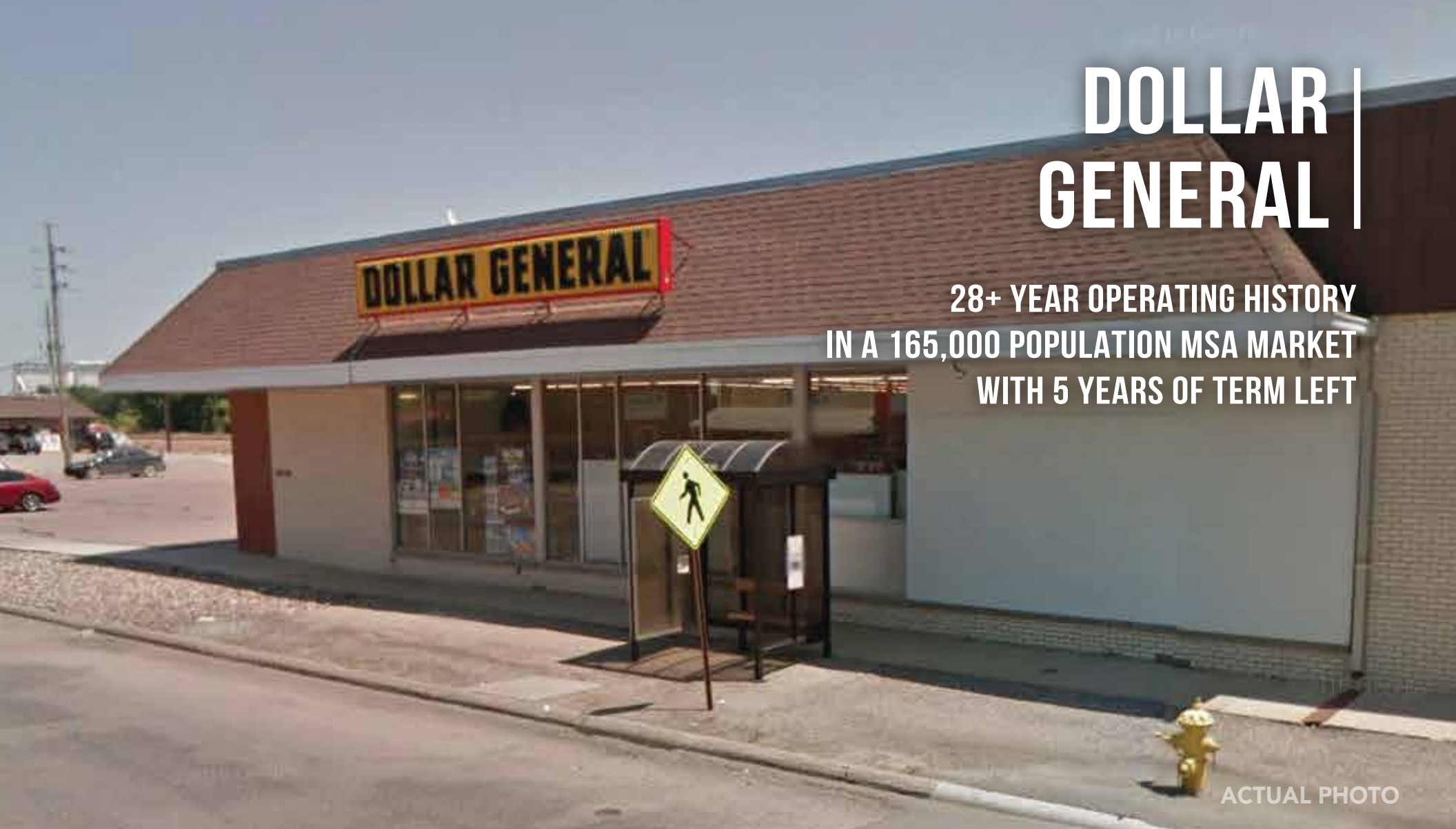


# DOLLAR GENERAL

**28+ YEAR OPERATING HISTORY  
IN A 165,000 POPULATION MSA MARKET  
WITH 5 YEARS OF TERM LEFT**



ACTUAL PHOTO

**DOLLAR GENERAL  
NNN INVESTMENT SALE**  
3908 Floyd Boulevard Sioux City, IA 51108

Represented By:  
Kirk Hanson  
402.616.2580  
[kirk@accesscommercial.com](mailto:kirk@accesscommercial.com)



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Offered Exclusively by: Kirk Hanson  
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Suite 209  
Omaha, NE 68124  
Office: 402.616.2580  
kirk@accesscommercial.com



# TENANT OVERVIEW

Dollar General is one of the largest and fastest growing store chains in the US, offering deep discounts on a wide array of products. Their lower price points, respectable sales record and corporate expansion strategy in a growing market segment make it very appealing to investors. Stores average approximately 9,100 square feet of selling space and approximately 70% of these stores are located in towns of 20,000 or fewer people.

