

Dollar General

8179 ND-32 Gwinner, ND 58040



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OFFERING SUMMARY

DOLLAR GENERAL®

8179 ND-32 Gwinner, ND 58040

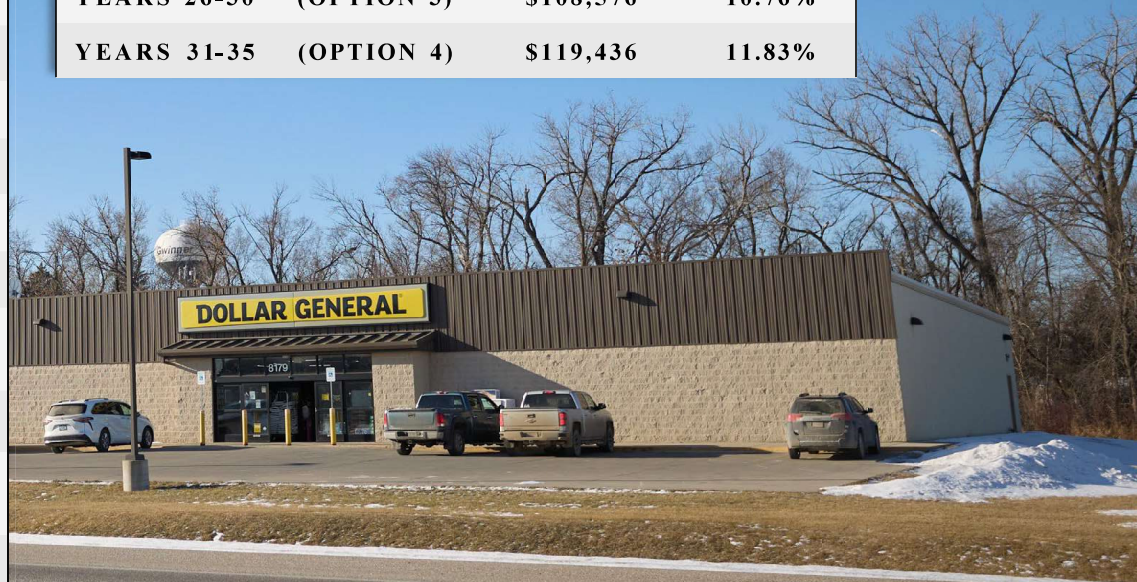
\$1,008,917
PRICE

7.85%
CAP

NOI	\$79,200
RENTABLE SQ FT.	9,100
YEAR BUILT	2017
LOT SIZE (AC)	1.52
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant
RENT COMMENCEMENT DATE	March 2017
LEASE EXPIRATION DATE	February 2032
TERM REMAINING ON LEASE	7+ years
INCREASES	3% in year 11 and 10% in Options
OPTIONS	Four, 5-year options
TENANT RESPONSIBILITIES	Taxes, Insurance, Parking Lot, Roof and Structure.
LANDLORD RESPONSIBILITIES	Zero Landlord Responsibilities

RENT SCHEDULE

BASE RENT	NOI	RETURN
YEARS 1-5	\$79,200	7.85%
YEARS 6 - 10	\$79,200	7.85%
YEARS 11-15	\$81,576	8.08%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION 1)	\$89,736	8.89%
YEARS 21-25 (OPTION 2)	\$98,712	9.78%
YEARS 26-30 (OPTION 3)	\$108,576	10.76%
YEARS 31-35 (OPTION 4)	\$119,436	11.83%



PROPERTY SUMMARY

8179 HWY 32, GWINNER ND 58040

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Dollar General in Gwinner, North Dakota.

The 9,100-sf building was built-to-suit for Dollar General in 2017 and sits on a 1.52-acre parcel. Dollar General signed an original 15-year lease that expires in February of 2032. The Lease contains a 3% rent bump in year 11 of the term and includes Four (5) Yr. Options , each with a 10% rent increase.

Located in Gwinner, North Dakota, the subject property is ideally located on a busy street next to The Bobcat Companies' 780,000 sf production facility and its 1,500 employees. With the next closest Dollar General being 14 Miles away, this location is vital to the citizens of Gwinner.

INVESTMENT HIGHLIGHTS

- 2017 Construction Absolute-Net Dollar General with 7+ years remaining / Attractive Low price point
- Strategically located next to the Bobcat Manufacturing Facility and its 1,500 employees
- Rare 3% rent increase beginning in year 11 of the initial term.
- Zero competition – next closest Dollar General is over 14 miles away.
- Tenant is the Nations largest discount retailer with over 19,800 locations in 48 states.

