



# Dollar General

406 N 5th Ave E | Truman, MN 56088

**OPENED DECEMBER 2019**

## The Offering

**Stan Johnson Company** is pleased to offer to qualified investors, a brand new retail property which is 100% leased to Dollar General in Truman, MN.

Dollar General is operating under a fifteen (15) year NNN lease featuring four (4), five (5) year renewal options with 10% rental increases in each option.

## Location Overview

**Truman** is a city in Martin County, Minnesota. Minnesota State Highway 15 serves as a main route in the city. It is a community of 1,100 that lies twenty miles to the north of the Iowa border in south central Minnesota.

**Martin County** lies on the south side of Minnesota. Its south border abuts the north border of the state of Iowa. The East Fork of the Des Moines River flows southeastward through the lower western part of the county.

## Highlights

- Investment Grade Credit Tenant
- New 2019 Build-To-Suit Construction
- Long-Term 15-Year Lease
- Triple Net Lease Investment
- Desirable Rental Increases in Option Periods



**Offered Exclusively by**

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THE NET LEASE AUTHORITY®