



Representative Photo

DOLLAR GENERAL

TBD N Main St, Viborg, SD 57070

\$2,147,385 | 6.5% CAP

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INVESTMENT SUMMARY

**DOLLAR
GENERAL**

HIGHLIGHTS

- + 2026 Development Dollar General in Viborg, SD - Rent Set to Commence July 2026
- + Absolute NNN Lease - Zero Landlord Responsibilities
- + 5% Rent Increases Every 5 Years Throughout Primary Term and Options
- + 10,640 Square Foot Prototype That Accommodates a Larger Volume of Customers
- + Prime Location Directly Across From Pioneer Memorial Hospital Generating Consistent Daily Traffic
- + Large 2.07-Acre Corner Lot Along N Main St, the Main Thoroughfare in Viborg
- + Limited Retail Competition - Primary Source of Retail Goods in the Area, the Only Dollar Store Within 16 Miles
- + Strong Corporate Guaranty by Dollar General Corporation, With an S&P Credit Rating of BBB and Operates 20,000+ Locations

EXCLUSIVELY MARKETED BY



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PRICE

\$2,147,385

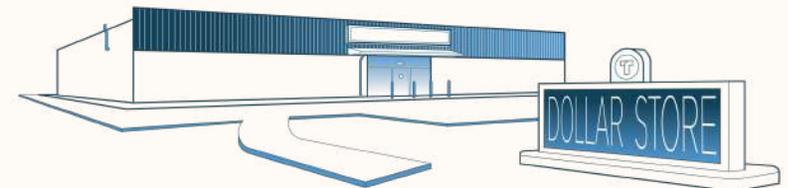


CAP RATE

6.5%

PROPERTY DETAILS

Address	TBD N Main St
City, ST	Viborg, SD
Sale Price	\$2,147,385
Land Area	2.07 Acres
Year Built	2026
Guarantor	Dollar General Corporation
Building Area	10,640 SF
Price (PSF)	\$201.82



LEASE OVERVIEW

Tenant	Dollar General
Rent Commencement	7/20/2026
Lease Expiration Date	7/30/2041
Lease Term Remaining	15 Years
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Base Rent	\$139,580
Rent Effective	7/20/2026
Rent Increases	5% Every 5 Years
Renewal Options	Five (5), 5-Year; 5%