\$1,008,917 | 7.85% Cap Rate



NOI
\$79,200



YEAR BUILT
2017



BUILDING SIZE
9,100 SF



LOT SIZE
1.52 Acres

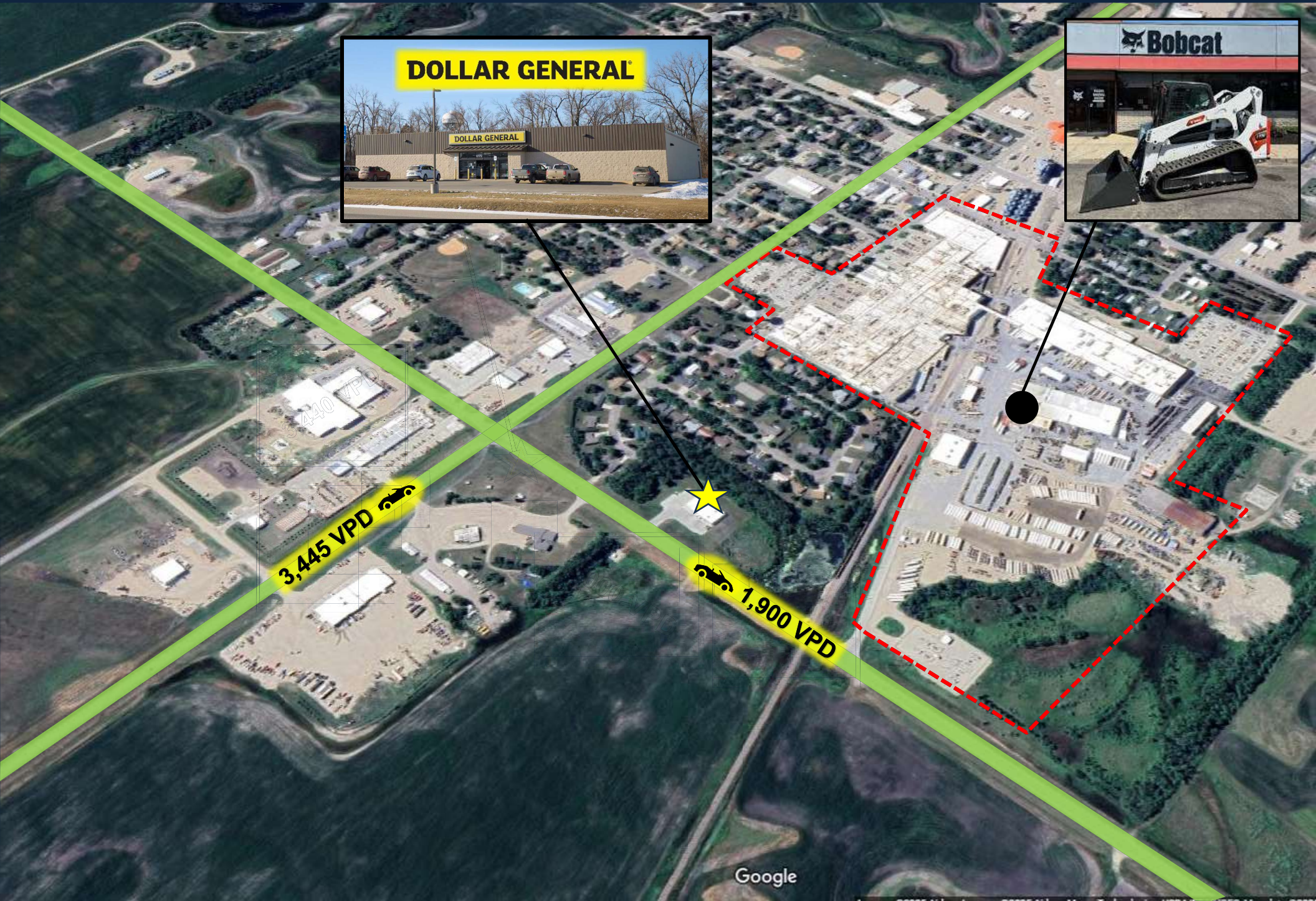


LEASE TERM
15 Years



LEASE TYPE
NNN

AERIAL OVERVIEW



3,445 VPD 

1,900 VPD 

LOCATION OVERVIEW

GWINNER, NORTH DAKOTA

Located 60 miles Southwest of Fargo, Gwinner is a thriving small town located in Sargent County in the southeastern region of the state. Known for its strong industrial base, Gwinner is home to the Bobcat Company, a global leader in compact construction and agriculture equipment, which serves as the area's primary employer and an anchor of economic stability. The town's central location within a predominantly rural area positions it as a vital hub for nearby communities, offering essential services and amenities to residents who may otherwise travel significant distances for their needs. Gwinner benefits from a consistent population base supported by its industrial workforce, creating a steady demand for retail and daily necessities. Its rural charm, combined with an active local economy, makes Gwinner an attractive market for businesses like Dollar General, which cater to value-driven consumers seeking convenience and affordability.

GWINNER AND THE BOBCAT COMPANY

The relationship between Bobcat Company and Gwinner, North Dakota, is foundational to the town's identity and economy. Since its establishment in 1947, Bobcat has been the largest employer in Gwinner, providing approximately 1,500 jobs and significantly contributing to the community's economic vitality. The company's expansive manufacturing facility is a hub for innovation, producing world-renowned compact equipment shipped globally. Bobcat's consistent investments in facility upgrades and technology **(Over 26 Million invested over the last 5 years)** underscore its commitment to Gwinner, while its engagement with the local community fosters strong ties. This symbiotic relationship has made Bobcat a cornerstone of Gwinner's prosperity and a source of pride for its residents.



