



Representative Photo

# DOLLAR GENERAL

TBD 330th St, Conrad, IA 50621

\$1,952,600 | 6.6% CAP

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# INVESTMENT SUMMARY



## HIGHLIGHTS

- + 2026 New Construction Dollar General in Conrad, IA With Full 15-Year Primary Term Remaining
- + Absolute NNN Lease Providing Zero Landlord Responsibilities
- + 5% Rent Increases Every Five Years Throughout Primary Term and Renewal Options
- + 10,640 Square Foot “Plus-Sized” Prototype Built to Accommodate a Larger Volume of Customers in this Location
- + Strategically Positioned Adjacent to BCLUW Elementary and High School
- + Excellent Visibility Along 330th Street With Convenient Access for Daily Local and Regional Traffic
- + Limited Retail Competition as the Only Dollar Store Within an Eight-Mile Radius
- + Backed by Dollar General’s Corporate Guarantee, an Investment-Grade Retailer Operating 20,000+ Locations Nationwide

## EXCLUSIVELY MARKETED BY

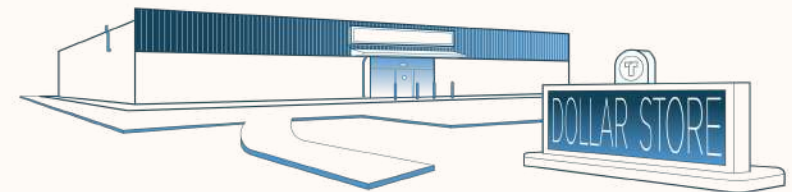


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**PRICE**  
\$1,952,600

  
**CAP RATE**  
6.6%

PROPERTY DETAILS	
Address	TBD 330th St
City, ST	Conrad, IA
Sale Price	\$1,952,600
Land Area	1.96 Acres
Year Built	2026
Guarantor	Dollar General Corporation
Building Area	10,640 SF
Price (PSF)	\$183.52



# LEASE OVERVIEW

Tenant	Dollar General
Rent Commencement	2/16/2026
Lease Expiration Date	2/28/2041
Lease Term Remaining	15 Years
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Base Rent	\$128,872
Rent Effective	2/16/2026
Rent Increases	5% Every 5 Years
Renewal Options	Five (5), 5-Year; 5%

