

For Sale

CBRE

# Dollar General

Investment Property

410 East High Street | Rockwell City, IA 50579 | [www.cbre.com/desmoines](http://www.cbre.com/desmoines)



Retail

## Property Overview

The subject property consists of 9,014 SF freestanding building on 1.09 acres on the east side of Rockwell City, Iowa. The property is located on High Street/240th Street, just south of Highway 20, one of central Iowa's main east-west highways. Dollar General has occupied this location since 2004 when the building was constructed.

The property is secured with a recently renewed NN+ lease, which includes percentage rent and minimal landlord responsibilities. Tenant reimburses Landlord for property taxes and parking lot maintenance. Dollar General is the nation's leading small community discount store, having posted \$38.7B in annual sales in 2023.

## Property Features

- + **New** Sale Price: \$540,000
- + NOI: \$48,600
- + Cap Rate: 9%
- + Building Size: 9,014 SF
- + Lot Size 1.09 Acres
- + Year Built: 2004
- + Lease Type: NN+
- + Lease Expiration: 11/30/2029

# Lease Info

Tenant	Dolgencorp, LLC
Guarantor	Corporate
Lease Type	NN+
Taxes & Insurance	Tenant Responsibility
Roof & Structure	Landlord Responsibility
Lease Expiration	11/30/2029
Percentage Rent	2.5%



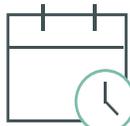
# Lease Schedule

Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Option Period 3	12/1/2024-11/30/2029	\$4,050	\$48,600	\$5.39	9%

# Tenant Overview

## DOLLAR GENERAL

  
**194,000+**  
EMPLOYEES

  
**85+**  
YEARS IN BUSINESS

**\$40.6**  
BILLION IN SALES  
  
IN FISCAL YEAR 2024

  
**21,000+**  
STORES  
IN 47 STATES

  
**35+**  
DISTRIBUTION CENTERS

  
**S&P BBB**  
RATING

  
RAPID GROWTH  
**450 NEW STORES**  
IN 2026

# Investment Overview

## Property Summary

Year Built	2004
Address	410 East High Street
Building Size	9,014 SF
Lot Size	1.09 Acres
Parking Lot	Concrete
Building Type	Metal with brick facade
Traffic Count	2,315 VPD
2023 Assessment	\$817,360

## Lease Summary

Tenant	Dollar General Corporation
Lease Expiration	11/30/2029
Renewal Options	None Remaining
Annual Rent/NOI	\$48,600
Percentage Rent	2.5% over \$1.62M
Rent Increase	6% per term
Lease Type	NN+
Taxes, Insurance	Tenant
Roof, Structure	Landlord
Lease Guarantor	Dollar General Corporation

### Other Lease Benefits to Landlord:

- + Tenant fully reimburses real estate taxes and insurance
- + Tenant reimburses parking lot maintenance up to \$3,516/yr