Dollar General has been committed to its mission of "Serving Others" since the company's inception in 1939, and now has more than 14,000 stores in 44 states. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products and much more from America's most trusted brands and products, along with Dollar General's high-quality private brands.

**DOLLAR GENERAL®**

# TENANT PROFILE

|               |                     |
|---------------|---------------------|
| Company       | Dollar General Corp |
| DBA           | Dollar General      |
| Business Type | Retail Chain        |
| Entity Type   | Publicly Traded     |
| Locations     | 14,000 +            |

|           |                     |
|-----------|---------------------|
| Tenant    | Dollar General Corp |
| Net Sales | \$21.99 Billion     |
| Guarantor | Corporate           |



# INVESTMENT OVERVIEW

The Dollar General logo is displayed in a yellow rectangular box with a thin black border. The words "DOLLAR" and "GENERAL" are stacked vertically in a bold, black, sans-serif font. A registered trademark symbol (®) is located to the upper right of the word "GENERAL".

|                             |                                              |
|-----------------------------|----------------------------------------------|
| <b>NAME:</b>                | DOLLAR GENERAL                               |
| <b>LOCATION:</b>            | 3908 Floyd Boulevard<br>Sioux City, IA 51108 |
| <b>MAIN STREET:</b>         | Floyd Boulevard                              |
| <b>TENANT:</b>              | Dollar General                               |
| <b>PURCHASE PRICE:</b>      | \$660,000                                    |
| <b>CAP RATE:</b>            | 7.25%                                        |
| <b>ANNUAL RENT:</b>         | \$48,000                                     |
| <b>GROSS LEASABLE AREA:</b> | 12,000 SF                                    |
| <b>LEASE TYPE:</b>          | NNN                                          |
| <b>LOT SIZE:</b>            | 37,365 SF +/-                                |
| <b>TERM:</b>                | Beginning April 1, 2018                      |

## TRADE AREA

Twice named an All-America City by the National Civic League, Sioux City, Iowa serves as the regional hub for business, employment, industry, retail trade, medical care, educational opportunities and tourism in Northwest Iowa, Southeast South Dakota and Northeast Nebraska. More than 165,000 people live in the tri-state metropolitan area.

## PROPERTY SUMMARY:

With an operating history of over 28 years, this low rent property is situated in a convenient location surrounded by many other well-known retailers. It lies in a strong market with a Metropolitan Statistical Area (MSA) of over 165,000 people.

|                    | 5 Mile   | Trade Area |
|--------------------|----------|------------|
| Daytime Population | 39,952   | NA         |
| Population         | 82,754   | 165,000    |
| Average HH Income  | \$58,960 | 85,054     |

The ACCESS logo is set within a green shield-like shape with a white border. The word "ACCESS" is written in a bold, white, italicized sans-serif font.

ACCESS Commercial, LLC  
[www.accessdoesit.com](http://www.accessdoesit.com)

# FINANCIAL ANALYSIS

**TENANT:**

DOLLAR GENERAL

**PURCHASE PRICE:**

\$660,000

**CAP RATE:**

7.25%

**GROSS LEASABLE AREA:**

12,000 SF

**LOT SIZE:**

37,365 SF +/-

**LEASE EXPIRATION:**

APRIL 1, 2018 - MARCH 31, 2023

**NOTES:**

- Landlord is responsible for CAM, Insurance and Taxes. (All amounts are reimbursable)
- No Options Left
- Percent Rent - During Term 2.5% above \$1,600,000



REPRESENTATIVE PHOTO

## RENT SCHEDULE

| LEASE                              | AMOUNT PER YEAR | PER SQ. FT. |
|------------------------------------|-----------------|-------------|
| April 1, 2018 to<br>March 31, 2023 | \$48,000        | \$4.00      |







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KEARNEY, NE

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SITE

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3720 2ND AVENUE KEARNEY, NE