

JUST LISTED

BRAND NEW CONSTRUCTION 15-YEAR ABSOLUTE NNN
CORPORATE GUARANTEED DOLLAR GENERAL (S&P: "BBB")

700 W MAIN ST • JOHN DAY, OR 97845

PRICE: \$2,581,778

Cap Rate: 5.40%



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INVESTMENT HIGHLIGHTS



NEW CONSTRUCTION/LONG TERM 15-YEAR LEASE

Brand new 2021 construction with a 15-year Absolute NNN lease providing an investor with long term passive cash flow.



ABSOLUTE NNN LEASE

The Property features an Absolute NNN lease with ZERO Landlord management or repair responsibilities.



DOLLAR GENERAL CONTINUOUS GROWTH

Dollar General has reported 31 consecutive years of same-store sales growth.



RECESSION PROOF/ESSENTIAL TENANT

Dollar General deemed an "Essential Tenant" through Covid-19 related shelter-in-place orders.



CORPORATE GUARANTEE/NATIONAL TENANT

The Lease is guaranteed by Dollar General Corporation (NYSE: DG). Dollar General has an S&P investment grade credit rating of "BBB".



LIMITED DOLLAR STORE COMPETITION

The Property benefits from an untapped market as the only nationally branded dollar store in the county, providing a unique opportunity to serve a community looking for convenience and savings.



STRATEGICALLY LOCATED

The Property is strategically located on a main arterial with traffic exposure of 6,100+ VPD with excellent visibility and access.

EXCLUSIVELY LISTED BY BROWN RETAIL GROUP

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