



DOLLAR GENERAL - SIOUX FALLS MSA - UPGRADED CONSTRUCTION

940 N HERITAGE PKWY, TEA, SD 57064

\$1,731,960
4.85% CAP

Actual Property

**DOLLAR
GENERAL**

TEA, SD

\$1,731,960 | 4.85% CAP

- Upgraded Stone Construction Dollar General - 11+ Years Remaining on Current Term
- Absolute NNN - Requiring Zero Landlord Responsibilities
- Located in Fast-Growing Sioux Falls Market - Several New Development Projects Surrounding Subject Property
- Rapid Population Growth in Immediate Area - 52% Growth Between 2010-2021 within 1 Mile of Property (4,500+ Residents)
- Impressive 5 Mile Population of 54,000+ Residents
- Situated on N Heritage Pkwy Generating 9,570 VPD Passing Directly in Front of Subject Property
- Tea is Located 10 Miles From Downtown Sioux Falls - The Most Populous City in South Dakota With Over 202K Residents
- Affluent Sioux Falls Suburb With a 3-Mile Average Household Income of \$93,097

EXCLUSIVELY MARKETING BY:

BRIAN BROCKMAN

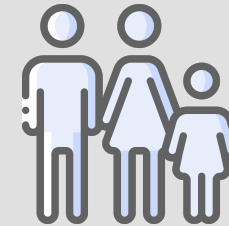
Bang Realty-Dakotas, Inc. | SD #14075
513.898.1551 | store@bangrealty.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$84,000
Rent Per SF:	\$11.22
Rent Commencement Date:	10/31/2018
Lease Expiration Date:	10/31/2033
Lease Term Remaining:	11.5+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Continued Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is located within 5 Minutes of 75% of the US Population



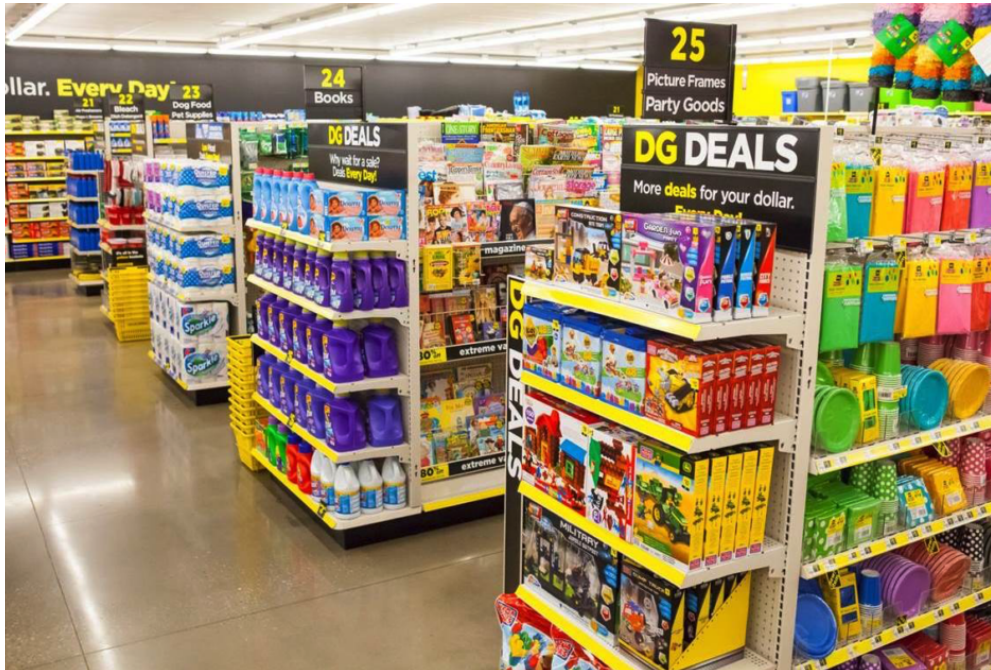
As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	7,489 SF
Land Area:	.91 AC
Year Built:	2018
Guarantor:	Dollar General Corporation (NYSE:DG)
Price Per SF:	\$231.27

