

DOLLAR GENERAL®



DOLLAR GENERAL | NET LEASE STRUCTURE | 6+ YEARS REMAINING

FOR SALE

401 EAST WHITE STREET | PRESTON, IA



WSG
CRE

SKOGMAN
COMMERCIAL

OFFERING SUMMARY



DOLLAR GENERAL®

\$1,095,533
ASKING PRICE

7.50%
CAP RATE

\$82,165
NOI

WSG CRE has been retained by ownership to market the fee simple interest in 401 E White St, Preston, IA, a Dollar General property. Dollar General has occupied the site since 2017 and operates under a net lease with term extending through 2032. The lease is backed by a corporate guaranty from Dollar General Corporation.

ASSET OVERVIEW

Address	401 East White Street Preston, IA
Tenant	Dollar General
Lease Guarantor	Dollar General Corporation
Occupancy	100%
Year Built	2017
Square Footage	9,283 SF
Lot Size	1.53 AC
Lease Structure	Triple Net (NNN)
Annual Rent	\$82,165
Rent PSF	\$8.85 PSF
Rental Increases	10% in each option period
Option Terms	Five, 5-Year



RENT ROLL

TERM	START DATE/END DATE	ANNUAL RENT	RENT PSF	RENT GROWTH
Current	7/20/2017 - 7/31/2032	\$82,165	\$8.85	-
1st Option	8/1/2032 - 7/31/2037	\$90,421	\$9.74	10%
2nd Option	8/1/2037 - 7/31/2042	\$99,416	\$10.71	10%
3rd Option	8/1/2042 - 7/31/2047	\$109,361	\$11.78	10%
4th Option	8/1/2047 - 7/31/2052	\$120,297	\$12.96	10%
5th Option	8/1/2052 - 7/31/2057	\$132,327	\$14.25	10%

INVESTMENT HIGHLIGHTS



→ CORPORATE GUARANTY | NNN LEASE STRUCTURE

The property is leased to Dollar General under a triple-net (NNN) lease structure with no landlord responsibilities, providing investors with a truly passive, management-free investment opportunity. All operating expenses, including taxes, insurance, and maintenance, are the responsibility of the tenant.

→ LIMITED COMPETITION | COMPELLING VISIT STATISTICS

The Dollar General in Preston, IA is the only dollar store in the community and the only one within a 12-mile radius, with the nearest location in Savannah, IL. The store receives more than 119,000 visits per year and ranks in the top 30% of Dollar General locations in Iowa, according to Placer.ai. The lack of nearby competition and strong visit data support the location's consistent performance.

→ STRONG IN-PLACE CASH FLOW

The asset is offered at an asking price of \$1,095,533, reflecting a 7.50% cap rate on current NOI of \$82,165. The property offers stable, predictable annual income backed by a nationally recognized retailer, with 10% rental increases in each of the five option periods.

