

**DOLLAR GENERAL**

› OFFERING  
MEMORANDUM

# NNN INVESTMENT OPPORTUNITY



\*Representative Photo

**100 LINCOLN AVENUE W**  
**FAIRFAX, MN 55332**



Accelerating success.

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## PROPERTY INQUIRIES

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Commercial Real Estate Services

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**DOLLAR  
GENERAL®**

# 1 INVESTMENT SUMMARY

The Twist Capital Team of Colliers International presents the opportunity to acquire this freestanding Dollar General located at 100 Lincoln Avenue W in Fairfax, MN 55332. Built in 2017, the property is strategically positioned on a major east-west thoroughfare in the Minneapolis MSA.



<b>TENANT</b>	Dollar General
<b>ADDRESS</b>	100 Lincoln Avenue W Fairfax, MN 55332
<b>ASKING PRICE</b>	\$1,235,024
<b>BUILDING SIZE</b>	7,489 SF
<b>CAP RATE</b>	6.0%

<b>RENT</b>	\$74,101.44
<b>LEASE TYPE</b>	NNN
<b>RENT COMMENCEMENT</b>	11/2/2017
<b>EXPIRATION DATE</b>	11/30/2032
<b>OPTIONS TO RENEW</b>	5, Five year options
<b>RENTAL INCREASES</b>	10% on each option
<b>TYPE OF OWNERSHIP</b>	Zero Landlord Responsibility
<b>LEASE TERM</b>	15 Years



# AERIAL MAP OVERVIEW



## BANKS

1. First National Bank
2. Frandsen Bank & Trust



## SCHOOLS

3. Prairie Lutheran School



## SERVICES

4. Fairfax Library
5. United States Postal Service
6. Mike's Auto Parts
7. Farm Mercantile Hardware
8. Fairfax Community Market
9. Fairfax Veterinary Clinic
10. F&F Floral
11. Sweet Spot Bake Shop
12. Beauty Boutique