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	10/31/2018-10/31/2033	\$84,000	\$11.22	4.85%
Four (4), 5-Year Options 10% Increase	11/1/2033-10/31/2038	\$92,400	\$12.34	5.33%
	11/1/2038-10/31/2043	\$101,640	\$13.57	5.87%
	11/1/2043-10/31/2048	\$111,804	\$14.93	6.46%
	11/1/2048-10/31/2053	\$122,984	\$16.42	7.10%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

INSURANCE

PAID BY TENANT

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

ROOF & STRUCTURE

PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & HVAC

PAID BY TENANT

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	2,999	8,950	41,501
2021 Estimated	4,576	12,380	54,235
2026 Projected	5,439	14,403	61,448

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	52.58%	38.32%	30.68%
2021 - 2026	18.86%	16.34%	13.30%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$78,800	\$80,371	\$71,479
Average	\$88,129	\$93,097	\$89,575

Demographic data provided by CoStar

10 Miles to
Downtown
Sioux Falls

**DOLLAR
GENERAL®**

SIoux FALLS



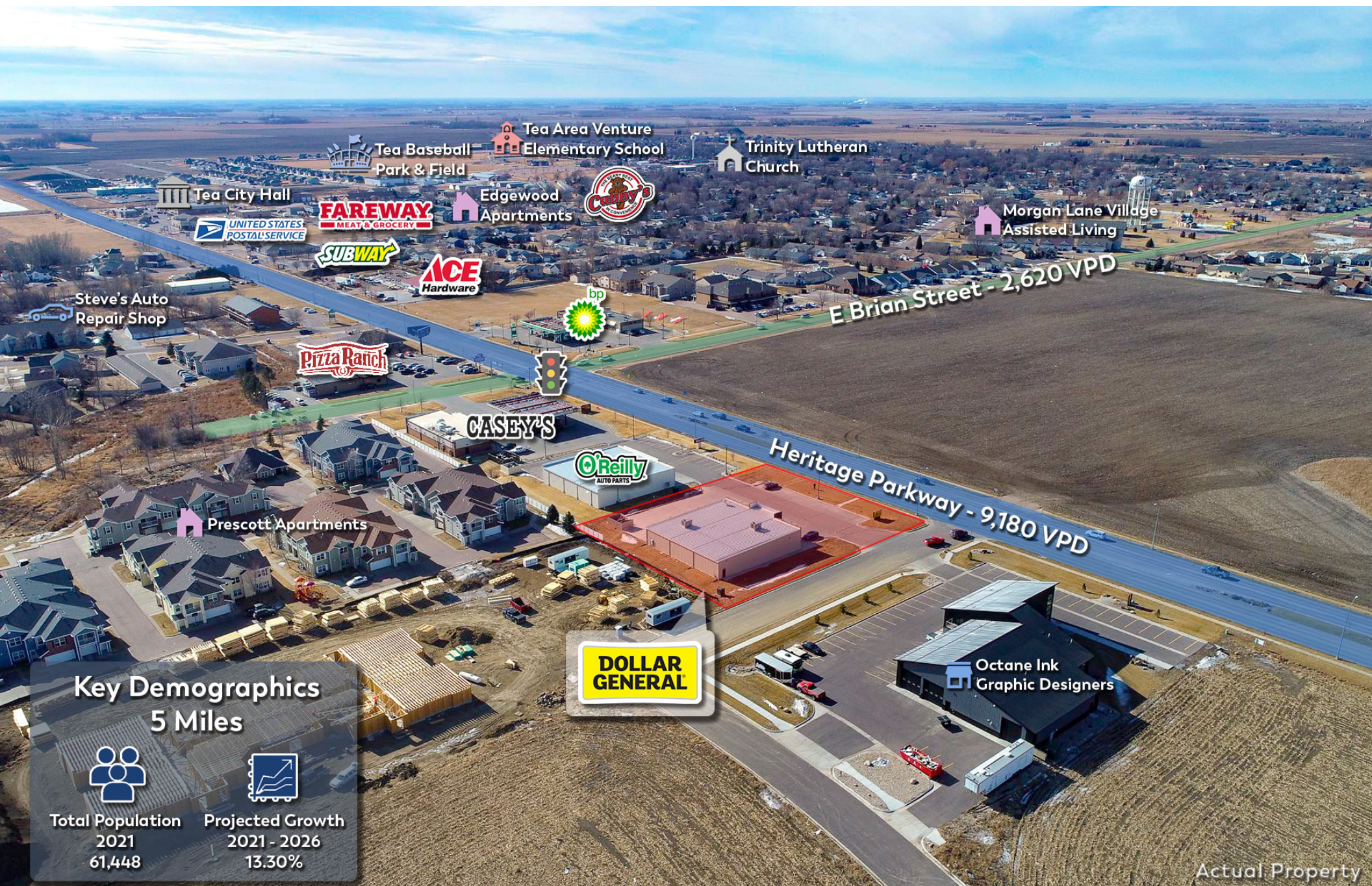
Sioux Falls is the most populous city in the state of South Dakota. The Sioux Falls metro area accounts for more than 30% of the states population. Sioux Falls is home to a number of financial companies. The largest employers among these are Wells Fargo and Citigroup. This city is also home to a new 640,000 square-foot Amazon distribution center. Being home to these large companies, Sioux Falls is predicted to have a Job Growth of 36.6% in the next 5 years. The city also experienced an explosive population growth of over 52% between 2010 and 2021.

