

DOLLAR GENERAL

26205 Highway 27 | Pierz, MN 56364



SINGLE TENANT NET-LEASE INVESTMENT

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Dollar General Corporation is a leading discount variety store chain headquartered in Goodlettsville, Tennessee, operating over 20,600 stores across the U.S. The company offers everyday low price merchandise—including groceries, household consumables, seasonal items, and basic apparel—serving as a neighborhood value anchor in underserved and rural communities. With annual revenues between \$39–41 billion, Dollar General continues to drive consistent daily consumer traffic through its focus on staple purchases. The chain is pursuing aggressive expansion, with plans to open 450 new stores in 2026, reinforcing its position as a dominant player in the value retail sector.

The Pierz Dollar General is a freestanding building on a prominent 2-acre site along Highway 27. The property enjoys excellent visibility, strong traffic counts, and easy customer access. Its proximity to schools, employers, recreational amenities, and surrounding residential neighborhoods makes it a key retail destination for the community. Ample on-site parking and a pylon sign along Highway 27 further enhance its presence.

The property is located in the City of Genola in Morrison County, just south of Pierz along the corridor connecting the community to Little Falls and other regional destinations. While Genola itself is a small rural community, the store draws from the broader Pierz trade area and surrounding agricultural townships, where retail options are limited, and residents rely on convenient, close-to-home shopping for everyday essentials. This location benefits from a stable customer base and serves as a key convenience retailer for Pierz and the surrounding Morrison County communities.



SALE PRICE
\$885,000



CAP RATE
8.5%



LEASE EXPIRATION
8/31/2030

PRICING DETAILS

| | |
|--------------|------------------------------|
| Sale Price | \$885,000 |
| Cap Rate | 8.5% |
| Square Feet | 9,026 |
| Tenancy | 100% Leased |
| Year Built | 2015 |
| Annual Rent | \$75,155 |
| Taxes (2025) | \$5,246/yr Paid by tenant |
| Insurance | Paid by tenant |

LEASE ABSTRACT

| | |
|---------------------------|--|
| Tenant Trade Name | Dollar General |
| Lease Start | 8/9/2015 |
| Lease Expiration | 8/31/2030 |
| Renewal Options | 5-5 year options. 10% rent increase with each option period. |
| Rent PSF | \$8.33 |
| Base Rent 2026 | \$75,155 |
| Landlord Responsibilities | None |

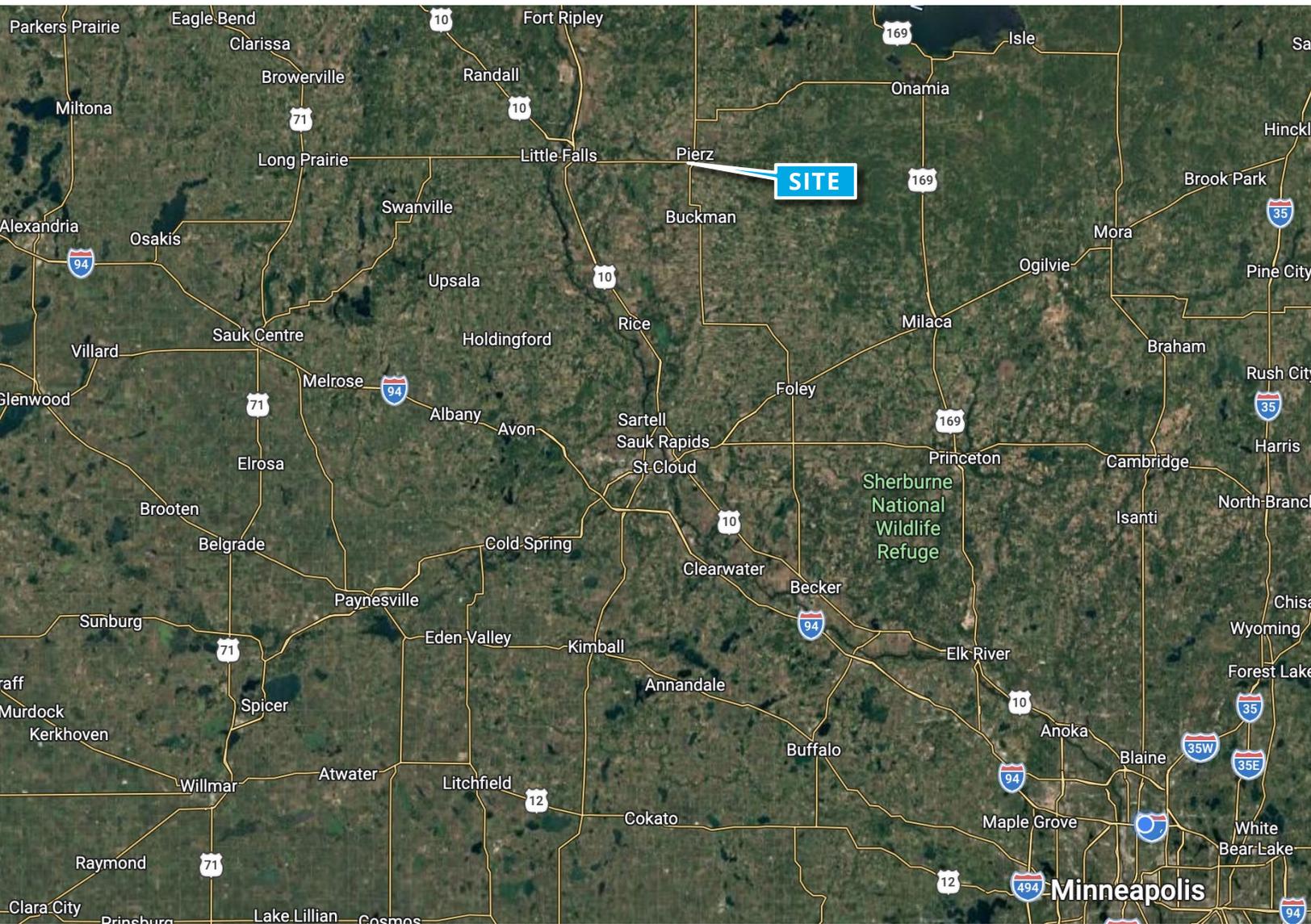
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LOCATION OVERVIEW



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