



TRINITY
REAL ESTATE INVESTMENT SERVICES



2021 BUILD IOWA DOLLAR GENERAL - RELOCATION STORE

1803 1ST AVE E, NEWTON, NEWTON, IA 50208

\$1,723,360
5.35% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

NEWTON, IA

\$1,723,360 | 5.35% CAP

- 2021 Dollar General Build With 14+ Years Remaining
- Absolute NNN Requiring Zero Landlord Responsibilities
- Relocation Store With Proven Track Record Store Relocated From Location a Half Mile East
- Strong 5-Mile Population With Over 18,000 Residents
- Situated on One of Newton's Main Thoroughfares, 1st Ave East, With Daily Traffic Counts Exceeding 10,000 Vehicles
- 3.5 Miles From the Iowa Speedway - Host of the Calypso Lemonade 150
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

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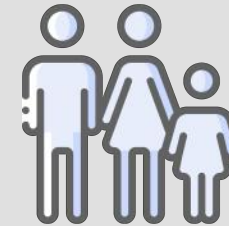
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$92,199.96
Rent Per SF:	\$10.13
Rent Commencement Date:	7/8/2021
Lease Expiration Date:	7/31/2036
Lease Term Remaining:	14+ 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:	9,100 SF
Land Area:	1.0 AC
Year Built:	2021
Guarantor:	Dollar General Corporation (NYSE:DG)
Price Per SF:	\$189.38

LEASE ABSTRACT

1803 1ST AVE E, NEWTON | NEWTON, IA

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	7/8/2021-7/31/2036	\$92,199.96	\$10.13	5.35%
Five (5), 5-Year Options 10% Increase	8/1/2036-7/31/2041	\$101,419.92	\$11.15	5.89%
	8/1/2041-7/31/2046	\$111,564.96	\$12.26	6.47%
	8/1/2046-7/31/2051	\$122,718.24	\$13.49	7.12%
	8/1/2051-7/31/2056	\$134,990.04	\$14.83	7.83%
	8/1/2056-7/31/2061	\$148,489.08	\$16.32	8.62%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

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...

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").

PARKING LOT

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.

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.

HVAC

PAID BY **TENANT**

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5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	8,221	16,661	18,137
2021 Estimated	8,329	16,943	18,450
2026 Projected	8,364	17,043	18,564

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	1.13%	1.69%	1.73%
2021 - 2026	0.42%	0.59%	0.62%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$48,902	\$51,479	\$52,523
Average	\$58,463	\$63,872	\$65,602

Demographic data provided by CoStar

DOLLAR GENERAL

36 Miles to
Downtown
Des Moines



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CLOSE-UP RETAILER MAP

1803 1ST AVE E, NEWTON | NEWTON, IA



Map data © 2022 Imagery © 2022, Maxar Technologies, USDA/FPAC/GE



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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