



Actual Property

# DOLLAR GENERAL

769 E 15th St, Eads, CO 81036

\$2,199,160 | 7.0% CAP



# TABLE OF CONTENTS

---

- + INVESTMENT SUMMARY
- + LEASE OVERVIEW
- + DEMOGRAPHICS
- + AERIAL MAP
- + RETAIL MAP
- + RETAIL MAP
- + PROPERTY PHOTO
- + TENANT OVERVIEW
- + DISCLAIMER
- + BACK PAGE



**BRIAN BROCKMAN**  
State Broker  
513.898.1551  
[brian@bangrealty.com](mailto:brian@bangrealty.com)

# INVESTMENT SUMMARY




## 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

## EXCLUSIVELY MARKETING BY




**BRIAN BROCKMAN**  
State Broker  
513.898.1551  
brian@bangrealty.com



**PRICE**

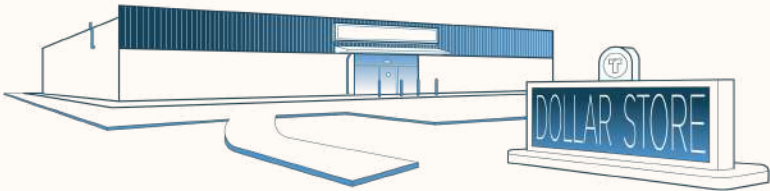
**\$2,199,160**



**CAP RATE**

**7.0%**

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



# 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%

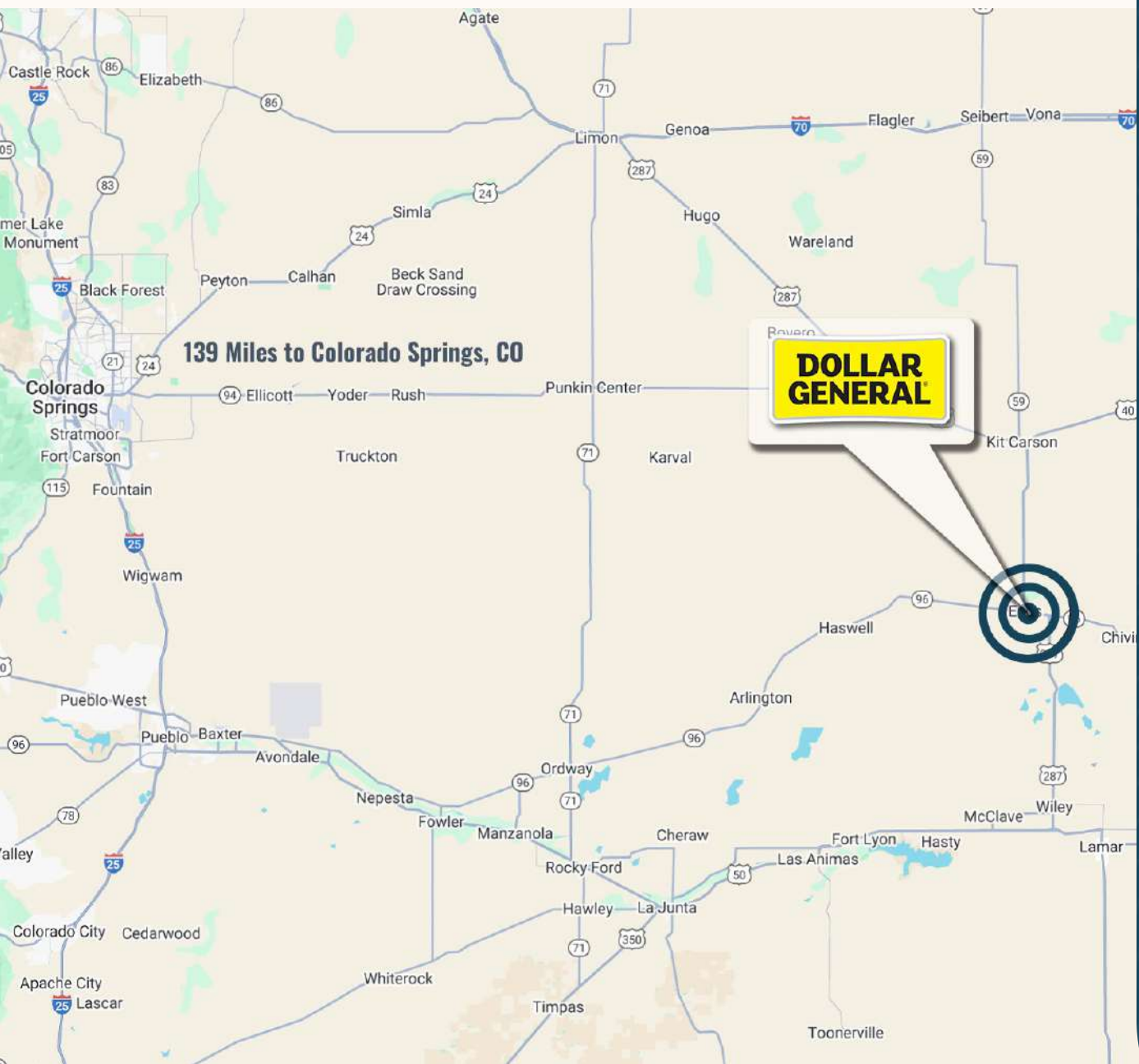
Paid By		
Taxes	Reimbursed by Tenant	Tenant shall reimburse the Landlord for the payment of property taxes.
Insurance	Paid by Tenant	Tenant agrees to maintain and pay for a “special cause of loss” policy insuring all improvements on the Demised Premises (the “Property Insurance”).
HVAC	Paid by Tenant	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%



# DEMOGRAPHICS



## 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



Actual Property



# 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



# DISCLAIMER

---

All materials and information received or derived from Bang Realty, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Bang Realty, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Bang Realty, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bang Realty, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bang Realty, Inc. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bang Realty, Inc. in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# For More Information



**BRIAN BROCKMAN**  
State Broker  
513.898.1551  
[brian@bangrealty.com](mailto:brian@bangrealty.com)

Brian Brockman at Bang Realty-Colorado Inc | CO #ER.100075683 | [brian@bangrealty.com](mailto:brian@bangrealty.com) | (513) 898-1551