Population
2,922



Average
HH Income
\$85,264



Median
Sale Price
\$114,986

What Sets This Dollar General Apart

A Standout Investment: What Sets This Dollar General Apart

- **Economic Stability from Bobcat Headquarters:** Gwinner is home to Bobcat's global headquarters, ensuring a steady, employed population with disposable income. This provides a built-in customer base for everyday retail needs.
- **Limited Retail Competition:** As a small town with few shopping options, Gwinner's residents and workforce depend heavily on accessible stores like Dollar General for groceries, household items, and other essentials.
- **Central Hub for Surrounding Areas:** Gwinner serves as a key destination for residents in nearby rural areas, extending the store's reach beyond the immediate population.
- **High Demand for Convenience:** In smaller towns, residents prioritize convenience and affordability, which aligns perfectly with Dollar General's business model.
- **Consistent Traffic from Diverse Customer Groups:** The store caters not only to local families but also to Bobcat employees, contractors, and visitors, ensuring steady foot traffic throughout the week.
- **Affordable Real Estate:** Lower property costs in Gwinner contribute to higher profitability for a Dollar General, compared to locations in urban or suburban markets.
- **Community Reliance on Essentials:** Dollar General provides a vital service in rural areas, offering essential goods that are otherwise harder to access locally, fostering strong customer loyalty.
- **Proven Market Success:** Dollar General's business model thrives in rural and small-town markets like Gwinner, where its value-oriented approach meets a critical need for affordable and convenient shopping.

PROVEN MOMENTUM.
ESSENTIAL RETAILER.

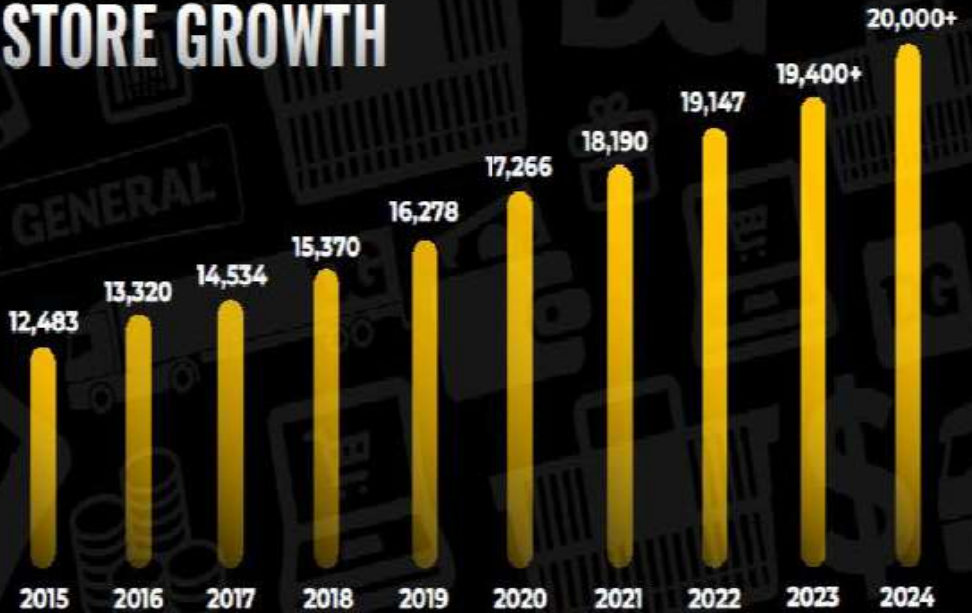


BBB S&P CREDIT RANKING INVESTMENT GRADE	DG PUBLICALLY TRADED	\$54.4 B TOTAL NET WORTH	83 YEARS IN BUSINESS	20,000+ STORES IN 48 STATES	750 NEW STORES PLANNED FOR 2025
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20,000+ STORES IN 48 STATES



STORE GROWTH



DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2028 Projection	1,068	1,192	2,922
2023 Estimate	1,053	1,177	2,898
2020 Census	992	1,113	2,794
HOUSEHOLD INCOME			
Average	\$84,950	\$85,264	\$82,959
Median	\$68,159	\$68,585	\$67,360
Per Capita	\$35,418	\$35,329	\$35,815
HOUSEHOLDS			
2028 Projection	446	495	1,258
2023 Estimate	439	487	1,245
2020 Census	438	486	1,242
HOUSING			
Median Home Value	\$109,903	\$111,675	\$114,986
EMPLOYMENT			
2023 Daytime Population	1,626	1,791	3,506
2023 Unemployment	1.56%	1.64%	1.62%
Average Time Traveled (Minutes)	12	13	17

Major Employers	Employees
1 Doosan Bobcat North Amer Inc-Bobcat Company	1,100
2 Doosan Bobcat North Amer Inc-Bobcat Company-Product Engrg	373
3 Sargent Central Pub Schl Dst 6-Sargent Central Public School	51
4 North Sargent School Dst 3	50
5 Dakota Valley Elc Coop Inc-DAKOTA VALLEY ELECTRIC CO-OP	50



NORTH DAKOTA



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