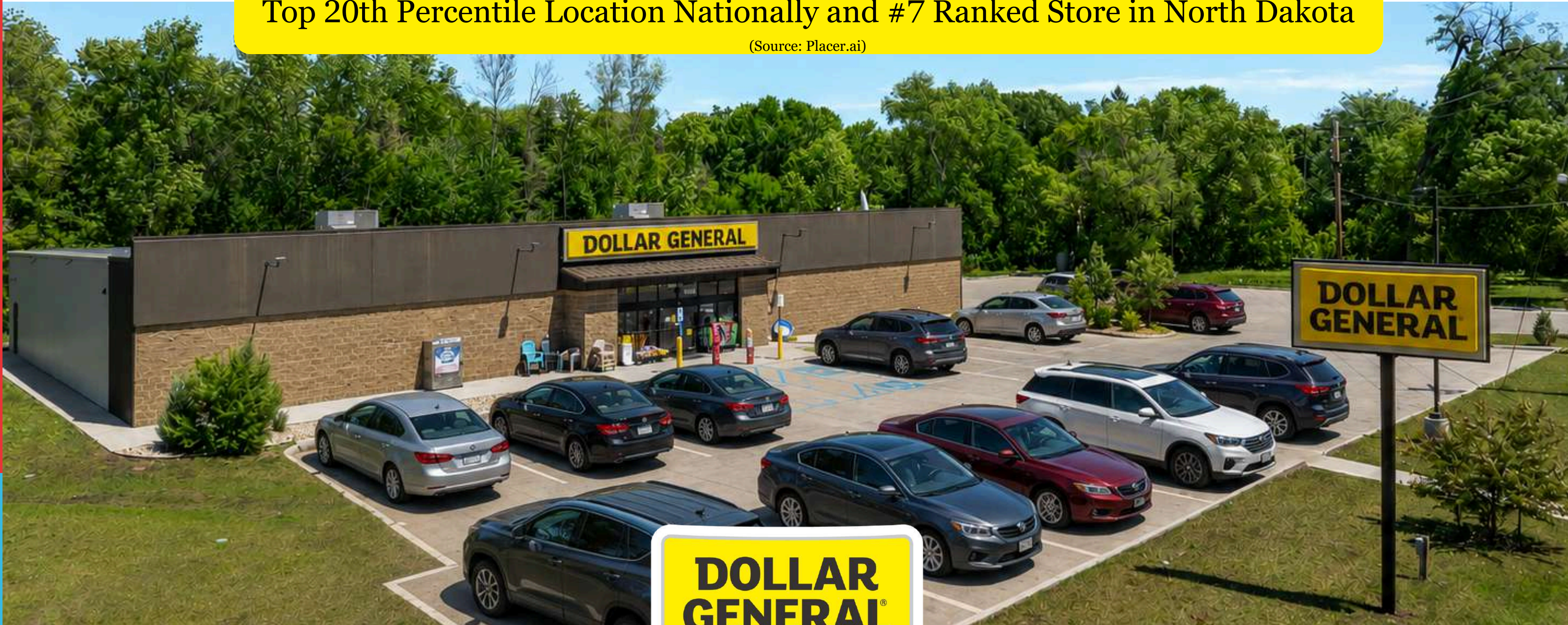


Top 20th Percentile Location Nationally and #7 Ranked Store in North Dakota

(Source: Placer.ai)



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## Single Tenant Dollar General

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### Minot, North Dakota

1106 4th Ave NW, Minot, ND 58703 [View Map](#)

Strong Performing Location (Source: Placer.ai)  
Corporate Guaranteed | NNN Lease  
Affluent Surrounding Demographic  
10% Rent Increases at Each Option Period

Offering Memorandum

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# Centrally Located in Downtown Minot Critical Regional Trade Area *in Northern North Dakota*





Price	Cap Rate	NOI
\$1,436,000	6.75%	\$96,948

### Investment Highlights

- #7 Ranked Dollar General in ND and Top 20<sup>th</sup> Percentile Nationally (Source Placer.ai)
- Corporate guaranteed by Dollar General Corporation, an investment-grade tenant
- Absolute NNN - No Landlord Responsibilities
- Low Basis Property with Below Market Rent at \$10 PSF
- Affluent Demographics: \$97,217 average household income within 3 miles, supporting \$530.8M in annual consumer spending
- Central Location in Downtown Minot

