



DOLLAR GENERAL
769 E 15th St, Eads, CO 81036
\$2,199,160 | 7.0% CAP

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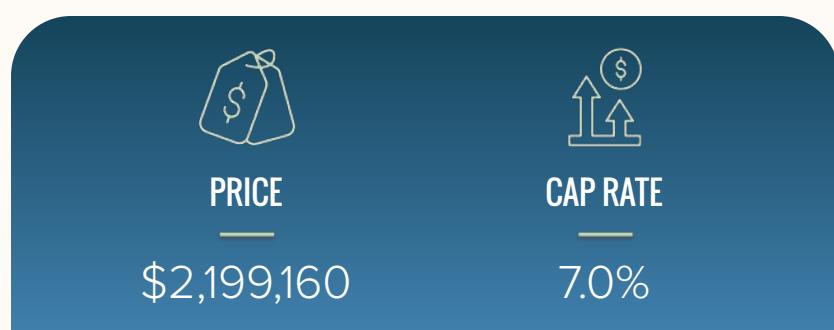
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INVESTMENT SUMMARY

DOLLAR
GENERAL

HIGHLIGHTS

- + 2024 Dollar General Store With 13+ Years Remaining on Primary Term
- + Absolute NNN Lease With Zero Landlord Responsibilities
- + Attractive 5% Increases Every 5 Years
- + 10,640 Square Foot Prototype That Accommodates a Larger Volume of Customers
- + Limited Local Retail Competition - the Only Dollar Store Within 28 Miles
- + Highly Visible Along US-287 Hwy With 6,000+ Vehicles Passing Daily
- + Surrounded by Several RV Parks Generating Additional Traffic to the Area
- + Strong Corporate Guaranty by Dollar General Corporation, With an S&P Credit Rating of BBB and Operates 20,000+ Locations



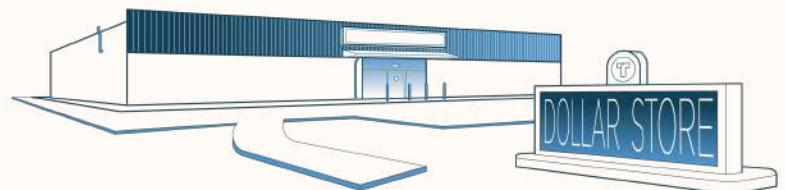
PROPERTY DETAILS

Address	769 E 15th St
City, ST	Eads, CO
Sale Price	\$2,199,160
Land Area	1.17 Acres
Year Built/Renovated	2024
Guarantor	Dollar General Corporation
Building Area	10,640 SF
Price (PSF)	\$206.69

EXCLUSIVELY MARKETED BY



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DOLLAR GENERAL // EADS, CO

LEASE OVERVIEW

Tenant	Dollar General
Rent Commencement	4/5/2024
Lease Expiration Date	4/30/2039
Lease Term Remaining	13+ Years
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Base Rent	\$153,941
Rent Effective	4/5/2024
Rent Increases	5% Every 5 Years
Renewal Options	Five (5), 5-Year, 5%

