

**DOLLAR GENERAL®**

406 N 5TH AVE E, TRUMAN, MN 56088

OFFERING MEMORANDUM

**JUST UNDER 9 YEARS REMAIN**

BUILD-TO-SUIT IN 2019

**CORPORATE GUARANTEE**

MORE THAN 20,000 LOCATIONS



# DOLLAR GENERAL®

406 N 5TH AVE E, TRUMAN, MN 56088

**OFFERING PRICE: \$1,218,000    CAP RATE: 7.15%**

GROSS LEASABLE AREA: +/- 9,206 SF

PRICE / SF: \$134.94

NET OPERATING INCOME: \$87,073

CURRENT OCCUPANCY: 100%

YEAR BUILT / RENOVATED: 2019

LOT SIZE: +/- 1.02 AC

TYPE OF OWNERSHIP: Fee Simple

PROPOSED FINANCING: 5 YR TERM / 5.95% RATE / 25 YR AMORT / 65% LTV

CASH ON CASH RETURN: \$26,151 / 6.13%

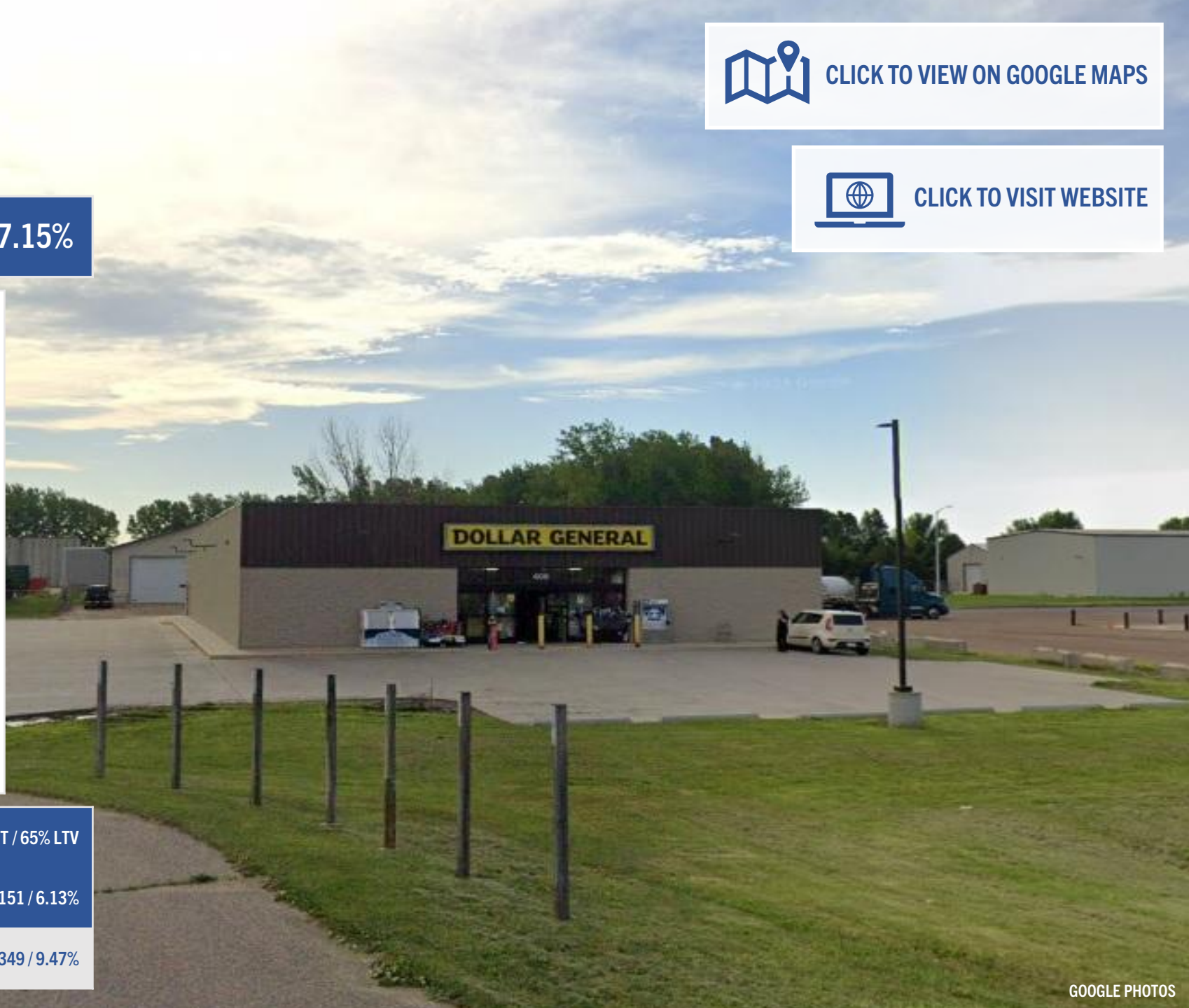
TOTAL RETURN: \$40,349 / 9.47%



[CLICK TO VIEW ON GOOGLE MAPS](#)



[CLICK TO VISIT WEBSITE](#)







## RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current – 12/31/2034	\$87,073	\$7,256	\$9.65	7.15%
Option 1	\$95,780	\$7,982	\$10.61	7.86%
Option 2	\$105,358	\$8,780	\$11.67	8.65%
Option 3	\$115,894	\$9,658	\$12.84	9.52%
Option 4	\$127,483	\$10,624	\$14.12	10.47%