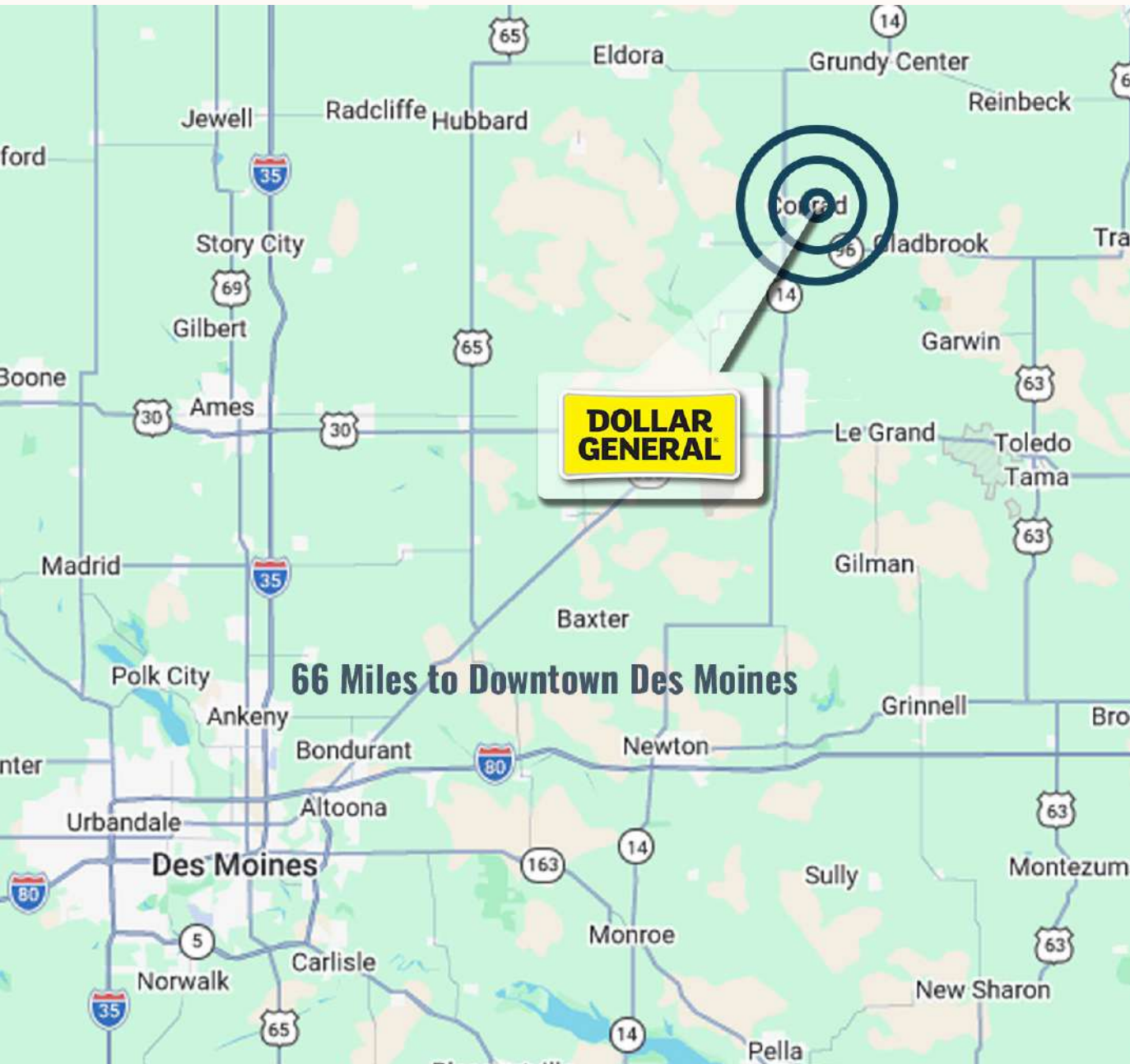
## Paid By

	Reimbursed by Tenant	
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
<b>Years 1-5 (Current)</b>	<b>2/16/2026-2/28/2031</b>	<b>\$128,872</b>	<b>\$12.11</b>	<b>6.60%</b>
Years 6-10	3/1/2031-2/29/2036	\$135,315	\$12.72	6.93%
Years 11-15	3/1/2036-2/28/2041	\$142,081	\$13.35	7.28%
Five (5), 5-Year Options 5% Increase	3/1/2041-2/28/2046	\$149,185	\$14.02	7.64%
	3/1/2046-2/28/2051	\$156,644	\$14.72	8.02%
	3/1/2051-2/29/2056	\$164,476	\$15.46	8.42%
	3/1/2056-2/28/2061	\$172,700	\$16.23	8.84%
	3/1/2061-2/28/2066	\$181,335	\$17.04	9.29%

# DEMOGRAPHICS



## CONRAD

Conrad is a small city in Grundy County and part of the broader Waterloo–Cedar Falls metropolitan area. It proudly carries the title of the “Black Dirt Capital of the World,” reflecting the region’s exceptionally rich agricultural soil.

### TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	1,183	1,522	1,862
2025 ESTIMATED	1,099	1,404	1,726
2030 PROJECTED	1,098	1,402	1,722

### HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$79,130	\$79,497	\$80,022
Average	\$98,718	\$99,036	\$99,927

# AERIAL MAP



# RETAIL MAP



Actual Property

# 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.



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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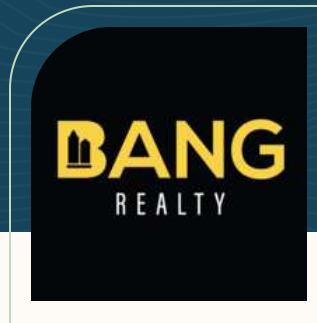
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# For More Information



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