

For Sale

CBRE

# Dollar General

Investment Property

1400 S US Old Hwy 75 | Sabetha, KS 66534 | [www.cbre.com/desmoines](http://www.cbre.com/desmoines)



Retail

## Property Overview

The property consists of a 8,000 SF building on 0.76 acres on the southeast side of Sabetha, Kansas one block west of Highway 75 (on Old Highway 75). The property is located along Sabetha's primary retail corridor just south of Pizza Hut. Dollar General has occupied this location since it was constructed in 1999.

The property is secured with a NN+ lease, in which Tenant reimburses Landlord for property taxes and parking lot maintenance. Dollar General is the nation's leading small community discount store, having posted \$38.7B in annual sales in 2023.

## Property Features

- + Sale Price: \$450,000
- + Cap Rate: 8.0%
- + Building Size: 8,000 SF
- + Lot Size: 0.76 Acres
- + Year Built: 1999

# Lease Info

Tenant	Dolgencorp, LLC
Guarantor	Corporate
Lease Type	Modified NN
Taxes & Insurance	Capped per Lease
Roof & Structure	Landlord Responsibility
Lease Expiration	9/30/2026
Options	One 5-year option remaining



# Lease Schedule

Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current Term	10/1/21-9/30/2026	\$3,000	\$36,000	\$4.50	8.0%
Extended Term	10/1/26-9/30/2031	\$3,300	\$39,600	\$4.95	8.8%

# Tenant Overview

## DOLLAR GENERAL

  
**164,000+**  
EMPLOYEES

  
**80+**  
YEARS IN BUSINESS

**\$34.2**  
BILLION IN SALES  
  
IN FISCAL YEAR 2021

  
**18,000+**  
STORES  
IN 47 STATES

  
**28**  
DISTRIBUTION CENTERS

  
**S&P BBB**  
RATING

  
RAPID GROWTH  
**1,100 NEW STORES**  
IN 2022

**#91**  
ON FORTUNE 500 LIST  


# Investment Overview

## Property Summary

Year Built	1999
Address	1400 S Old US Highway 75
Building Size	8,000 SF
Lot Size	0.76 Acres
Parking Lot	Concrete
Building Type	Metal with brick facade
Traffic Count	5,170 VPD

## Lease Summary

Tenant	Dollar General Corporation
Lease Expiration	09/30/2026
Renewal Options	One 5-year
Annual Rent/NOI	\$36,000
Percentage Rent	None
Rent Increase	6% per renewal
Lease Type	NN+
Taxes, Insurance	Tenant
Roof, Structure	Landlord
Lease Guarantor	Dollar General Corporation

### Other Lease Benefits to Landlord:

- + Tenants fully reimburses real estate taxes and insurance
- + Tenant reimburses Landlord for care and maintenance of parking lot and grounds.

# Area Demographics

## Population

3,011  
3 Miles

3,657  
5 Miles

5,105  
10 Miles

## Households

1,197  
3 Miles

1,450  
5 Miles

1,964  
10 Miles

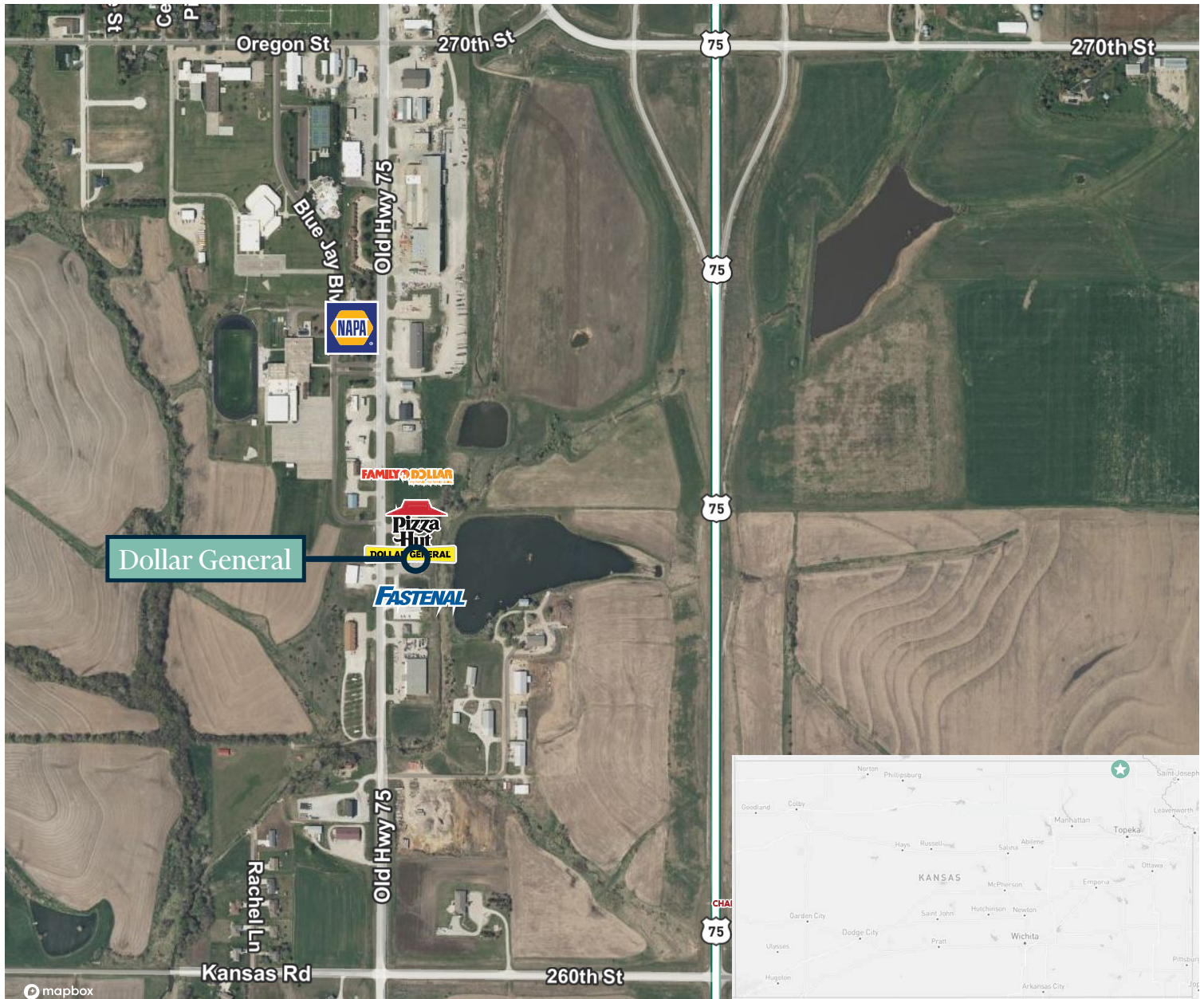
## HH Income

\$86,422  
3 Miles

\$87,567  
5 Miles

\$89,094  
10 Miles

# Location



## Contact Us

**Michael A. Smith**  
Vice President  
+1 515 975 1112  
mike.smith8@cbre.com  
Licensed in the State of Iowa

**Doug McFadden, CCIM**  
First Vice President  
doug.mcfadden@cbre.com  
Licensed in the State of Kansas

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