## LEASE SUMMARY

LEASE TYPE:	Absolute-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	12/9/2019
LEASE EXPIRATION:	12/31/2034
RENT INCREASES:	10% At Each Option
OPTIONS:	Four – Five Years

## INVESTMENT HIGHLIGHTS

### STNL DOLLAR GENERAL

- 9,026+/- SQUARE FEET
- 1.02 AC PARCEL
- BUILD TO SUIT LOCATION IN 2019
- CONCRETE PARKING LOT

### DOLLAR GENERAL

- CORPORATE GUARANTEE – 20,000+ LOCATIONS
- INVESTMENT GRADE CREDIT – S&P: BBB
- RAPIDLY GROWING LOCATIONS NATIONWIDE

### LEASE OVERVIEW

- 15 YEAR LEASE (LEASED THROUGH 12/31/2034)
- JUST UNDER NINE YEARS REMAIN
- FOUR – FIVE YEAR OPTIONS
- 10% RENT INCREASES DURING OPTIONS

### ABSOLUTE NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- TENANT RESPONSIBLE FOR PARKING LOT
- TENANT RESPONSIBLE FOR ROOF & STRUCTURE

### LOCATION

- 118 MILES FROM DOWNTOWN MINNEAPOLIS, MN
- TWO POINTS OF INGRESS & EGRESS
- ADJACENT TO CASEY'S C-STORE
- SOUTH 5TH AVE EAST – TRAFFIC COUNTS: 4,643

### DEMOGRAPHICS

- OVER 1,600 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$69,859 WITHIN FIVE MILES

