



Representative Photo

# DOLLAR GENERAL

TBD Hwy 175 / 4th Street, Gowrie, IA 50543

\$2,017,550 | 6.8% CAP

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**BRIAN BROCKMAN**  
State Broker  
513.898.1551  
[store@bangrealty.com](mailto:store@bangrealty.com)

# INVESTMENT SUMMARY

**DOLLAR  
GENERAL**

## HIGHLIGHTS

- + 2026 Development Dollar General in Gowrie, IA - Rent Set to Commence October 2026
- + Absolute NNN Lease – Zero Landlord Responsibilities
- + Built-In 5% Rent Increase Every 5 Years Throughout Primary Term and Options
- + Large 1.95-Acre Hard Corner Lot at the Intersection of Hwy 175 and 4th St
- + Limited Retail Competition - the Only Dollar Store Within 10 Miles
- + Affluent Community With an Average Household Income of Over \$103k Within 5-Mile Radius of the Subject Asset
- + Backed by Dollar General's Corporate Guarantee, an Investment-Grade Retailer Operating Over 21,000 Locations Nationwide

## EXCLUSIVELY MARKETED BY



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**PRICE**

**\$2,017,550**

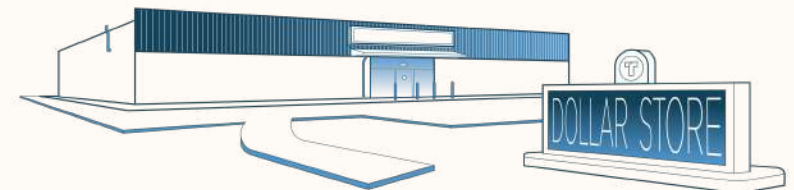


**CAP RATE**

**6.8%**

## PROPERTY DETAILS

Address	TBD Hwy 175 / 4th Street
City, ST	Gowrie, IA
Sale Price	\$2,017,550
Land Area	1.95 Acres
Year Built	2026
Guarantor	Dollar General Corporation
Building Area	9,100 SF
Price (PSF)	\$221.71



# LEASE OVERVIEW

Tenant	Dollar General
Rent Commencement	10/3/2026
Lease Expiration Date	10/31/2041
Lease Term Remaining	15 Years
Lease Type	Absolute NNN
Type of Ownership	Fee Simple
Base Rent	\$137,193
Rent Effective	10/3/2026
Rent Increases	5% Every 5 Years
Renewal Options	Five (5), 5-Year; 5%