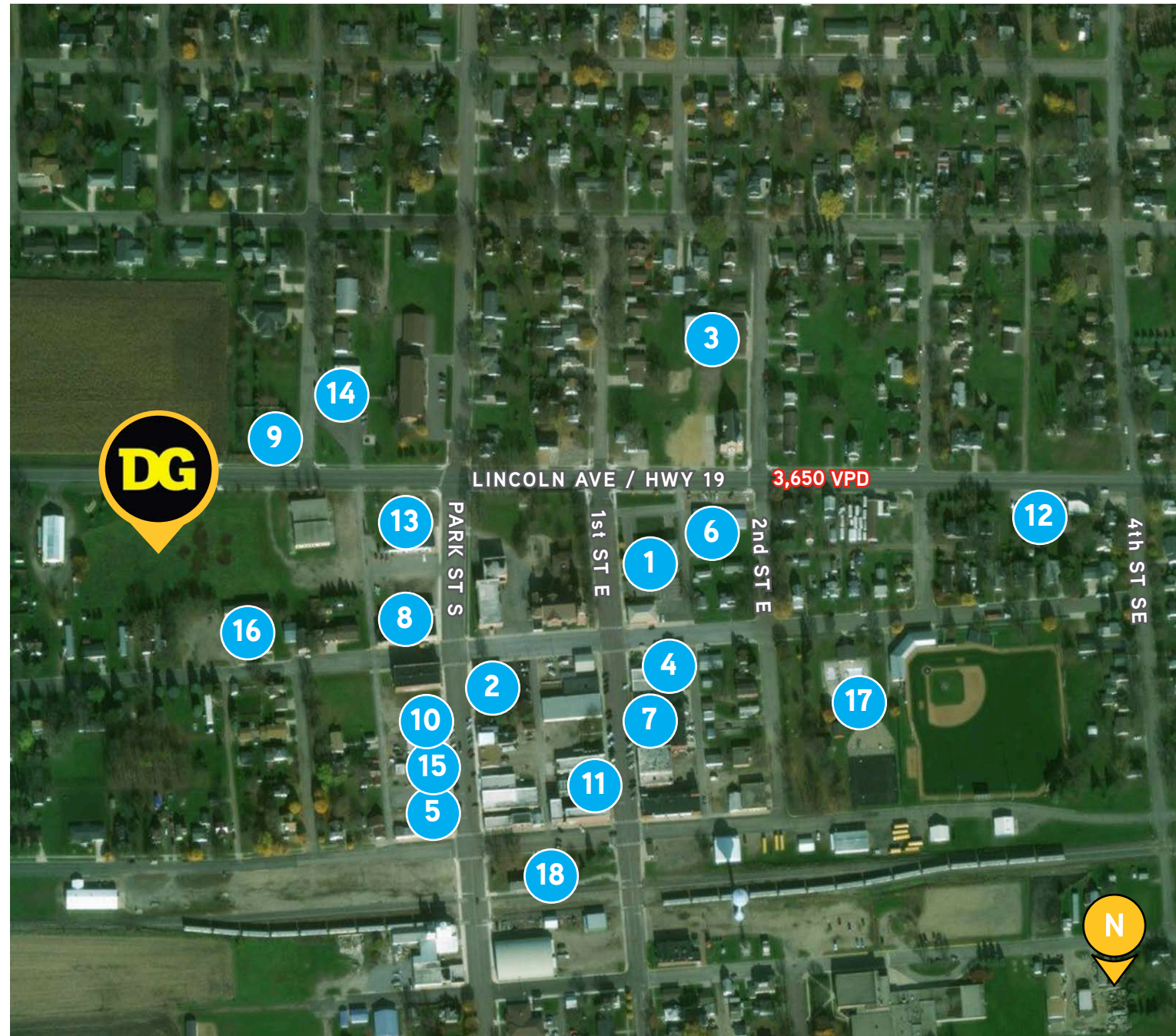
## RESTAURANTS

13. Black Cherry Smokehouse
14. Casey's
15. Smokey Hollow
16. Squirrels Bar & Grill



## RECREATION

17. Memorial Park
18. Depot Park



# HIGHLIGHTS

- Essential Retailer
- Long Term NNN Lease
- World Class Dollar General Corporate Guarantee
- Investment Grade Credit
- Zero Landlord Responsibility
- Easy access location on a major east-west thoroughfare
- Located within Minneapolis MSA
- National Retailer with revenue exceeding \$27 Billion annually