### Market Highlights

- Minot is a critical regional trade center for northern North Dakota, anchored by stable military, energy, healthcare, and agricultural employment drivers.
- Minot Air Force Base - one of North Dakotas largest employers and economic anchor for the local trade area
- Limited small box discount competition in the immediate trade area
- Property is strategically positioned right on 4th Avenue NW, the primary east-west thoroughfare linking the residential and university areas directly to the U.S. Highway 83 Bypass

### Tenant Highlights

- One of the largest retailers in the U.S., with more than 20,000 stores across 48 states
- Recession-resilient value model gaining visit share, with 12.4% of visits within a half mile of a store (Placer.ai, 2026)

**DOLLAR  
GENERAL®**

Lease Summary

Tenant Name	Dollar General (DG Retail,LLC)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Guarantor	Dollar General Corporation
Term Remaining	~9 years (as of June 2026)
Increases	10% at each option period
Options	4, 5-Year

Physical Description

Address	1106 4th Ave NW, Minot, ND 58703
Building Size	9,100 SF
Land Size	0.87 AC
APN	41308
Parking Spaces	37
Year Built / Renovated:	2020

Price  
**\$1,436,000**

Cap Rate  
**6.75%**

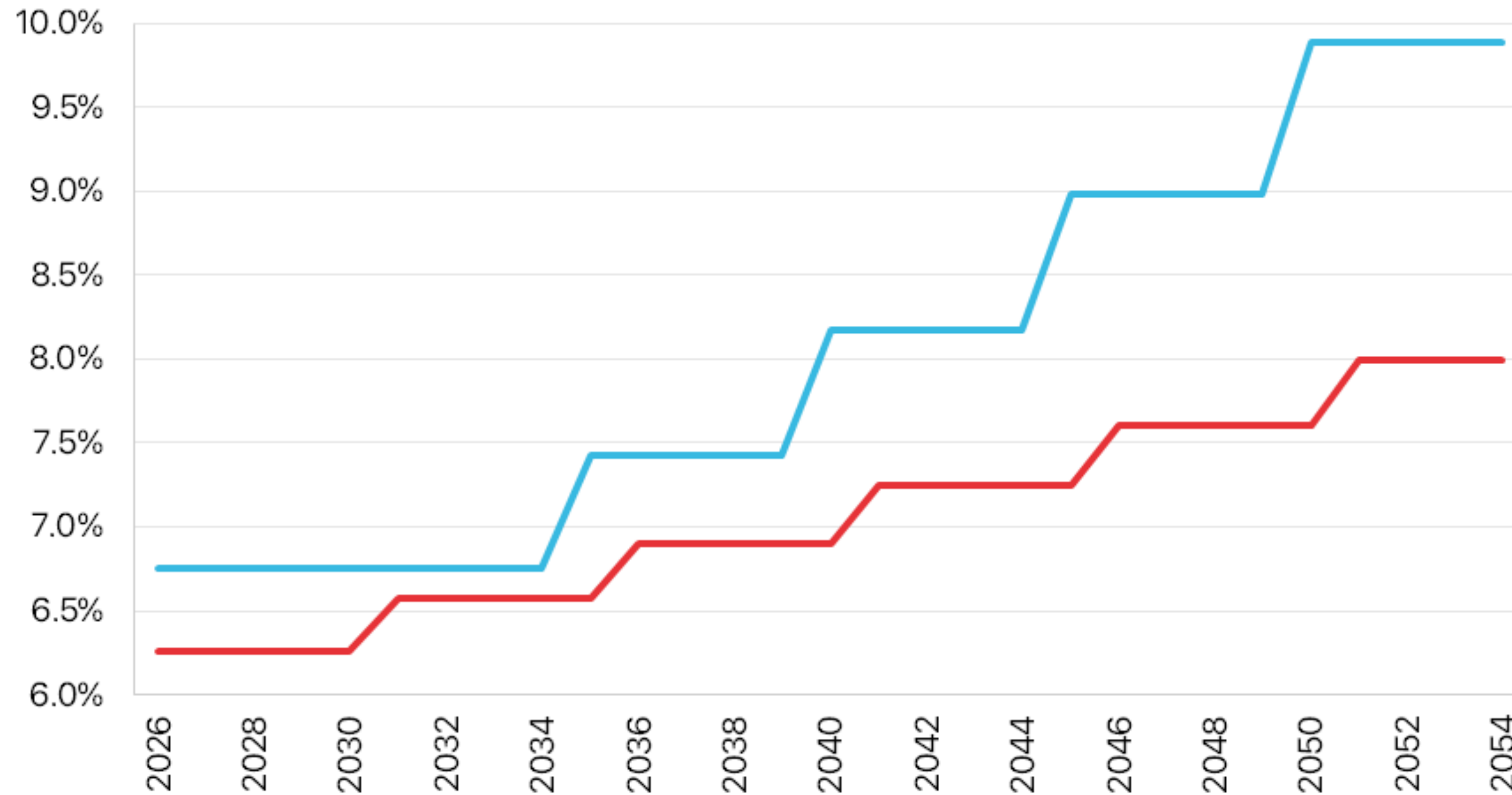
NOI  
**\$96,948**

<b>Period</b>	<b>Rent/Year</b>	<b>Rent/Month</b>	<b>Cap Rate</b>
Present - 2/28/2035	\$96,948	\$8,079	6.75%
Option 1 (2035-2040)	\$106,644	\$8,887	7.43%
Option 2 (2040-2045)	\$117,312	\$9,776	8.17%
Option 3 (2045-2050)	\$129,048	\$10,754	8.99%
Option 4 (2050-2055)	\$141,948	\$11,829	9.88%

## This legacy lease delivers roughly \$286,000 more to the buyer through 2055 than a new Dollar General lease

### Cash-on-Cash Yield: This Lease vs New Dollar General Lease

— Legacy (this lease) — New DG lease