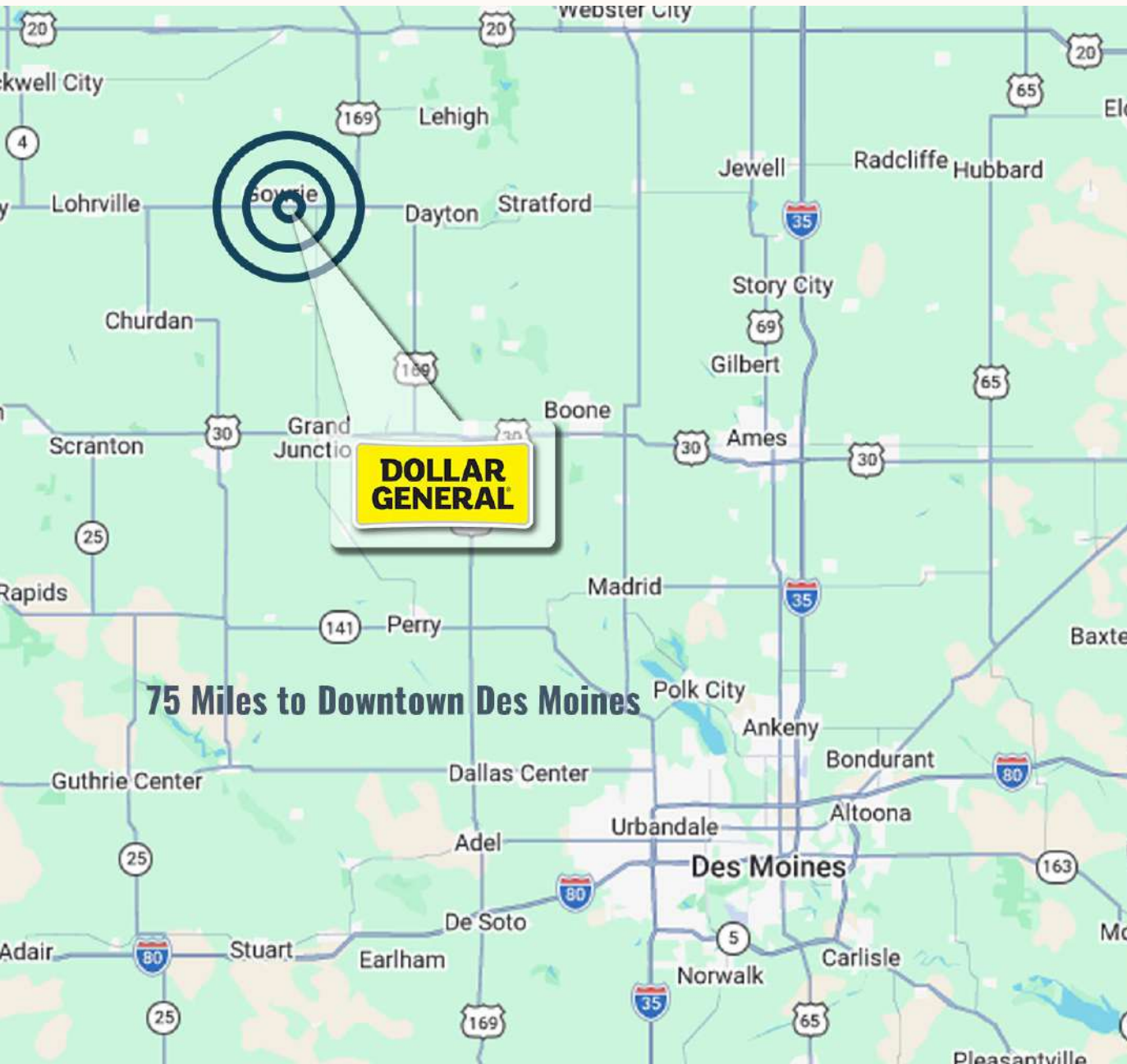
## Paid By

Taxes	Reimbursed by Tenant	Tenant shall reimburse Landlord for the payment of property taxes.
Insurance	Paid by Tenant	Tenant agrees to maintain and pay for a "special cause of loss" policy insuring all improvements on the Demised Premises (the "Property Insurance").
HVAC	Paid by Tenant	Tenant shall, at its cost and expense, maintain, repair, and replace (if needed) the HVAC system, ensuring it is kept in good repair and condition.
Parking Lot	Paid by Tenant	Tenant shall, at its cost and expense, maintain, repair, and replace (if needed) the parking lot, ensuring it is kept in good repair and condition.
Roof & Structure	Paid by Tenant	Tenant shall, at its cost and expense, maintain, repair, and replace the roof, foundation, and structure of the building, ensuring it is kept in good condition and repair.

# ANNUAL OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
<b>Years 1-5</b>	<b>10/3/2026-10/31/2031</b>	<b>\$137,193</b>	<b>\$15.08</b>	<b>6.80%</b>
Years 6-10	11/1/2031-10/31/2036	\$144,053	\$15.83	7.14%
Years 11-15	11/1/2036-10/31/2041	\$151,256	\$16.62	7.50%
Five (5), 5-Year Options 5% Increase	11/1/2041-10/31/2046	\$158,818	\$17.45	7.87%
	11/1/2046-10/31/2051	\$166,759	\$18.33	8.27%
	11/1/2051-10/31/2056	\$175,097	\$19.24	8.68%
	11/1/2056-10/31/2061	\$183,852	\$20.20	9.11%
	11/1/2061-10/31/2066	\$193,045	\$21.21	9.57%

# DEMOGRAPHICS



# GOWRIE

Gowrie is a city in Webster County, located about 76 miles northwest of Des Moines. With a drive time of roughly 1 hour and 30–40 minutes, the community offers convenient access to the capital while maintaining its small-town character.

## TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	396	1,204	1,482
2025 ESTIMATED	343	1,055	1,328
2030 PROJECTED	336	1,034	1,303

## HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$77,034	\$76,298	\$76,052
Average	\$106,846	\$105,537	\$103,965

# AERIAL MAP



# RETAIL MAP



# RETAIL MAP



Actual Property

# RETAIL MAP



Actual Property

# TENANT OVERVIEW

**DOLLAR GENERAL** Known as America's neighborhood store, Dollar General is one of the nation's largest discount retailers. The stores offer products from food, health and beauty, houseware, and more from popular brands at everyday low prices. The store is also known for their convenient locations, often catering to customers in rural or suburban areas. The company has been committed to its mission of Serving Others since 1939, as it continues to prioritize value and convenience.

Dollar General proudly boasts a strong commitment to community engagement, fostering robust connections with the areas it operates in. Through consistent support for local initiatives and charities, Dollar General endeavors to make a meaningful, positive impact in the neighborhoods surrounding its stores. This dedication to being a responsible corporate entity underscores Dollar General's philosophy of being more than just a retail establishment - it is about being an active and caring participant in the communities that have warmly embraced the brand. As Dollar General continues to grow and expand, this commitment remains at the core, affirming that being a good neighbor is an intrinsic part of their business model, just as much as offering quality products at unbeatable prices.

## IN THE NEWS

So far this year, people are spending more at Dollar General — enough that sales jumped 2.4% from February through April compared to the same quarter last year, the company reported. In part, that's thanks to shoppers trading down from more expensive stores.



YEARS OF SUCCESS

87



OWNERSHIP

Public



S&P CREDIT RATING

BBB



ANNUAL REVENUE

\$42.72B



NO. OF EMPLOYEES

194,200



NO. OF LOCATIONS

21,055

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## FOR MORE INFORMATION



BRIAN BROCKMAN  
State Broker  
513.898.1551  
store@bangrealty.com

Brian Brockman at Bang Realty, Inc. | License IA#B67571000 | brian@bangrealty.com | (513) 898-1551