# Area Demographics

## Population

2,390  
3 Miles

2,583  
5 Miles

5,038  
10 Miles

## Households

792  
3 Miles

873  
5 Miles

1,941  
10 Miles

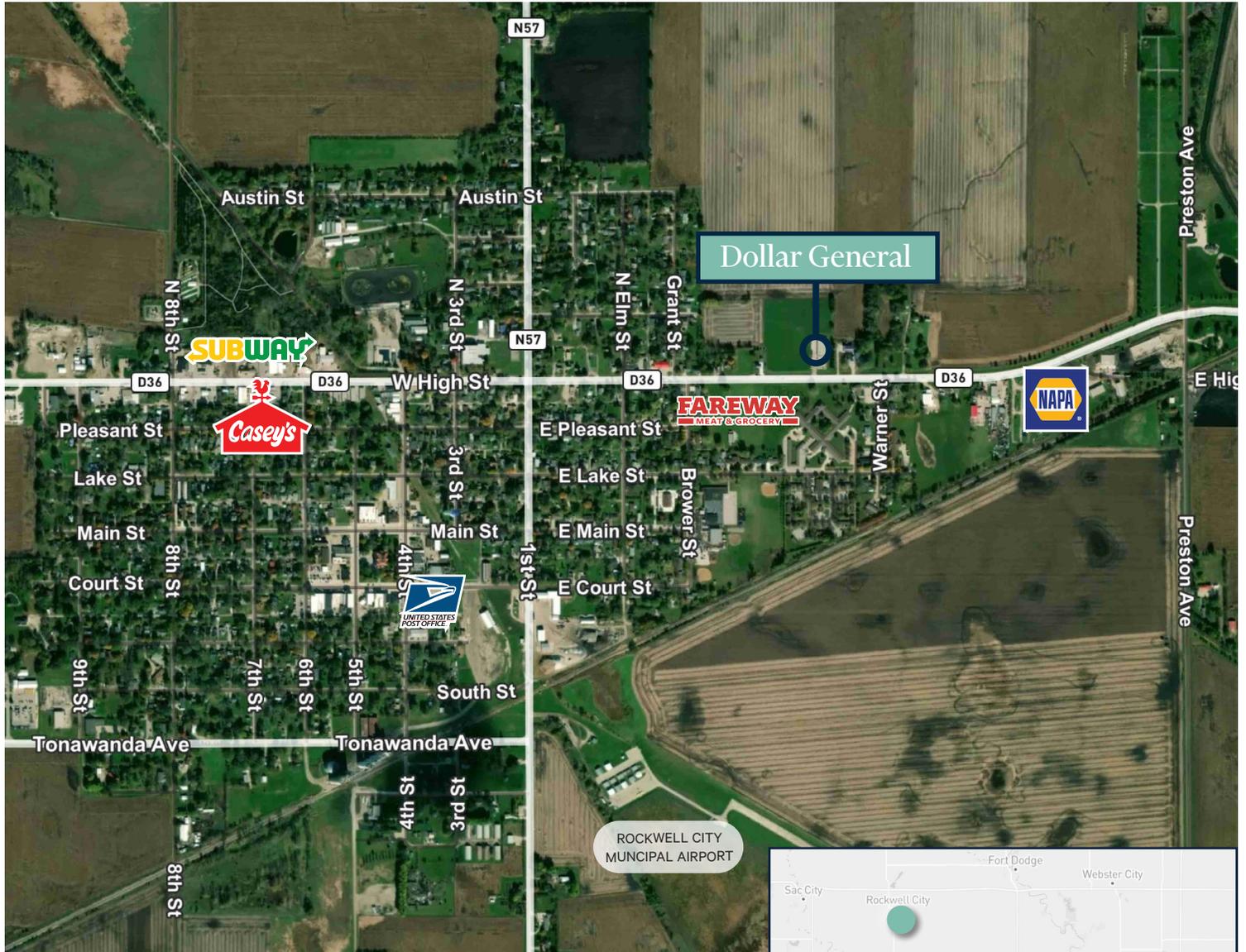
## HH Income

\$75,417  
3 Miles

\$78,576  
5 Miles

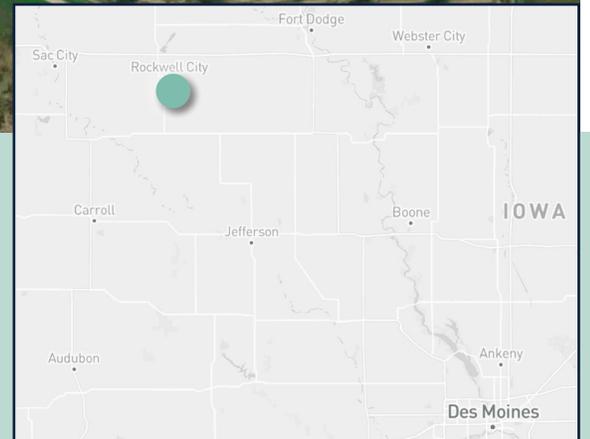
\$92,991  
10 Miles

# Location



## Contact Us

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