



Representative Photo

DOLLAR GENERAL

TBD Hwy 6, Tiffin, IA 52340

\$2,211,875 | 6.4% CAP

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INVESTMENT SUMMARY

**DOLLAR
GENERAL**

HIGHLIGHTS

- + New Development Dollar General in Tiffin, IA - Rent Set to Commence July 2026
- + 15-Year Absolute NNN Lease With Zero Landlord Responsibilities
- + 5% Rent Increases Every 5 Years
- + Prime 1.78-Acre Site Along Hwy 6 - Major Thoroughfare With 9,000+ Vehicles Per Day
- + Strategically Located Adjacent to Clear Creek Amana High School and Surrounded by New Residential Development
- + Affluent, Rapidly Expanding Trade Area - \$115,000+ Average Household Income Within 1 Mile and 121.67% Population Growth Since 2010
- + Tiffin is one of the Fastest-Growing Cities in the State

EXCLUSIVELY MARKETED BY



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PRICE

\$2,211,875

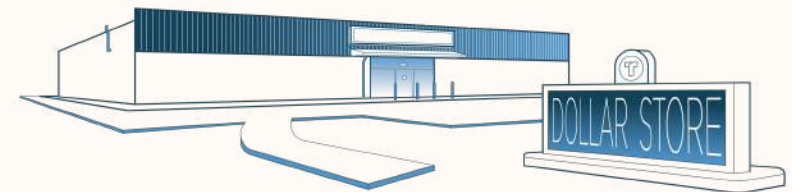


CAP RATE

6.4%

PROPERTY DETAILS

Address	TBD Hwy 6
City, ST	Tiffin, IA
Sale Price	\$2,211,875
Land Area	1.78 Acres
Year Built	2026
Guarantor	Dollar General Corporation
Building Area	10,542 SF
Price (PSF)	\$209.82



LEASE OVERVIEW

Tenant	Dollar General
Rent Commencement	7/6/2026
Lease Expiration Date	7/31/2041
Lease Term Remaining	15 Years
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Base Rent	\$141,560
Rent Effective	7/6/2026
Rent Increases	5% Every 5 Years
Renewal Options	Five (5), 5-Year; 5%