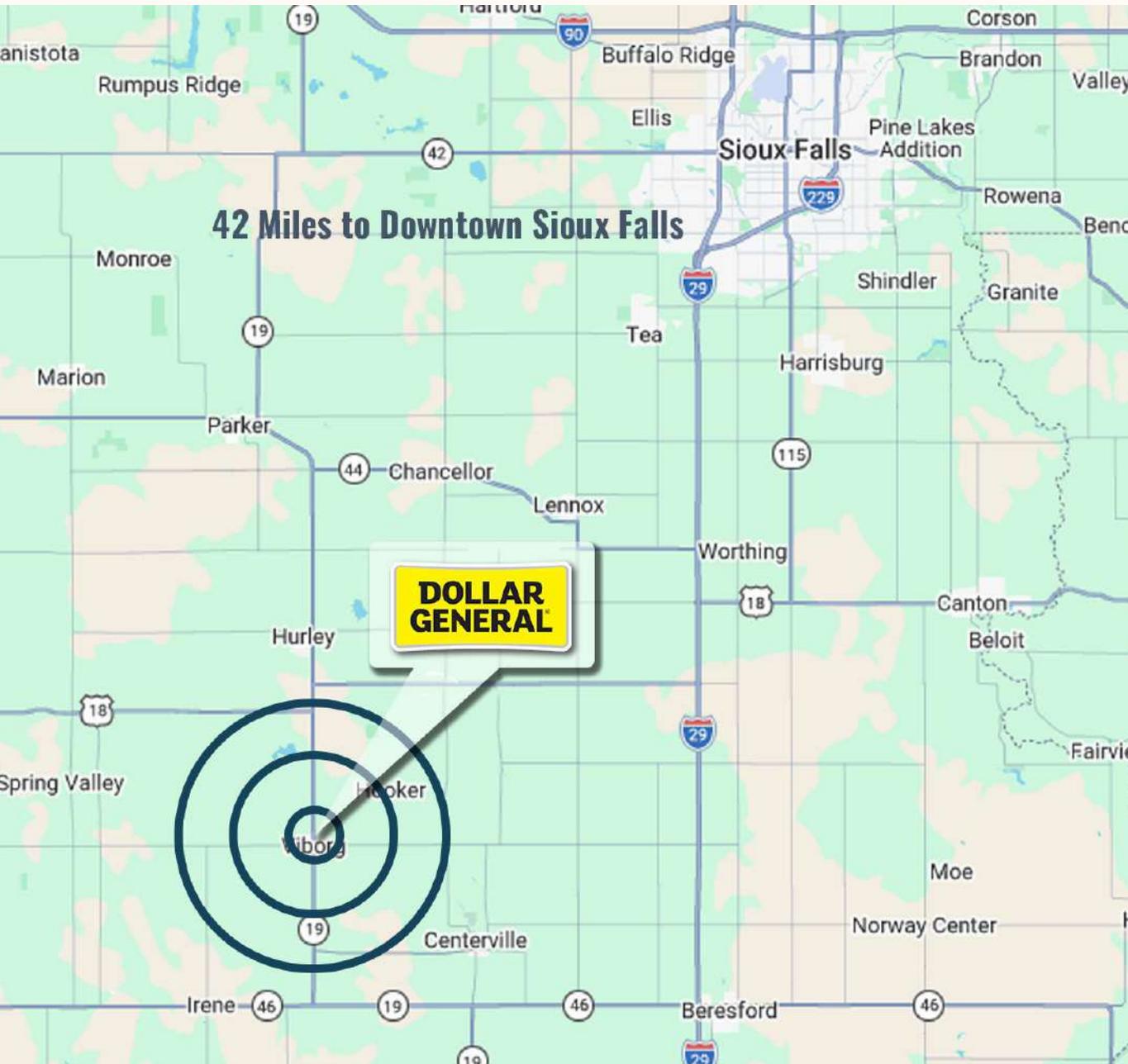
Paid By

	Reimbursed by Tenant	Paid by Tenant
Taxes	Tenant shall reimburse the Landlord for the payment of property taxes.	
Insurance	Tenant agrees to maintain and pay for a "special cause of loss" policy insuring all improvements on the Demised Premises (the "Property Insurance").	
HVAC	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	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	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	7/20/2026-7/31/2031	\$139,580	\$13.12	6.50%
Years 6-10	8/1/2031-7/31/2036	\$146,559	\$13.77	6.83%
Years 11-15	8/1/2036-7/31/2041	\$153,887	\$14.46	7.17%
Five (5), 5-Year Options 5% Increase	8/1/2041-7/31/2046	\$161,581	\$15.19	7.52%
	8/1/2046-7/31/2051	\$169,660	\$15.95	7.90%
	8/1/2051-7/31/2056	\$178,143	\$16.74	8.30%
	8/1/2056-7/31/2061	\$187,051	\$17.58	8.71%
	8/1/2061-7/31/2066	\$196,403	\$18.46	9.15%

DEMOGRAPHICS



VIBORG

Viborg is a small city in Turner County, set in the rolling countryside about 42 miles southwest of Sioux Falls. The drive typically takes 45–52 minutes, giving it an easy connection to the region’s largest metro while maintaining its quiet rural character.

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	795	976	1,268
2025 ESTIMATED	867	1,053	1,369
2030 PROJECTED	883	1,074	1,397

POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
2010 - 2025	9.06%	7.89%	7.97%
2025 - 2030	1.85%	1.99%	2.05%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$57,901	\$58,242	\$60,224
Average	\$70,219	\$70,646	\$72,181

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus

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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For More Information



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