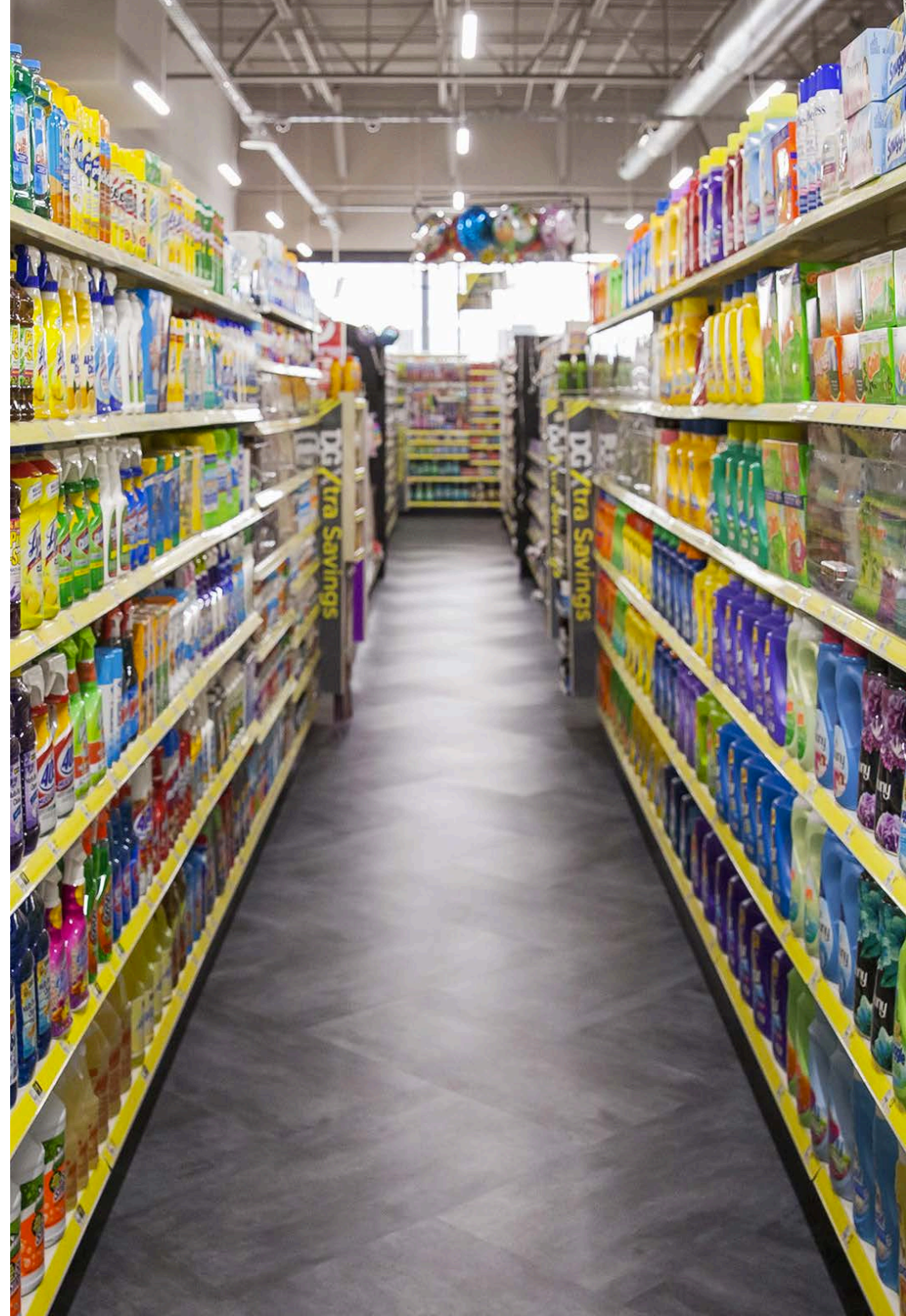




# 2 PROPERTY OVERVIEW

## SPECIFICATIONS

ADDRESS	100 Lincoln Avenue W Fairfax, MN 55332
BUILDING TYPE	Freestanding retail
YEAR BUILT	2017
COUNTY	Renville
PARCEL NO.	31-01390-00
MUNICIPALITY	Fairfax City
ZONING	C
STORIES	One
TOTAL RSF	7,489
FRONTAGE	Lincoln Avenue W/Highway 19
TENANCY	Single tenancy - Dollar General



# TENANT PROFILE

## DOLLAR GENERAL®

### Dollar General Corporation

NASDAQ: DG

100 Mission Ridge,  
Goodlettsville, Tennessee,  
United States

[www.dollargeneral.com](http://www.dollargeneral.com)

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### TENANT FACTS

FOUNDED IN:	1939
LOCATIONS:	±15,000
EMPLOYEES:	±143,000
INDUSTRY:	Discount Retailer
HEADQUARTERS:	Goodlettsville, Tennessee, US
REVENUE:	±\$27.9 Billion