52.58% Growth
Between 2010 and 2021 

202,500+
2022 Total Population 

\$89,575
2022 Average Household Income 







Actual Property





Actual Property



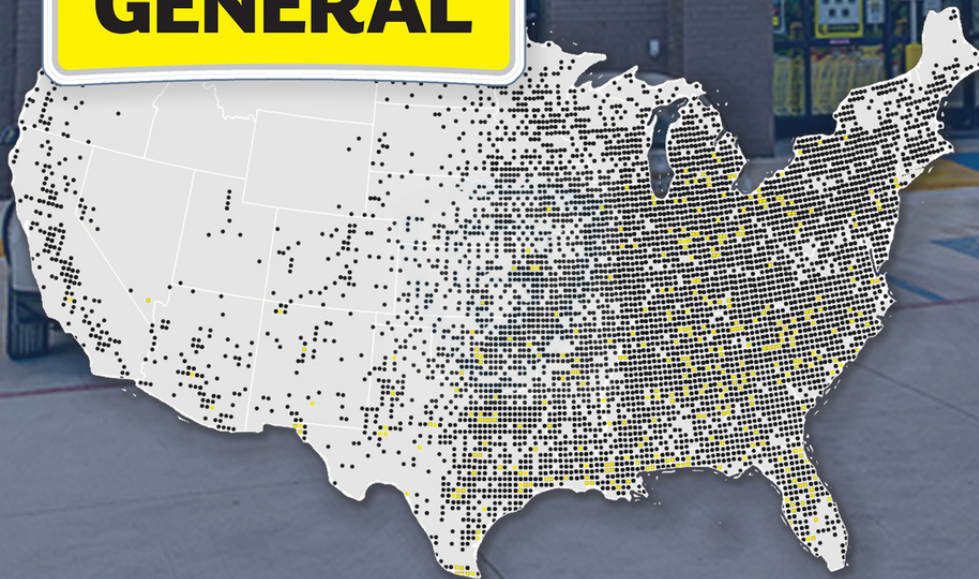
Actual Property



Actual Property



**DOLLAR
GENERAL®**



82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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