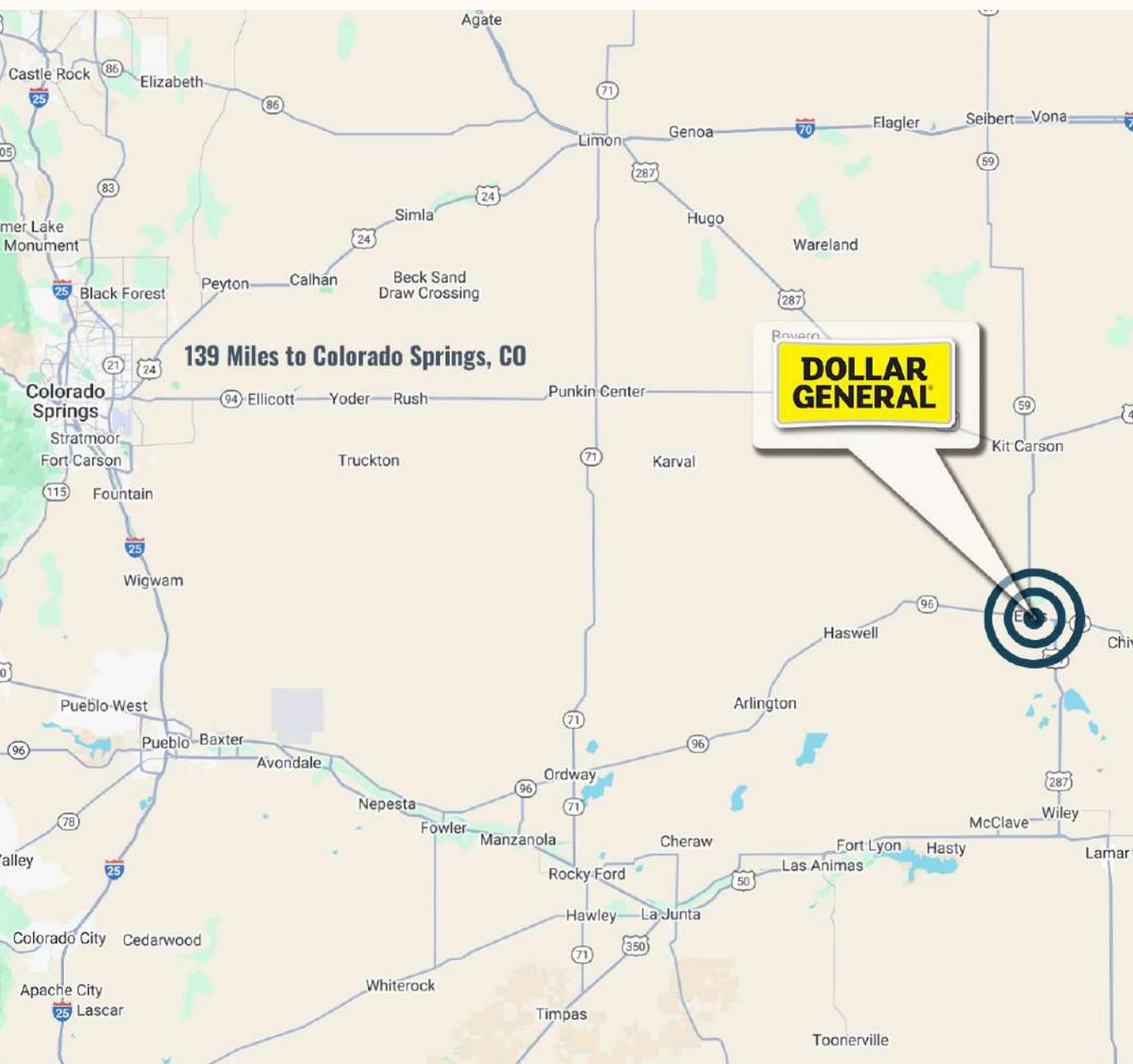
Paid By

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 (Current)	4/5/2024-4/30/2029	\$153,941	\$14.47	7.00%
Years 6-10	5/1/2029-4/30/2034	\$161,638	\$15.19	7.35%
Years 11-15	5/1/2034-4/30/2039	\$169,720	\$15.95	7.72%
Five (5), 5-Year Options 5% Increase	5/1/2039-4/30/2044	\$178,206	\$16.75	8.10%
	5/1/2044-4/30/2049	\$187,116	\$17.59	8.51%
	5/1/2049-4/30/2054	\$196,472	\$18.47	8.93%
	5/1/2054-4/30/2059	\$206,296	\$19.39	9.38%
	5/1/2059-4/30/2064	\$216,611	\$20.36	9.85%

DEMOCRAPHICS



EADS

Located at the intersection of US Highway 287 and Colorado Highway 96, Eads lies on the high plains. It is situated in eastern Colorado and is the county seat of Kiowa County. The small town has an agriculture and ranching-based economy.

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	678	752	778
2025 ESTIMATED	739	808	834
2030 PROJECTED	734	803	828

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$68,735	\$66,819	\$67,153
Average	\$90,370	\$89,407	\$89,235

AERIAL MAP



RETAIL MAP



RETAIL MAP



Actual Property

PROPERTY PHOTO



Actual Property

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.

**DOLLAR
GENERAL**



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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