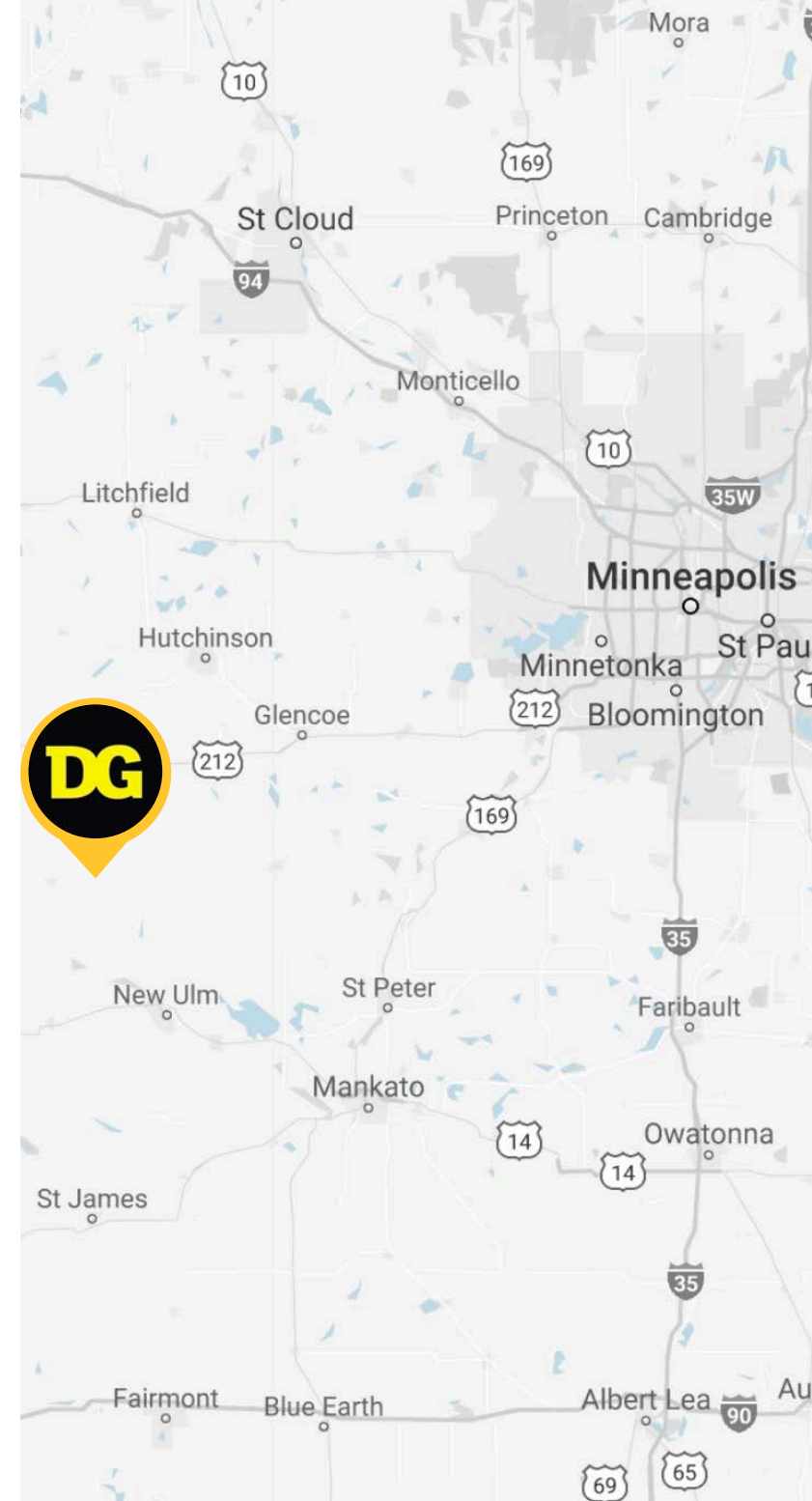
