

# DOLLAR GENERAL

±7,500 SF RETAIL BUILDING FOR SALE



REPRESENTATIVE PHOTO

**714 E CEDAR STREET  
HOUSTON, MN 55943**

**BriskyNetLease**  
the NNN platform of BRISKY COMMERCIAL



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REPRESENTATIVE PHOTO

# OVERVIEW

This brand new Dollar General store has a great location with excellent visibility on E Cedar Street in Houston, MN. It is located on the main artery through town with other businesses in close proximity, but no competition in town.

The city of Houston is located in the beautiful Root River Valley in Southeastern Minnesota. Houston is a unique combination of a charming, small town feel with modern conveniences.

## PROPERTY HIGHLIGHTS

- EXCELLENT VISIBILITY
- NEW BUILD
- LOCATED ON MAIN ARTERY THROUGH TOWN
- CORPORATE GUARANTEE

## PROPERTY SUMMARY

- ASKING PRICE: \$1,186,218
- YEAR BUILT: 2019
- LOT SIZE: ±0.88 AC
- BUILDING SIZE: ±7,500 SF

Dollar General is the nation's largest small-box discount retailer! There are 14,761 Dollar General stores in 44 states. Dollar General ranks #123 of Fortune 500 Companies with annual sales over 23 billion.



REPRESENTATIVE PHOTO



# TENANT PROFILE



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## DOLLAR GENERAL®

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices

in convenient neighborhood locations.

Dollar General operated 14,761 stores in 44 states as of May 4, 2018. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

\*From DollarGeneral.com

# FINANCIAL SUMMARY

714 E CEDAR STREET  
HOUSTON, MN 55943

- PRICE: \$1,186,218.39
- CAP RATE: 6.85%



REPRESENTATIVE PHOTO

## LEASE SUMMARY

- ANNUAL RENT: \$81,255.96
- RENT PSF: \$10.83
- LEASE TYPE: NNN
- LEASE COMMENCEMENT: FEBRUARY 2019
- TERM: 15 YEARS
- OPTIONS: FOUR 5-YEAR OPTIONS
- INCREASES: 10% IN EACH OPTION

## TENANT SUMMARY

- TENANT: DOLLAR GENERAL
- GUARANTY: DOLLAR GENERAL CORPORATION (NYSE: DG)
- SQUARE FEET LEASED: ±7,500 SF
- OCCUPANCY: 100%



# COMMUNITY OVERVIEW



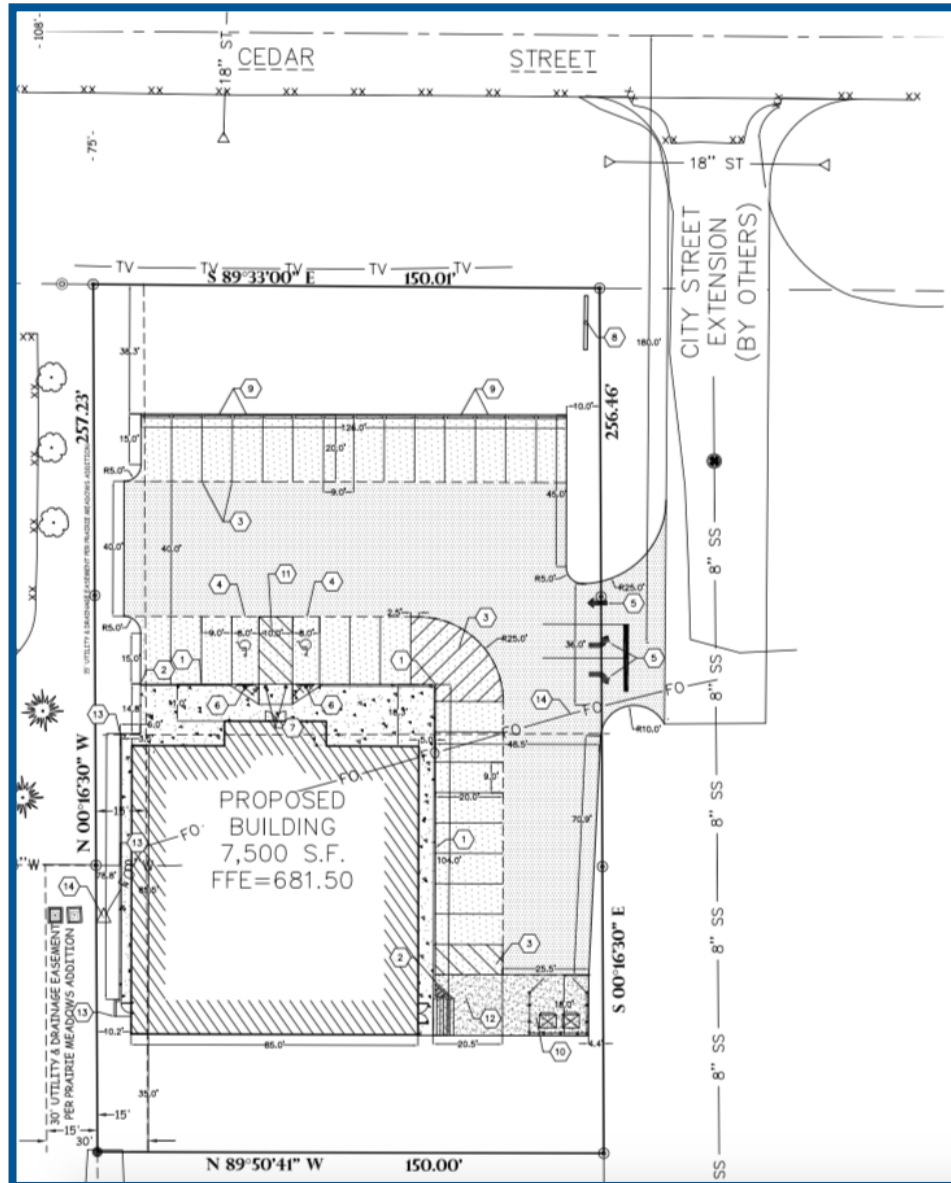
## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	1,372	1,893	8,172
MEDIAN HH INCOME	\$60,584	\$61,944	\$59,894
MEDIAN AGE	44.8	44.7	42.8
HOUSEHOLDS	594	815	3,477
DAILY TRAFFIC COUNT	4,000+ CARS PER DAY ON E CEDAR STREET		