**JUST UNDER 9 YEARS REMAIN**

**BUILD-TO-SUIT IN 2019**

**CORPORATE GUARANTEE**

**MORE THAN 20,000 LOCATIONS**



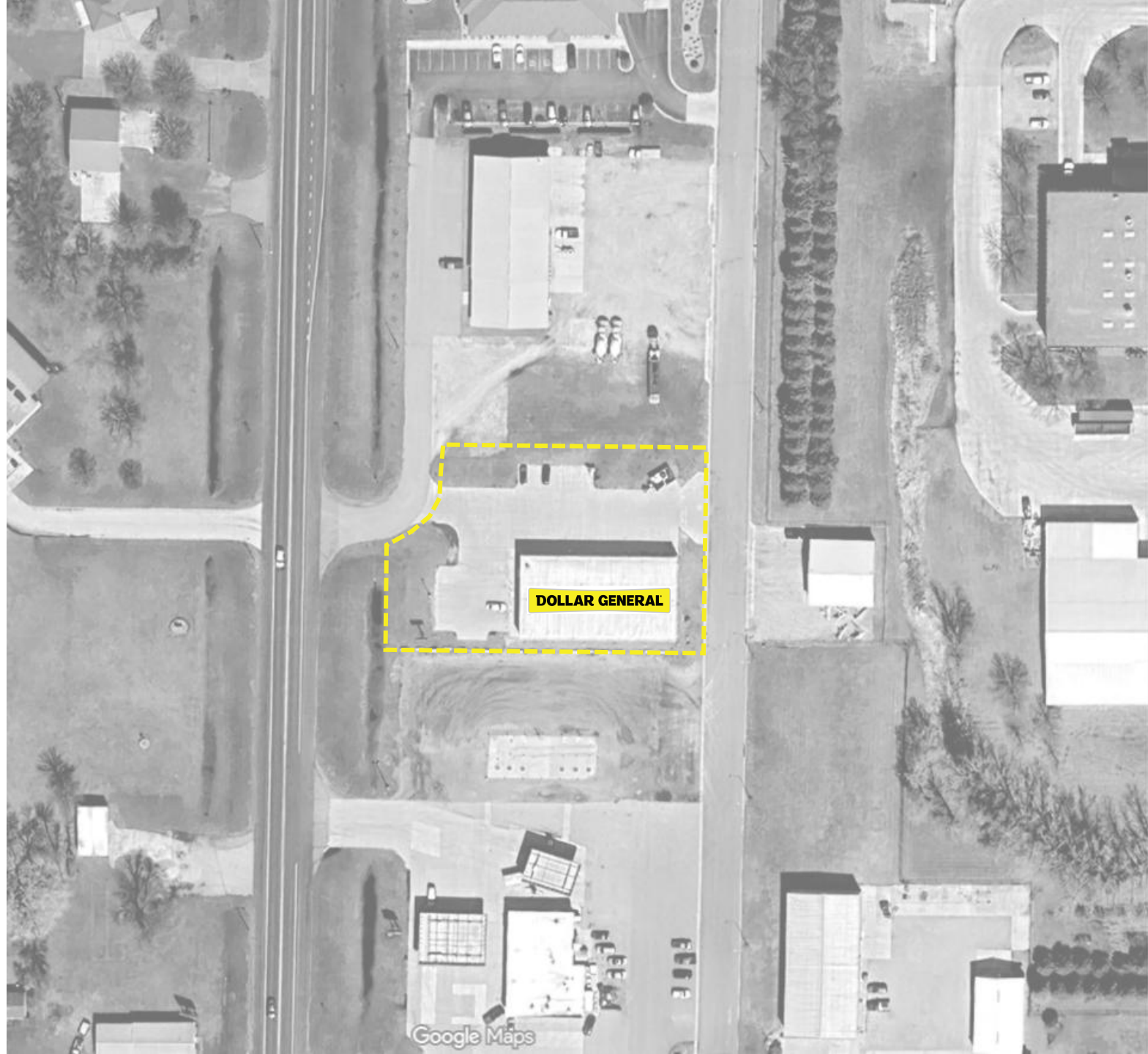


# DOLLAR GENERAL®

Dollar General is a major US discount retailer with over 20,000 small-format stores, offering everyday essentials, groceries, health/beauty, and seasonal items at low prices, focusing on convenience in rural and suburban areas with popular national brands and its own private labels, driven by a mission to "Serve Others". Founded in 1939, it's known for its convenient locations, low prices, and broad product assortment, making it a significant player in the small-box retail sector.

## Key Aspects

- **Business Model:** A small-box discount retailer providing value and convenience through everyday low prices on essential goods.
- **Products:** Includes food (consumables, snacks), health & beauty, cleaning supplies, apparel, home goods, and seasonal items, featuring both national brands (P&G, Coca-Cola) and private brands (Clover Valley, True Living).
- **Store Locations:** Operates in 48 states, strategically located in rural, suburban, and urban areas for easy access.
- **Mission:** "To Serve Others," focusing on customers, employees, and communities through affordable products and job opportunities.
- **History:** Started as J.L. Turner & Son in 1939, becoming Dollar General Corporation in 1955 and going public in 1968.