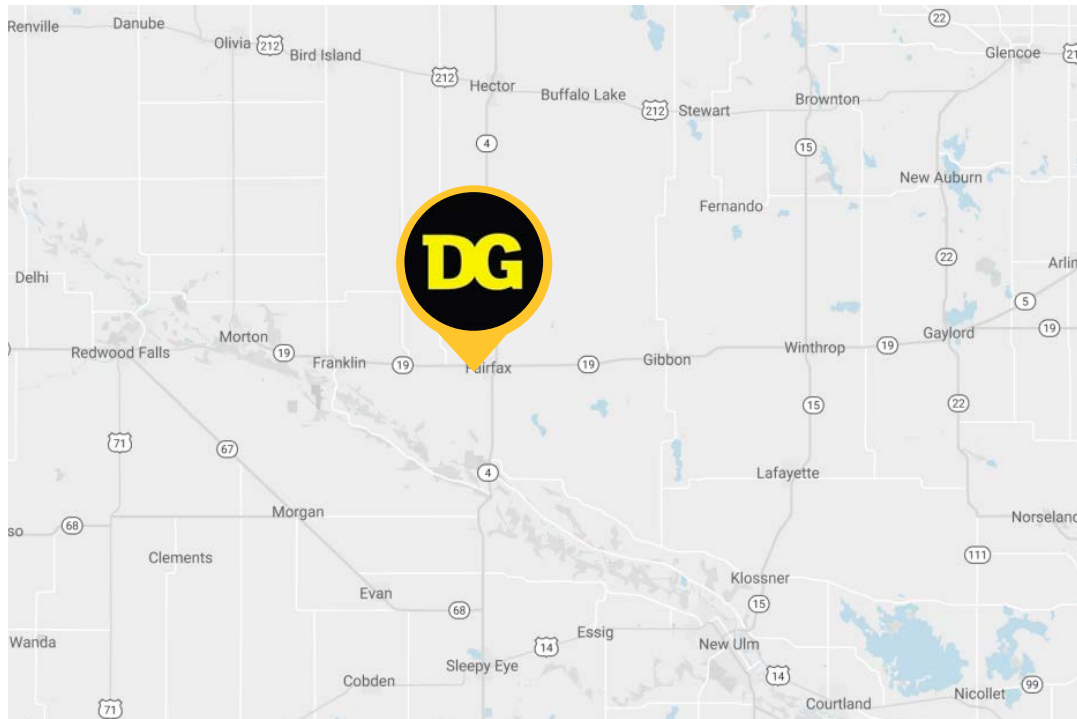


Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand. The Company operates approximately 13,320 stores located in 43 states located in the southern, southwestern, midwestern and eastern United States.



# 3 LOCATION OVERVIEW

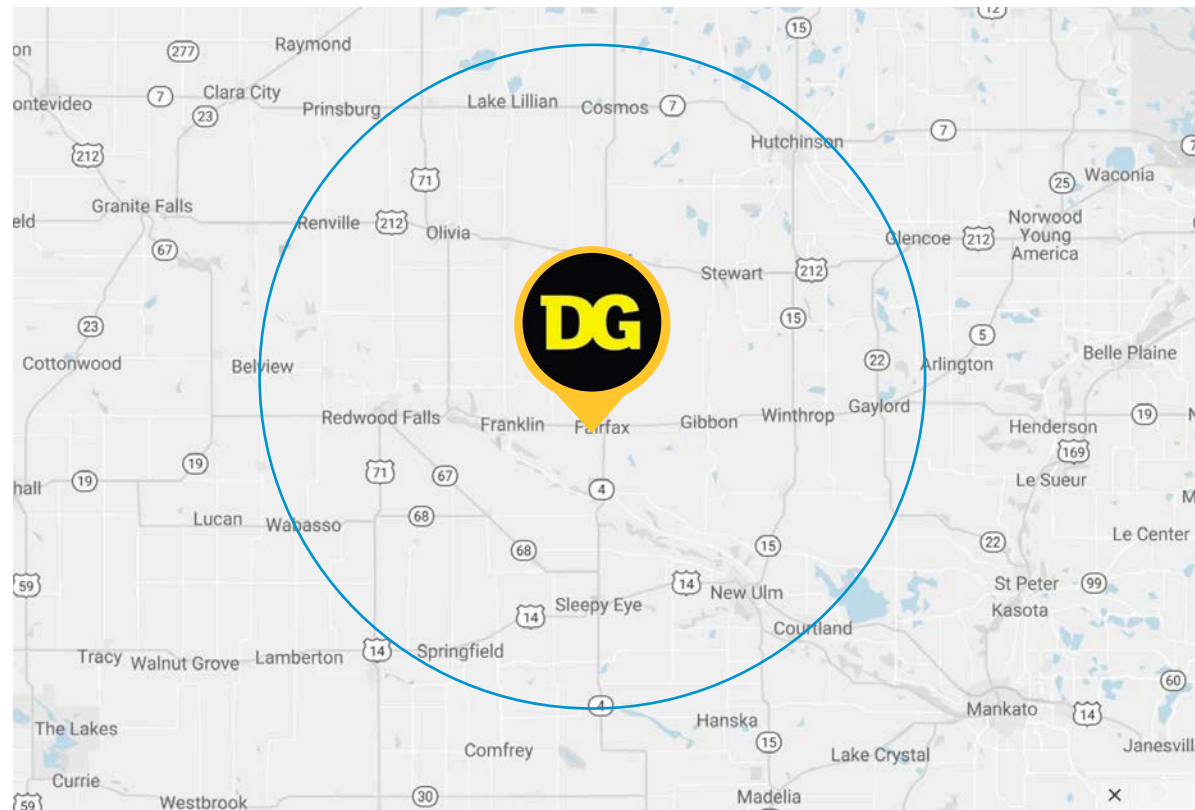
The Property is situated directly on Lincoln Avenue W/Highway 19 in Fairfax, Minnesota. The asset is conveniently located on a major east-west roadway which provides easy access to surrounding cities that include Minneapolis to the northeast. The Dollar General is located in the Minneapolis MSA which currently serves a surrounding population of approximately 10,977 within a fifteen-mile radius.



# 4 DEMOGRAPHIC OVERVIEW

The Population within a fifteen-mile radius of the subject property shows 10,977 residents. The population increases within a 20 mile radius to reflect a total of 37,899. The current average household income for the population within a ten-mile radius of the Property is estimated at over **\$75,389** per household and is expected to grow by 1.92 percent over the next five years.

