

Family Dollar Dollar Tree

Pipestone, MN

Price:
\$1,488,000

Cap Rate:
6.25%

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Family Dollar | Dollar Tree property located in Pipestone, MN (the "Property"). The Property consists of a 15,000-square-foot retail building on a 2.42-acre parcel of land. Family Dollar is operating under a brand new 10-year net lease. The lease also features 5, 5-year extension options with rent escalations at the beginning of each option term, offering investors a hedge against inflation. *See Lease Abstract for full details.*

Property Synopsis

The Property is located in Pipestone, Minnesota, the county seat of Pipestone County. The Property is located directly on 2nd Street, the main east/west thoroughfares for Pipestone. The site is also located in the heart of the primary retail corridor of Pipestone, with many nationally recognized retailers in its vicinity, such as Dollar General, McDonald's, Subway, Dairy Queen, and many others. Additionally, the Property enjoys easy access to Minnesota Highways 23, 30, and 75, allowing for efficient access throughout the state. The Property is being newly renovated in 2022 and features Family Dollar | Dollar Tree's newest Combo Store concept.

Investment Highlights

- Brand New 10-Year Lease
- Best-in-Class Investment Grade Tenant
- New Combo Store Concept
- Main Retail Corridor of Pipestone
- Excellent Ingress and Egress to the Property



Property Photo

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OFFERED EXCLUSIVELY BY

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