→ 2017 CONSTRUCTION | LIMITED EXPOSURE

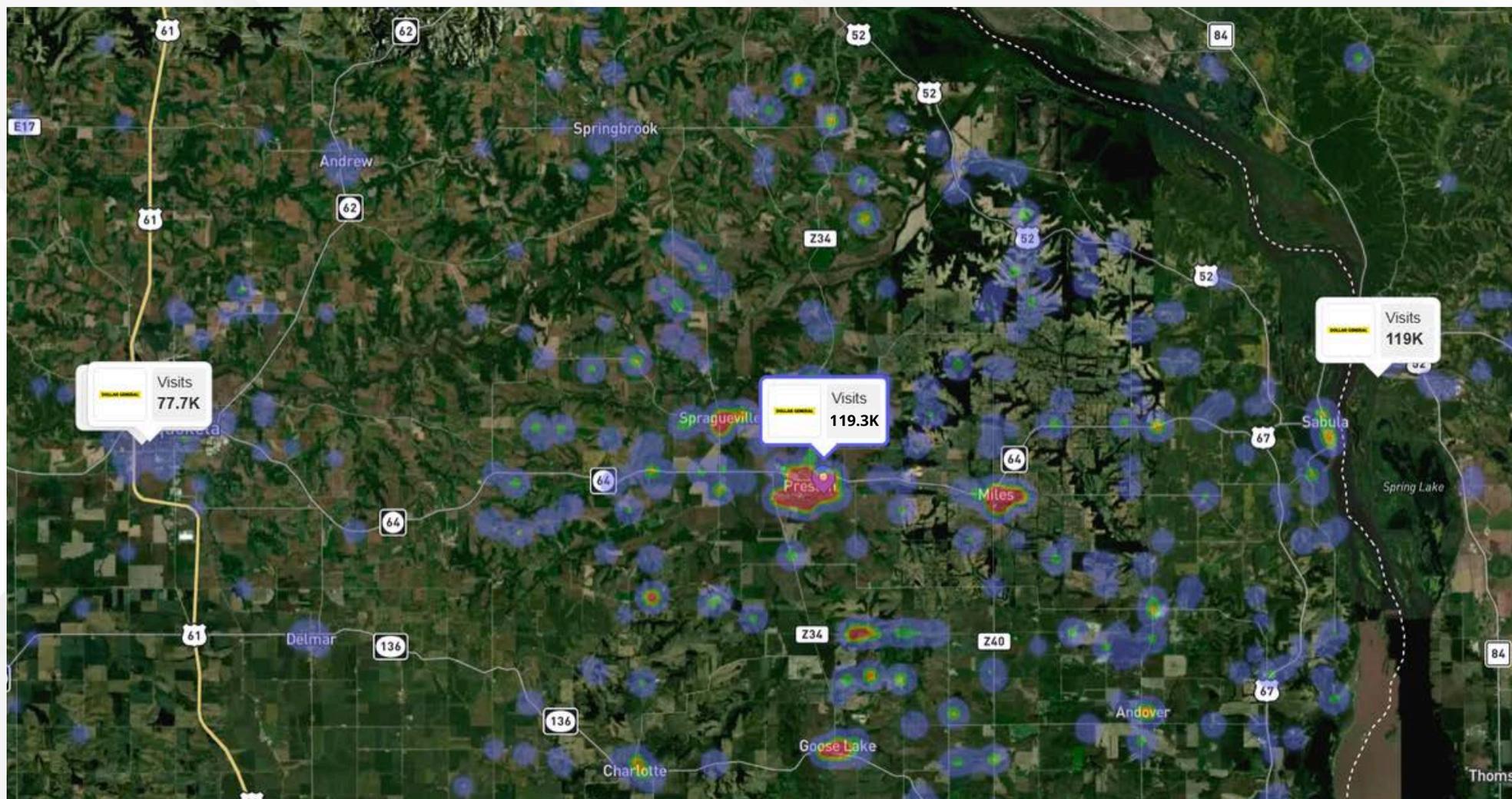
Constructed in 2017, the building is relatively new and in good condition, which may reduce the need for significant capital expenditures during the hold period. The property also features Dollar General's typical galvalume steel roof, which has an estimated useful life of more than 40 years.

RADIUS	1 MILE	5 MILES	10 MILES
2025 Population	1,029	2,280	5,324
2025 Households	423	9,578	2,211
2025 Median Home \$	\$170,192	\$195,139	\$214,314
2025 Daytime Pop.	1,161	1,949	3,964
2025 Average Household	\$85,988	\$90,898	\$98,865
2025 Per Capita Income	\$35,830	\$38,664	41,249
2025 Median Age	42.6	44.5	44.6

SITE PLAN



COMPETITION MAP & PLACER STATISTICS



METRICS

Visits	119,300	Visits YoY	+3.6%
Visitors	11,000	Visits Yo2Y	+5.6%

Source: Placer.AI

MARKET AERIAL



MARKET OVERVIEW



PRESTON, IOWA

Preston is a stable eastern Iowa community serving the surrounding trade area, comprised of rural communities including Van Buren, Miles, Spragueville, Goose Lake, and Charlotte. Dollar General's business model is specifically designed to thrive in smaller markets, such as the subject community, where it often serves as a primary discount retailer and convenient shopping destination. This Dollar General serves a much wider trade area, operating as the only location within a 12-mile radius.

The subject property is located along East White Street, providing strong visibility and accessibility within the community. Dollar General typically selects sites with convenient ingress/egress and proximity to residential rooftops, positioning this location as a key daily-needs retail hub.



TENANT OVERVIEW



DOLLAR GENERAL®

Tenant:	Dollar General
Lease Entity:	Dolgencorp, LLC
Guarantor:	Dollar General Corporation
Stock Symbol:	DG
Credit Rating (S&P):	BBB (Stable)

Dollar General offers a wide product mix typically including consumable goods, seasonal merchandise, home and household products, apparel, and other basic necessities designed to serve a broad range of customers. As of 2025, the retailer operates more than 20,000 locations across the United States, making it one of the largest small-format discount chains in the country. Expansion has remained a core part of its growth strategy, with hundreds of new locations opened annually as the company continues to increase its geographic reach. The company's rural-focused expansion strategy, recession-resistant business model, and emphasis on consumables and household necessities have supported consistent long-term growth.

Key strengths of Dollar General's operating model include:

- Focus on non-discretionary, daily-use goods
- Small-box prototype stores optimized for rural markets
- Strong brand recognition and customer loyalty
- Consistent national expansion strategy



CONTACTS



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