On a cash-on-cash basis, the legacy Dollar General delivers a higher yield than a comparably timed new Dollar General lease in every year of ownership. It begins 49 basis points ahead on day one, and the advantage widens as the 10% option increases outpace the new lease's 5% structure, exceeding 220 basis points by 2050.



Downtown Minot



Subject Property

 <p><b>MINOT STATE UNIVERSITY</b> 1.2 miles away</p>	 <p><b>MINOT INTERNATIONAL AIRPORT</b> 2 miles away</p>
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4th Ave NW - 7,700 VPD

Limited Small Box Competition along Primary East-West Thoroughfare

Aerial



**MINOT**  
INTERNATIONAL AIRPORT  
2 miles away



**83** 27,000+ VPD

**MINOT STATE UNIVERSITY**  
1.2 miles away

**PREMIER MOVEMENT**



**Subject Property**

4th Ave NW – 7,700 VPD





83 27,000+ VPD

4th Ave NW - 7,700 VPD



PREMIER MOVEMENT



Subject Property



## About Dollar General

Dollar General Corporation is a Fortune 500 discount retailer founded in 1939 and headquartered in Goodlettsville, Tennessee. Originally J.L. Turner & Son, Inc., the company took the Dollar General name in 1968. It operates 20,662 stores across 48 states, one of the largest retail footprints in the United States by store count.

The chain sells consumable everyday goods (packaged food, paper and cleaning products, perishables, health and beauty, pet, and tobacco) alongside seasonal merchandise, home and apparel, and basic hardware supplies, from small-format stores built for hyper-local fill-in trips.

Dollar General continues to expand. It opened 575 new stores in 2025 and plans roughly 450 more in 2026, following a 2024 program of 800 new stores, 1,500 remodels, and 85 relocations.

The tenant carries an investment-grade credit rating, and this location is backed by a corporate guaranty from Dollar General Corporation.

The model is gaining visit share. Per Placer.ai (2026), Dollar General grew same-store visits faster than a competing national discount chain in early 2026, helped by a closer footprint: 12.4% of its visits start within a half mile of a store, versus 7.3% for that chain.