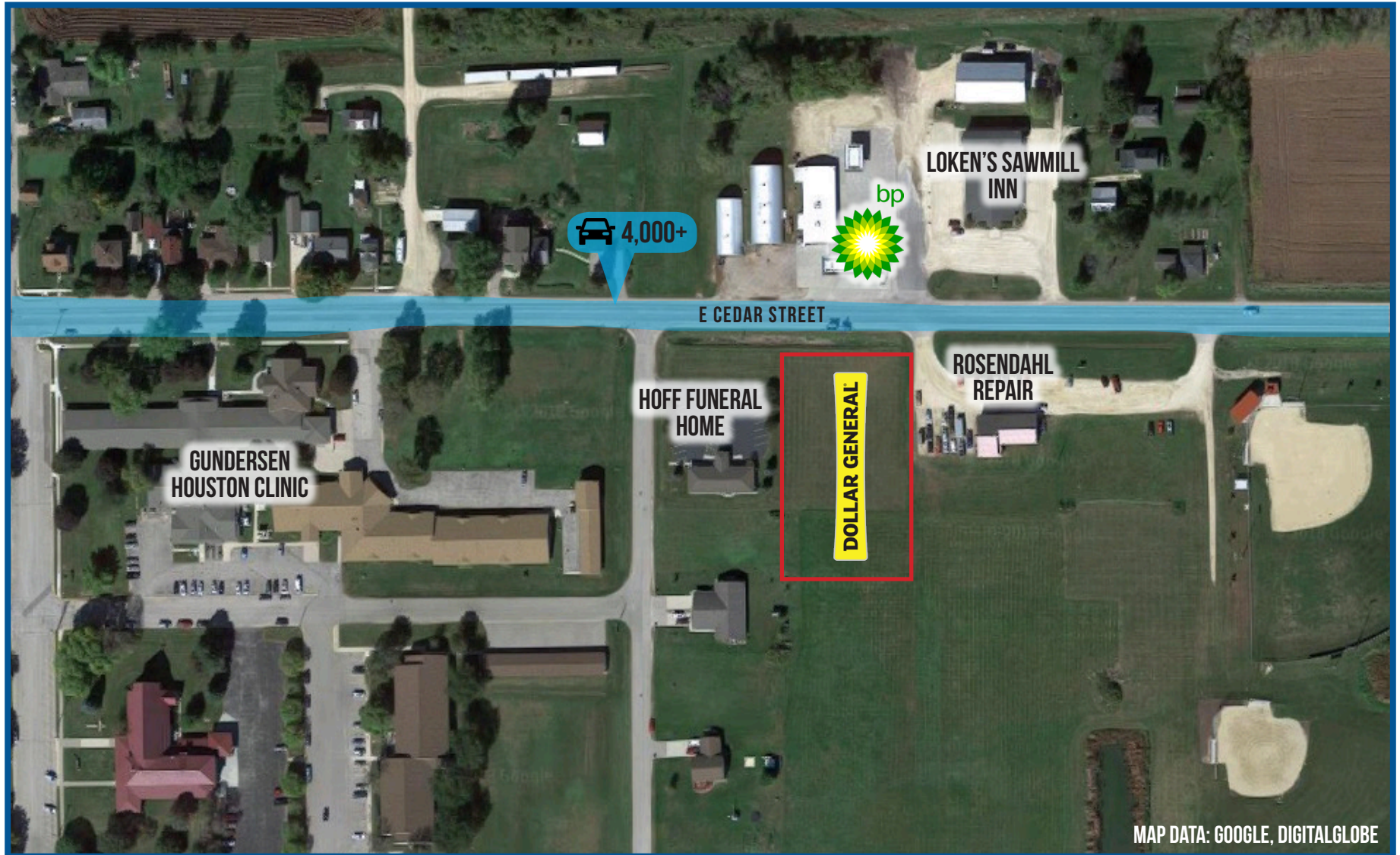
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# SITE PLAN





# AERIAL





# DISCLAIMER

## DISCLAIMER

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## REPRESENTATION

Brisky Commercial Real Estate is representing the Owner in this transaction. Should Buyer desire representation, they are encouraged to research and secure their own, independent financial and/or legal representation.

\*Continue to page 10

# ABOUT BRISKY NET LEASE & DISCLAIMER CONT.

## AMERICANS WITH DISABILITIES ACT

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Brisky Net Lease provides an innovative link between buyers and sellers in investment real estate. Successful real estate deals require quick, aggressive deal-making, innovative thinking and employing the most sophisticated technology. Our team strives to produce best in-class results, building from one transaction to the next.

At Brisky, expect a dynamic, aggressive approach to commercial real estate investing. Our listings include assets in many great markets, from a wide variety of global, national and local brands. Explore our site more fully, and give us a try. You'll be glad you did!

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