

FOR SALE DOLLAR GENERAL MARKET



1310 Paddock St, Fort Calhoun, NE 68023

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EXECUTIVE SUMMARY

Sale Price

\$1,544,117

PROPERTY INFORMATION

Tenant:	Dollar General Market
Net Operating Income:	\$105,000
Cap Rate:	6.80%
Lease Type:	NN
Term Remaining:	8+ Years
Lease Commencement Date:	03/11/2025
Lease Expiration Date:	03/31/2035
Option Periods:	3 (5) Year Options
Rent Increase:	10% in each Option
Taxes and Insurance:	Tenant Responsibility
Roof and Structure:	Landlord Responsibility

BUILDING INFORMATION

Building Size	10,446 SF
Lot Size	0.75 Acres
Year Built	2022

LOCATION INFORMATION

Building Name	Dollar General Market
Street Address	1310 Paddock St
City, State, Zip	Fort Calhoun, NE 68023
County	Washington



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present a NN leased Dollar General Market investment opportunity located in the city of Fort Calhoun. Situated in Washington County, Fort Calhoun is a growing community positioned just north of the Omaha metropolitan area, offering a desirable combination of rural charm and convenient access to major urban amenities. The property benefits from strong accessibility via U.S. Route 75, a major regional corridor connecting the area to Omaha and surrounding communities. Fort Calhoun is known for its quality schools, residential growth, and strong local community atmosphere, while the surrounding market offers a variety of amenities including retail centers, restaurants, healthcare services, and recreational attractions. Nearby destinations such as Fort Atkinson State Historical Park and DeSoto National Wildlife Refuge attract visitors and outdoor enthusiasts year-round, contributing to additional regional traffic and economic activity. The tenant, Dollar General Market, represents an expanded store format by Dollar General that offers a broader grocery selection including fresh produce, refrigerated and frozen foods, in addition to traditional household essentials and general merchandise. Dollar General is one of the nation's largest discount retailers with more than 19,000 locations nationwide and continues to expand its grocery-focused formats to meet consumer demand for convenient shopping options. The Fort Calhoun location benefits from strong residential growth, proximity to the Omaha metro area, and limited direct competition in the immediate trade area. This NN investment provides stable long-term income backed by a nationally recognized tenant with limited landlord responsibilities.

PROPERTY HIGHLIGHTS

- NN lease providing passive ownership with limited landlord responsibilities
- Tenant: Dollar General Market – expanded grocery-focused store format
- Located in Fort Calhoun within Washington County
- Proximity to the Omaha metropolitan area
- Excellent accessibility via U.S. Route 75
- Growing residential community with strong local demographics
- Nearby amenities including schools, retail, restaurants, and healthcare services
- Recreational attractions such as Fort Atkinson State Historical Park and DeSoto National Wildlife Refuge
- Expanded grocery format offering fresh and refrigerated food options
- Stable long-term investment opportunity with reliable income backed by a national tenant

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OFFERING SUMMARY

Net Operating Income	\$105,000
Cap Rate	6.80%
Lease Type	NN
Lease Start Date	03/11/2025
Lease Expiration Date	03/31/2035
Option Periods	3 (5) Year Options
Rental Increase	10% in each Option
Taxes and Insurance:	Tenant Responsibility
Roof and Structure:	Landlord Responsibility
Lease Guarantee	Corporate

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	735	1,866	16,386
Total Population	1,843	4,801	41,629
Average HH Income	\$136,926	\$142,449	\$116,437



LOCATION SUMMARY



★ Designed by TownMapsUSA.com



1310 Paddock St, Fort Calhoun, NE 68023

LOCATION DESCRIPTION

Fort Calhoun is a city in Washington County, Nebraska, United States. The population was 1,108 at the 2020 census. The city includes Fort Atkinson, the first fort built west of the Missouri River.

Discover the possibilities of Fort Calhoun, NE, where small-town charm meets modern convenience. Located in a serene environment with easy access to urban amenities, the area offers a peaceful retreat for office investors. Enjoy close proximity to famous attractions such as Fort Atkinson State Historical Park, a cherished destination for history enthusiasts. Indulge in the vibrant local culture at the Washington County Fairgrounds and explore scenic outdoor spaces like Boyer Chute National Wildlife Refuge.