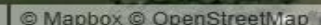
# REGIONAL MAP

Rice Lake 406 N 5TH AVE E,  
TRUMAN, MN 56088

119 MILES

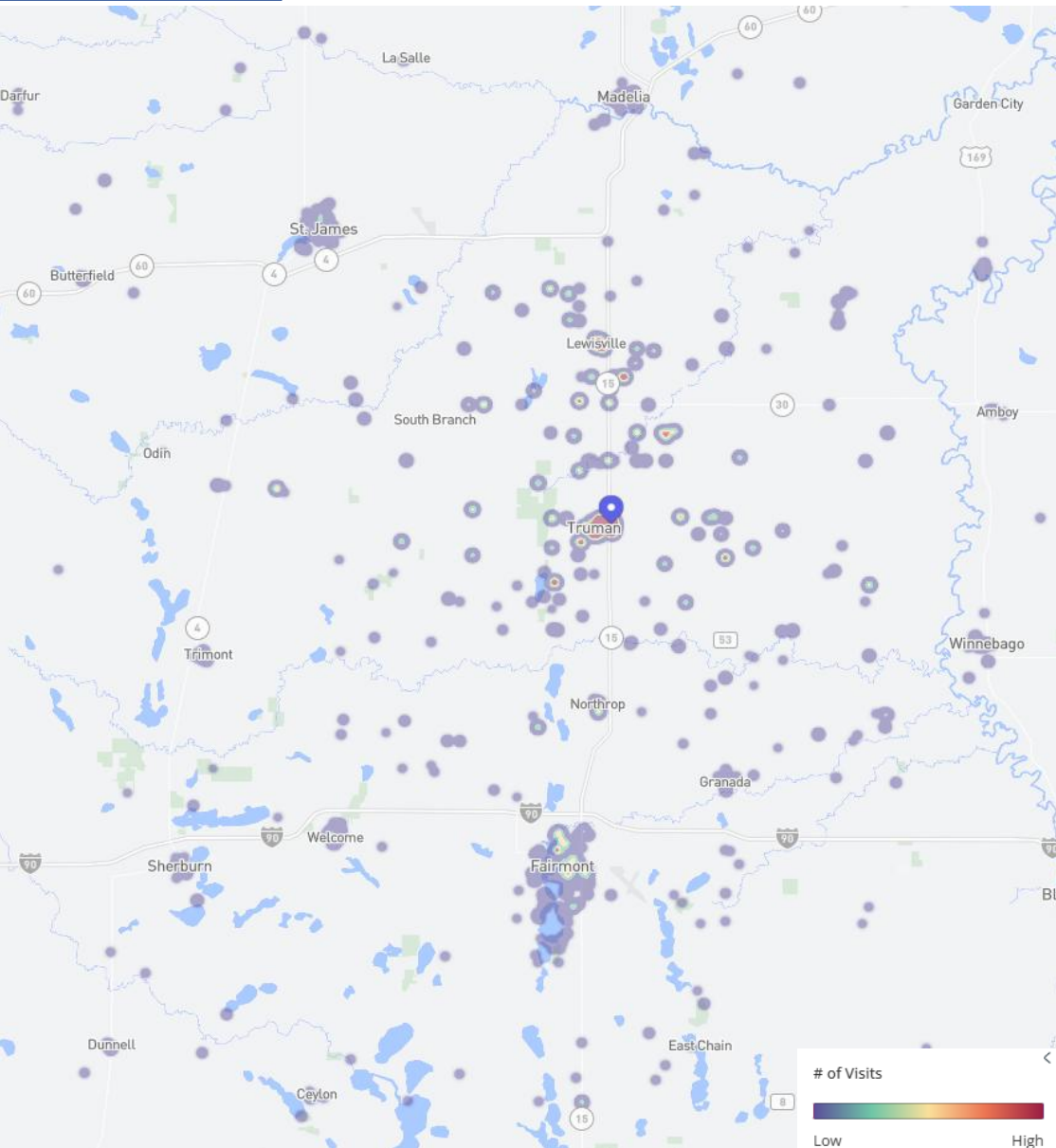
Dollar General





TRUE TRADE AREA

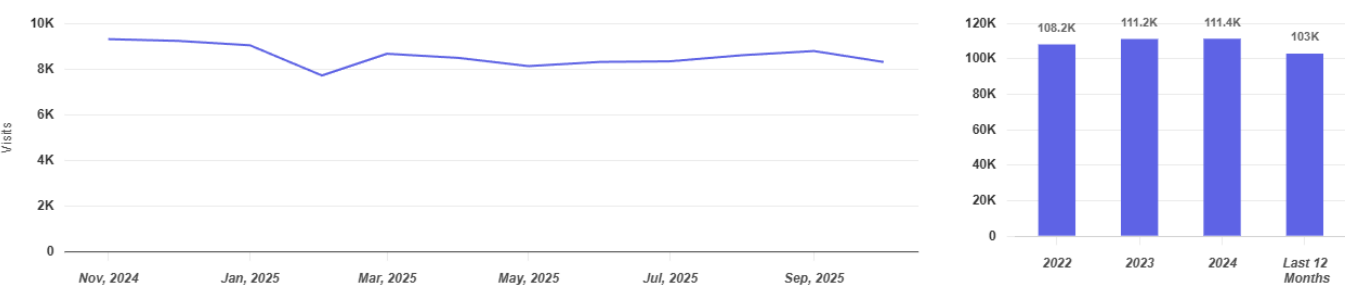
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)  
LAST 12 MONTHS



