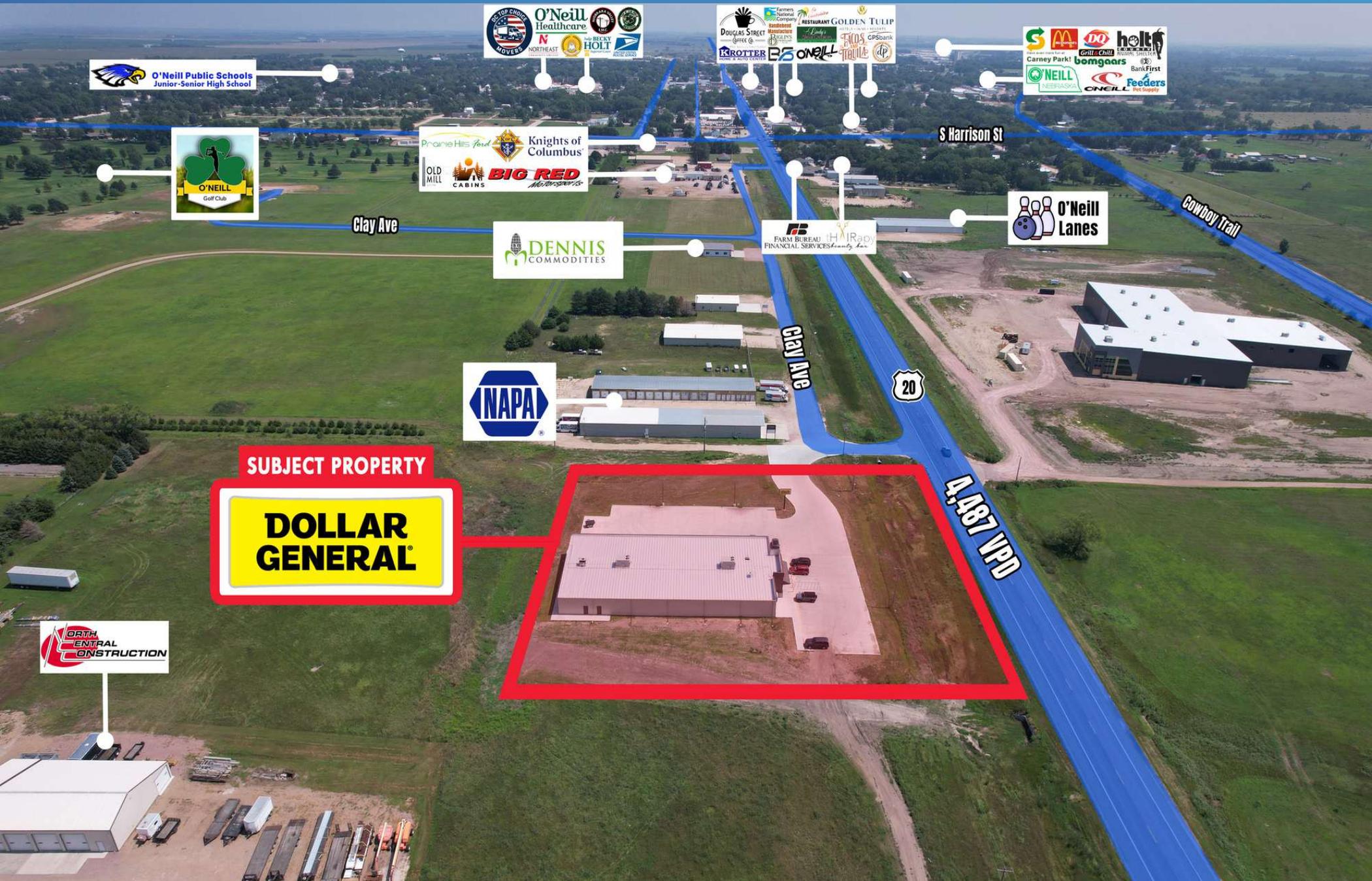
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**SUBJECT PROPERTY**  
**DOLLAR GENERAL®**

# DOLLAR GENERAL PLUS WITH RENT BUMPS

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**TRD**  
ALL MAKES PARTS  
TRUCK • TRAILER • BUS  
**O'NEILL**  
TRUCK & TRAILER

O'Neill-John I. Baker  
Municipal Airport

O'Neill Rod and Gun Club

**Circle M**  
Truck & Trailer Sales

O'Neill Lumber

491st Ave

**AKRS**

**bekah  
scout**  
Photography

**BORTH**  
CENTRAL  
CONSTRUCTION

W Benton St

Cowboy Trail

Teal's  
WESTSIDE  
Dining

Chance Rd

O'NEILL  
Golf Club

4,487 VPD

SUBJECT PROPERTY

**DOLLAR  
GENERAL**

**NAPA**

20

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O'Neill, Nebraska, known as the "Irish Capital of Nebraska," is a charming small town located in the north-central part of the state. Rich in cultural heritage and community spirit, O'Neill blends rural charm with modern convenience. The city celebrates its Irish roots with pride, most notably during the annual St. Patrick's Day festivities, which draw visitors from across the region. Surrounded by rolling farmland and scenic prairies, O'Neill offers a peaceful and welcoming environment with a strong agricultural foundation. The community is close-knit, with excellent schools, local businesses, and recreational amenities that support a high quality of life. With its vibrant downtown, friendly residents, and unique cultural identity, O'Neill stands out as a warm and inviting place to live, work, or visit.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	4,507	4,674	5,163
Total Population 2029	4,584	4,749	5,216
Median Age	40.8	40.9	41.4
Average Household Size	2.3	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,885	1,985	2,173
Average HH Income	\$74,088	\$74,346	\$75,636
Median House Value	\$158,160	\$157,735	\$157,346
Consumer Spending	\$54.8 M	\$57.1 M	\$64.3 M





# BANG

REALTY

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