Source: Esri



## DEMOGRAPHIC SNAPSHOT 15- MILE RADIUS



**2020 POPULATION**  
**10,977**

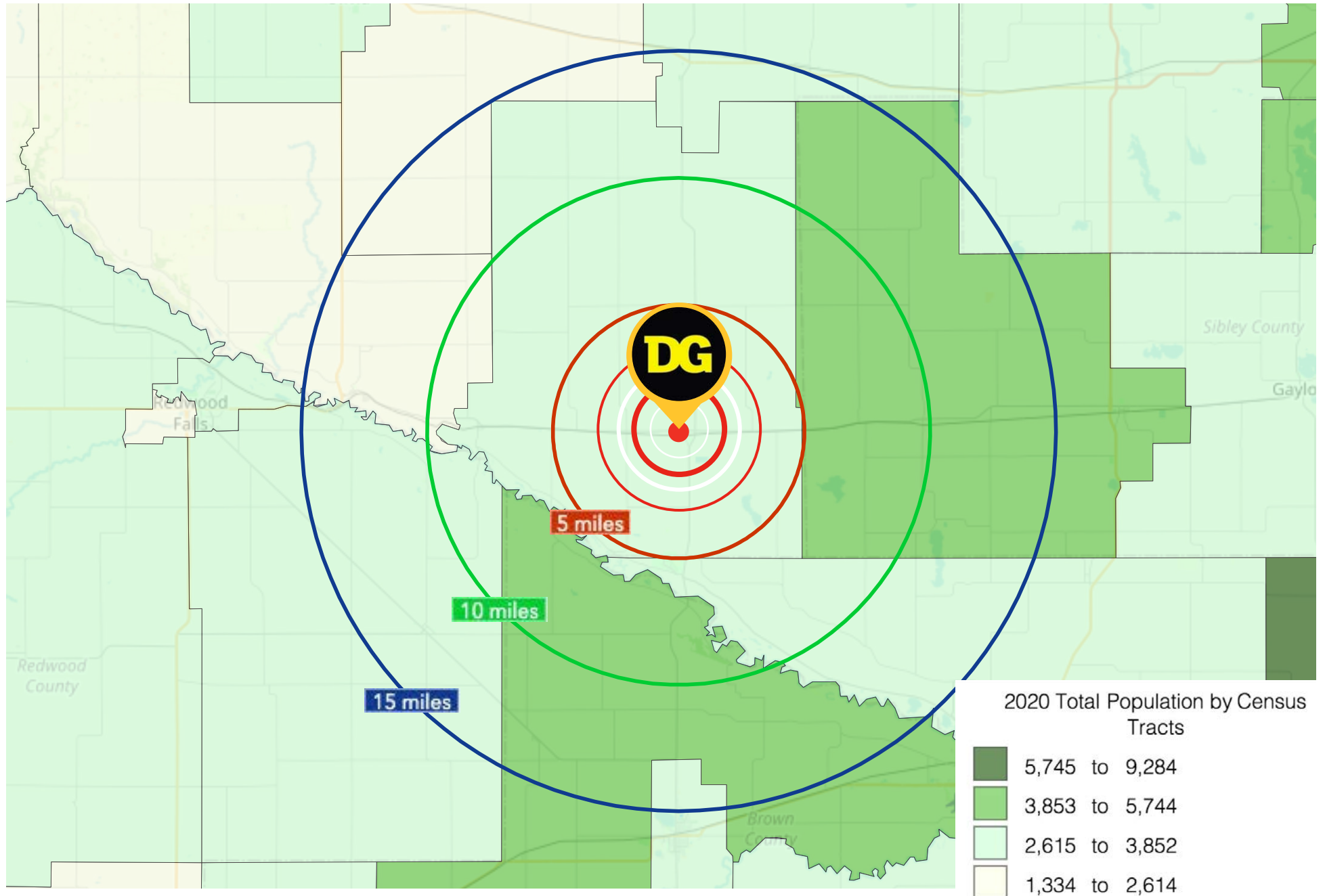


**2020 AVERAGE**  
**INCOME**  
**\$77,631**



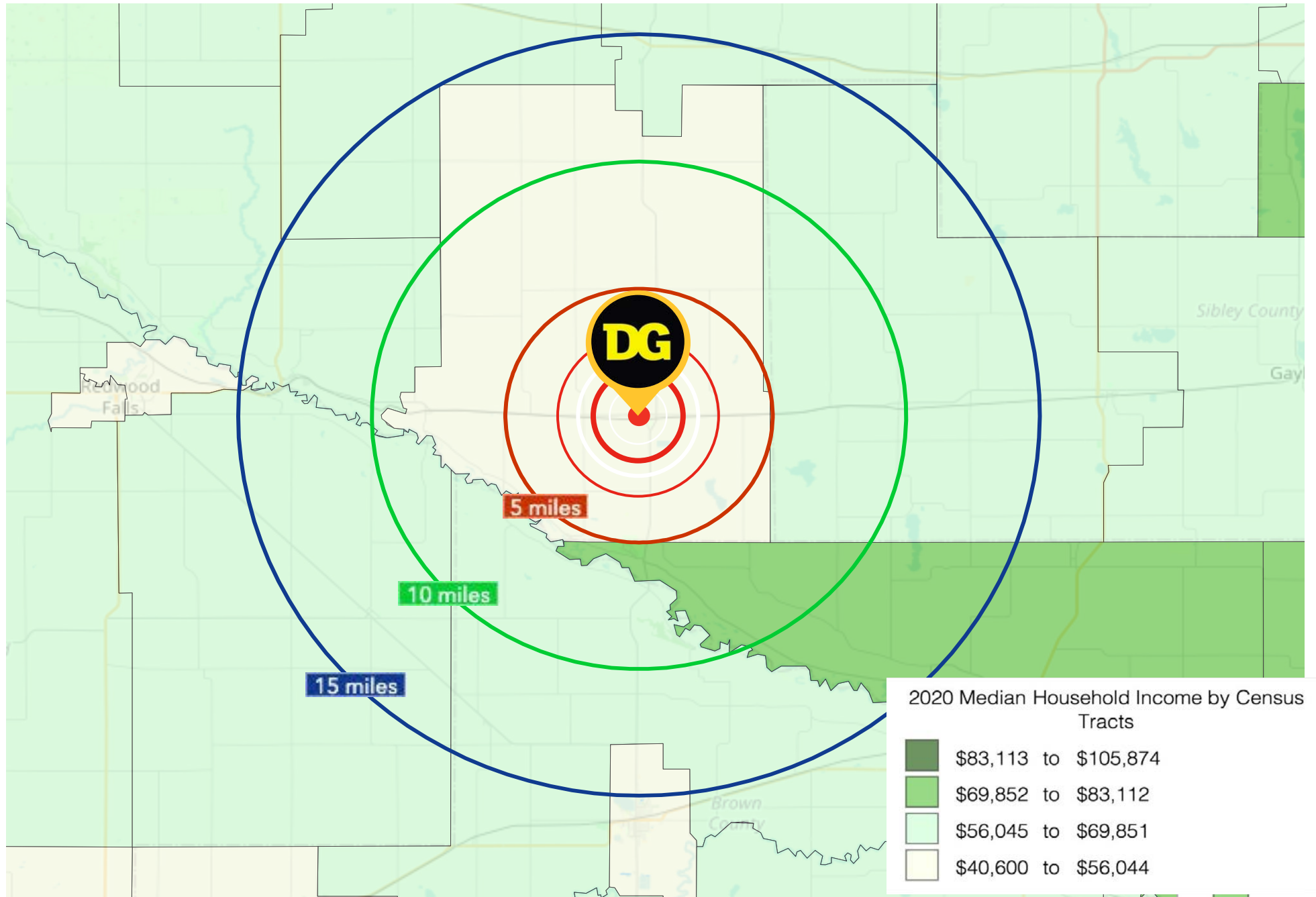
**2020 TOTAL**  
**HOUSEHOLDS**  
**3,986**

# 2020 POPULATION DENSITY





# 2020 MEDIAN HH INCOME



# 5 MARKET OVERVIEW

## FAIRFAX, MINNESOTA

Fairfax is located in the southeasterly corner of Renville County, which is the heart of agriculture and boasts the highest production in corn and soybeans in the State of Minnesota. The community of Fairfax is a blend of rural agricultural and small town living lifestyle. The City offers a quality lifestyle and a great variety of businesses and services that you would expect to find in a larger community.

Besides the commonly known municipal services, Fairfax owns its own electric and natural gas systems and ambulance service. Fairfax has a beautiful library and is part of the Pioneerland Regional Library System. Currently, Fairfax is working jointly with ten cities and Renville County to build a fiber network to every home and business in the area. The project will bring world class internet connections, cable television service, and enhanced phone services to everyone in the project area. The park system offers picnic shelters, a municipal swimming pool, playgrounds, baseball field and grandstand complex, basketball courts, softball diamonds, and an 8.1 mile non-motorized recreational trail that connects Fairfax with Historic Fort Ridgely State Park located along the Minnesota River Valley.

### QUICK FACTS

- Direct access on major roadway
- Proximity to Minneapolis metro area
- Proactive local government
- Public Park system





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