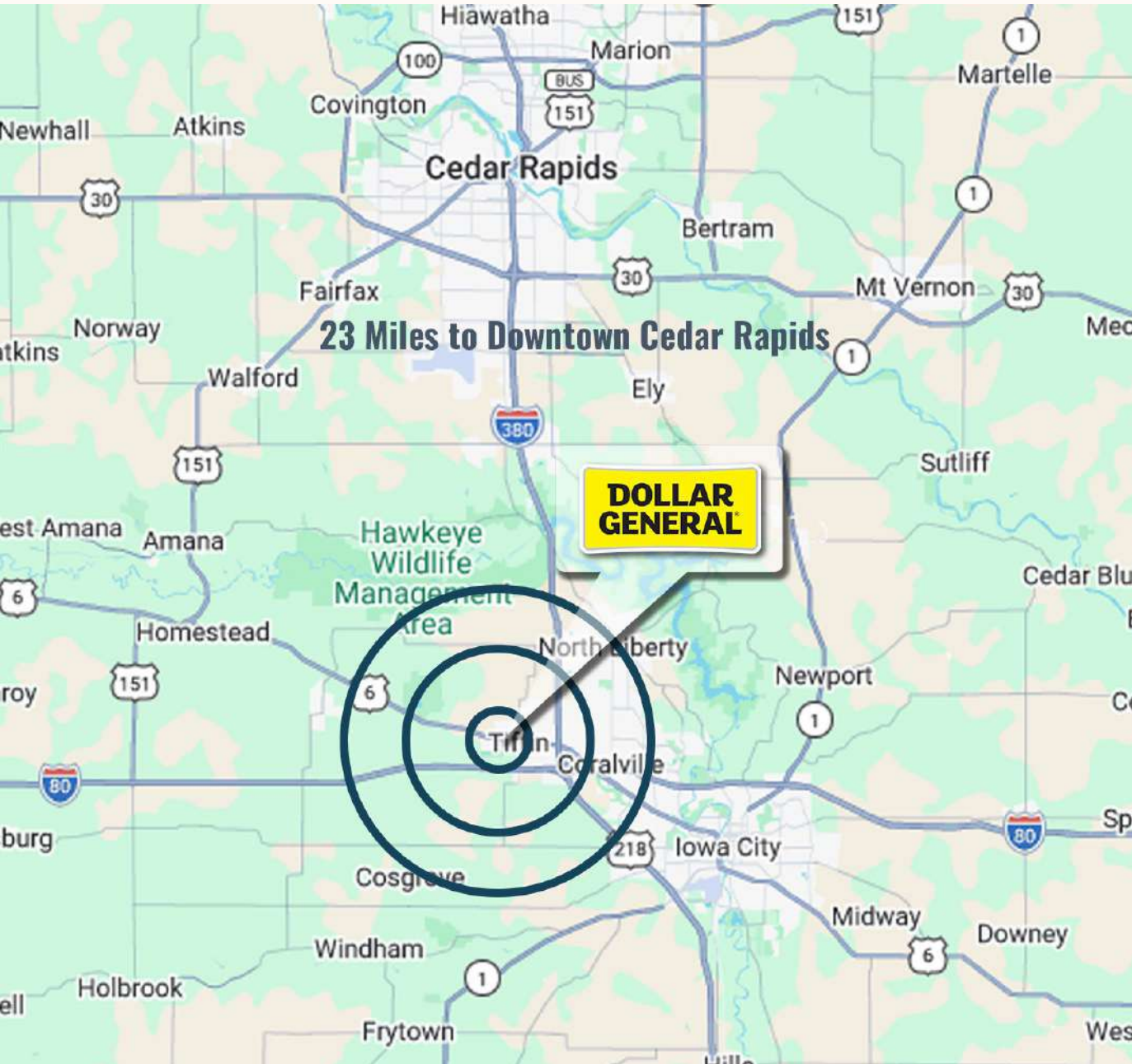
Paid By

	Reimbursed by Tenant	
Taxes	Reimbursed by Tenant	Tenant shall reimburse the Landlord for the payment of property taxes.
Insurance	Paid by Tenant	Tenant agrees to maintain and pay for a "special cause of loss" policy insuring all improvements on the Demised Premises (the "Property Insurance").
HVAC	Paid by Tenant	Tenant shall, at its cost and expense, maintain, repair, and replace (if needed) the HVAC system, ensuring it is kept in good repair and condition.
Parking Lot	Paid by Tenant	Tenant shall, at its cost and expense, maintain, repair, and replace (if needed) the parking lot, ensuring it is kept in good repair and condition.
Roof & Structure	Paid by Tenant	Tenant shall, at its cost and expense, maintain, repair, and replace the roof, foundation, and structure of the building, ensuring it is kept in good condition and repair.

ANNUAL OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Years 1-5	7/6/2026-7/31/2031	\$141,560	\$13.43	6.40%
Years 6-10	8/1/2031-7/31/2036	\$148,638	\$14.10	6.72%
Years 11-15	8/1/2036-7/31/2041	\$156,070	\$14.80	7.06%
Five (5), 5-Year Options 5% Increase	8/1/2041-7/31/2046	\$163,873	\$15.54	7.41%
	8/1/2046-7/31/2051	\$172,067	\$16.32	7.78%
	8/1/2051-7/31/2056	\$180,670	\$17.14	8.17%
	8/1/2056-7/31/2061	\$189,704	\$18.00	8.58%
	8/1/2061-7/31/2066	\$199,189	\$18.89	9.01%

DEMOGRAPHICS



TIFFIN

Tiffin, located in Johnson County and part of the Iowa City Metropolitan Statistical Area, is recognized as one of the fastest-growing cities in the region. Its rapid growth and strong community appeal make it a prime spot for real estate investment.

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	1,320	3,374	23,339
2025 ESTIMATED	2,926	7,374	34,160
2030 PROJECTED	3,105	8,018	35,901

POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
2010 - 2025	121.67%	118.55%	46.36%
2025 - 2030	6.12%	8.73%	5.10%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$105,085	\$92,763	\$92,970
Average	\$115,022	\$106,332	\$117,015

AREA OVERVIEW



CEDAR RAPIDS, IA

Located in Linn County, this community serves as the county seat and is the second-largest city in Iowa, next to Des Moines. Positioned along the Cedar River just north of Iowa City, it anchors the Interstate 380 corridor as the economic hub of Eastern Iowa. With major projects like the \$140.6 million Sub-Zero plant, the ConnectCR parks revitalization, and over \$1 billion in Southwest industrial growth, the area is rapidly transforming its economy and quality of life.

ECONOMY

Anchored by leading employers including Quaker Oats (PepsiCo), General Mills, and Collins Aerospace, the area boasts a diverse and resilient economic base. Cedar Rapids is a national hub for grain production, avionics technology, and financial services, with continued growth in healthcare and transportation reinforcing its role as Eastern Iowa's economic center.

CULTURE

The city boasts a vibrant arts scene with Orchestra Iowa, the Paramount Theatre, Theatre Cedar Rapids, and Brucemore at its core. Museums and galleries, led by the Cedar Rapids Museum of Art with the world's largest Grant Wood collection, highlight world-class exhibitions and diverse cultural heritage.

ATTRACTIONS

Cedar Rapids offers a rich attractions, from landmarks like Brucemore Mansion and the National Czech & Slovak Museum to the Cedar Rapids Museum of Art, home to the world's largest Grant Wood collection. Visitors enjoy vibrant entertainment at the Paramount Theatre and McGrath Amphitheatre, along with outdoor escapes at Cedar Lake, and ConnectCR trails.



POPULATION GROWTH

0.93% Annually



TOTAL POPULATION

137,904



AVERAGE HOUSEHOLD INCOME

\$86,756

CLOSE UP AERIAL MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar

TENANT OVERVIEW

DOLLAR GENERAL Known as America's neighborhood store, Dollar General is one of the nation's largest discount retailers. The stores offer products from food, health and beauty, houseware, and more from popular brands at everyday low prices. The store is also known for their convenient locations, often catering to customers in rural or suburban areas. The company has been committed to its mission of Serving Others since 1939, as it continues to prioritize value and convenience.

Dollar General proudly boasts a strong commitment to community engagement, fostering robust connections with the areas it operates in. Through consistent support for local initiatives and charities, Dollar General endeavors to make a meaningful, positive impact in the neighborhoods surrounding its stores. This dedication to being a responsible corporate entity underscores Dollar General's philosophy of being more than just a retail establishment - it is about being an active and caring participant in the communities that have warmly embraced the brand. As Dollar General continues to grow and expand, this commitment remains at the core, affirming that being a good neighbor is an intrinsic part of their business model, just as much as offering quality products at unbeatable prices.

IN THE NEWS

So far this year, people are spending more at Dollar General — enough that sales jumped 2.4% from February through April compared to the same quarter last year, the company reported. In part, that's thanks to shoppers trading down from more expensive stores.



YEARS OF SUCCESS

86



OWNERSHIP

Public



S&P CREDIT RATING

BBB



ANNUAL REVENUE

\$40.61B



NO. OF EMPLOYEES

194,200



NO. OF LOCATIONS

20,582

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For More Information



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