**Baa3 / BBB**  
*Credit Rating*

**DG**  
*NYSE Ticker Symbol*

**\$42.7B**  
*Total Revenue*

**\$29.6B**  
*Market Cap*

**20,893**  
*Total Locations*

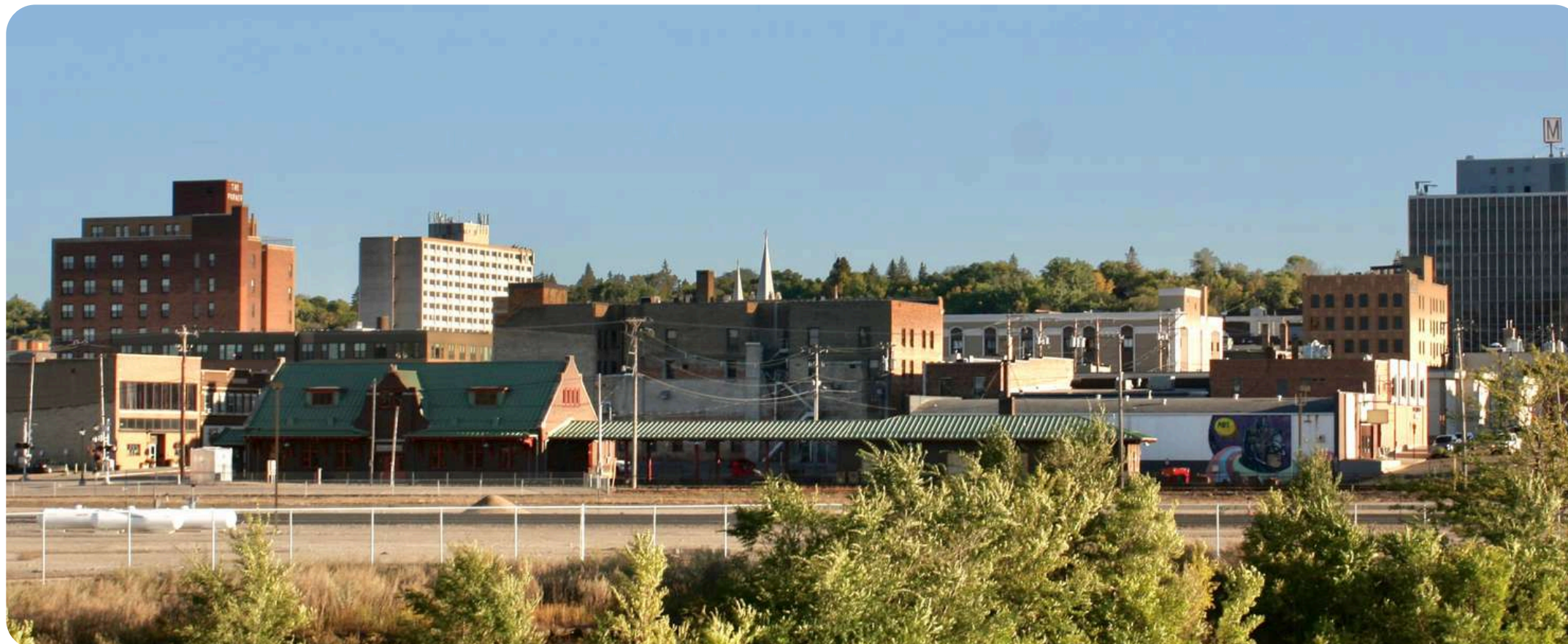
**194K+**  
*Total Employees*

## About Minot, North Dakota

Minot is the commercial hub of north-central North Dakota and the state's fourth-largest city. It serves a trade area that reaches far beyond its roughly 48,000 residents into the surrounding rural counties. Nicknamed the Magic City for how fast it rose along the Great Northern Railway, Minot remains a rail, agriculture, and energy center for the region.

The local economy rests on a stable, non-cyclical base anchored by Minot Air Force Base. BNSF Railway operates a major division point in the city, the Bakken oil fields drive energy activity to the west, and Trinity Health and Minot State University anchor the healthcare and education sectors. The mix gives Minot a diversified employment base that holds up through market cycles.

The strength shows up in spending power, with a 1-mile average household income of \$99,404, high for a tertiary market. Three U.S. highways converge here, and the city hosts the North Dakota State Fair, the state's largest annual event.



## Demographic Highlights

**\$100,000+**

Average Household Income (5-mile)

**51,424**

5-Mile Population

Demographics	1-Mile	3-Mile	5-Mile
2025 Population	10,956	40,898	51,424
2025 Households	4,435	17,799	22,042
Avg Household Income	\$99,404	\$97,217	\$100,444
Median Household Income	\$77,414	\$73,772	\$74,591

## Major Employers in Minot



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