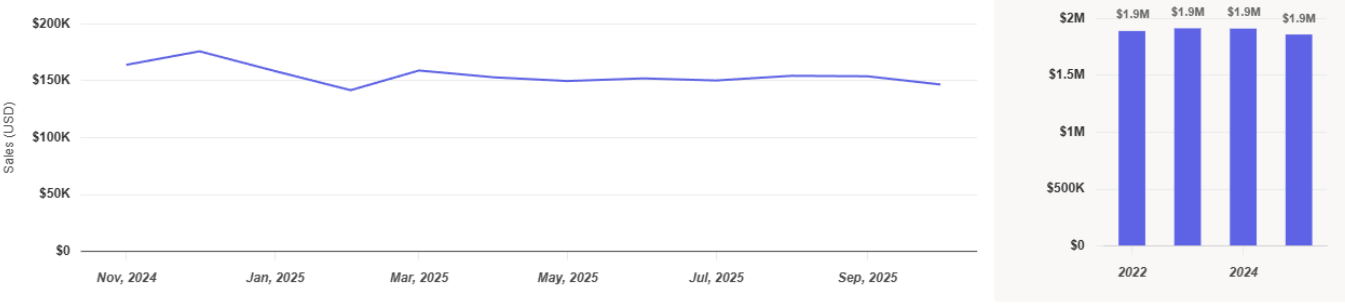
VISITS DATA

Visits	103K	Visit Frequency	8.82
Visits / sq ft	10.49	Avg. Dwell Time	12 Min
Visitors	11.7K		

VISITS VARIANCE



ESTIMATED SALES



TENANT RANKINGS

Minnesota

113 / 214

View List

47%

Local: 15mi

2 / 3

View List

66%



# DEMOGRAPHICS SUMMARY

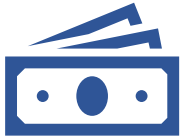
POPULATION	3 Miles	5 Miles	10 Miles
2029 Population Projection	1,332	1,631	2,967
2024 Population	1,350	1,667	3,076
2020 Population	1,316	1,706	3,404
Median Age	46.2	46.1	45.9

INCOME	3 Miles	5 Miles	10 Miles
Average	\$65,592	\$69,859	\$78,645
Median	\$58,018	\$60,662	\$64,900

TRAFFIC COUNTS	
South 5 <sup>th</sup> Ave East	4,643 (2022)

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Household Projection	564	687	1,242
2024 Households	571	701	1,288
2020 Households	556	716	1,425

Source: © 2024 Experian.



AVERAGE HOUSEHOLD INCOME  
FIVE MILE RADIUS

\$69,859



HOUSEHOLDS WITHIN FIVE MILE  
RADIUS

701



POPULATION WITHIN FIVE MILE  
RADIUS

1,667



DAILY TRAFFIC COUNTS

4,643

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ACTIVITY ID: XXXX



# DOLLAR GENERAL®

406 N 5TH AVE E, TRUMAN, MN 56088

## OFFERING MEMORANDUM

### EXCLUSIVELY LISTED:

#### **ARI CHARGO – LEAD AGENT**

ASSOCIATE

(952) 852-9729

ARI.CHARGO@MARCUSMILLICHAP.COM

LICENSE: MN: 40878014

#### **JEFF ROWLETT**

SENIOR MANAGING DIRECTOR INVESTMENTS

SENIOR DIRECTOR - NATIONAL RETAIL GROUP

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JEFF.ROWLETT@MARCUSMILLICHAP.COM

LICENSE: WI 74743-94

LISTED IN CONJUNCTION WITH:

#### **JON RUZICKA**

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MN

JON.RUZICKA2@MARCUSMILLICHAP.COM

TEL: (952) 852-9767

BROKER LICENSE: MN 40583288