With a thriving mix of charming local businesses and the convenience of nearby cities, the area surrounding the property presents an exceptional opportunity for office investors seeking a prime location with a unique blend of tranquility and accessibility.



TENANT PROFILE



TENANT HIGHLIGHTS

- 20,000+ Locations across 48 states and Mexico – serving more communities than any other U.S. retailer
- 170,000+ Employees Nationwide – supporting one of the most efficient retail networks in the country
- High Tenant Retention & Strong Rent Coverage – driven by consistent same-store sales and low overhead
- Named one of Forbes’ “America’s Best Employers by State” (2024)
- Ranked on the Forbes Global 2000 list of the world’s largest and most valuable companies (2024)
- Featured on Fortune’s “World’s Most Admired Companies” list (2020, 2022, 2023)
- Listed among the National Retail Federation’s Top 100 Retailers for market leadership and growth (2023)

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TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$41 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

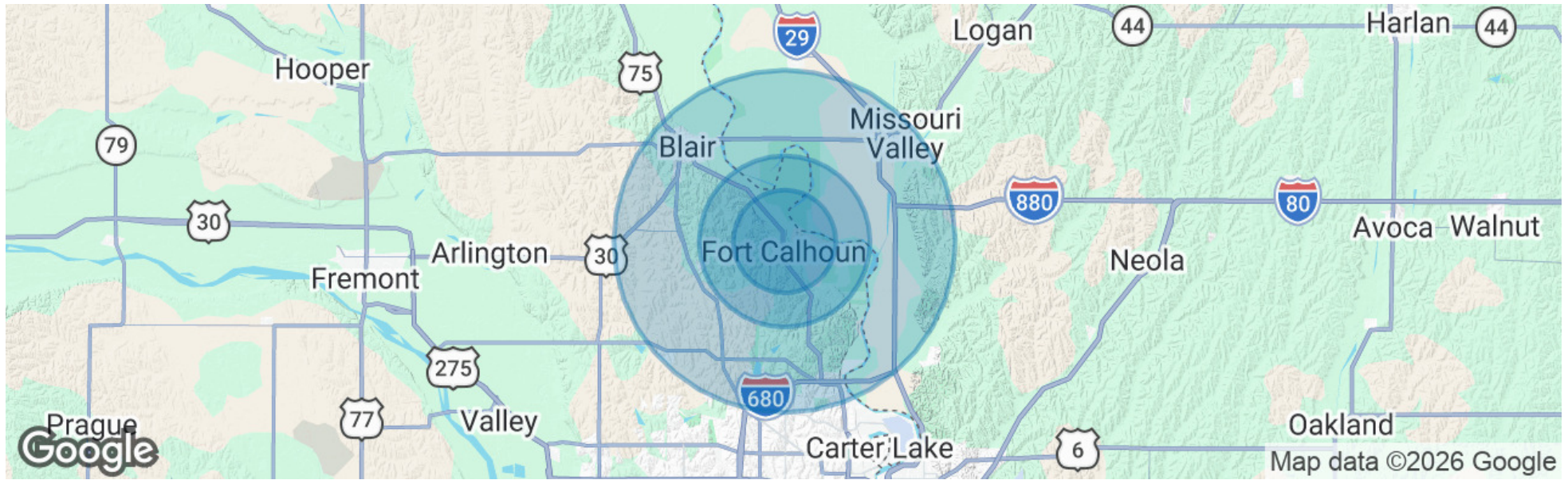
Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of 2025, Dollar General operates more than 20,000 stores across 48 states and Mexico, serving more communities than any other retailer in the United States.

The company has built a reputation as one of the most stable and profitable retailers in the nation, specializing in low-cost essentials that perform consistently through all economic cycles. Its lean operating model and disciplined growth strategy have positioned Dollar General as a dominant player in the discount retail sector and a top-tier tenant in the net-lease investment market.

Recognized on the Fortune 100 and included among Fortune’s “World’s Most Admired Companies,” Dollar General continues to deliver strong same-store sales, high rent coverage, and dependable corporate-backed leases that make it a preferred choice for income-focused investors.



DEMOGRAPHICS MAP & REPORT



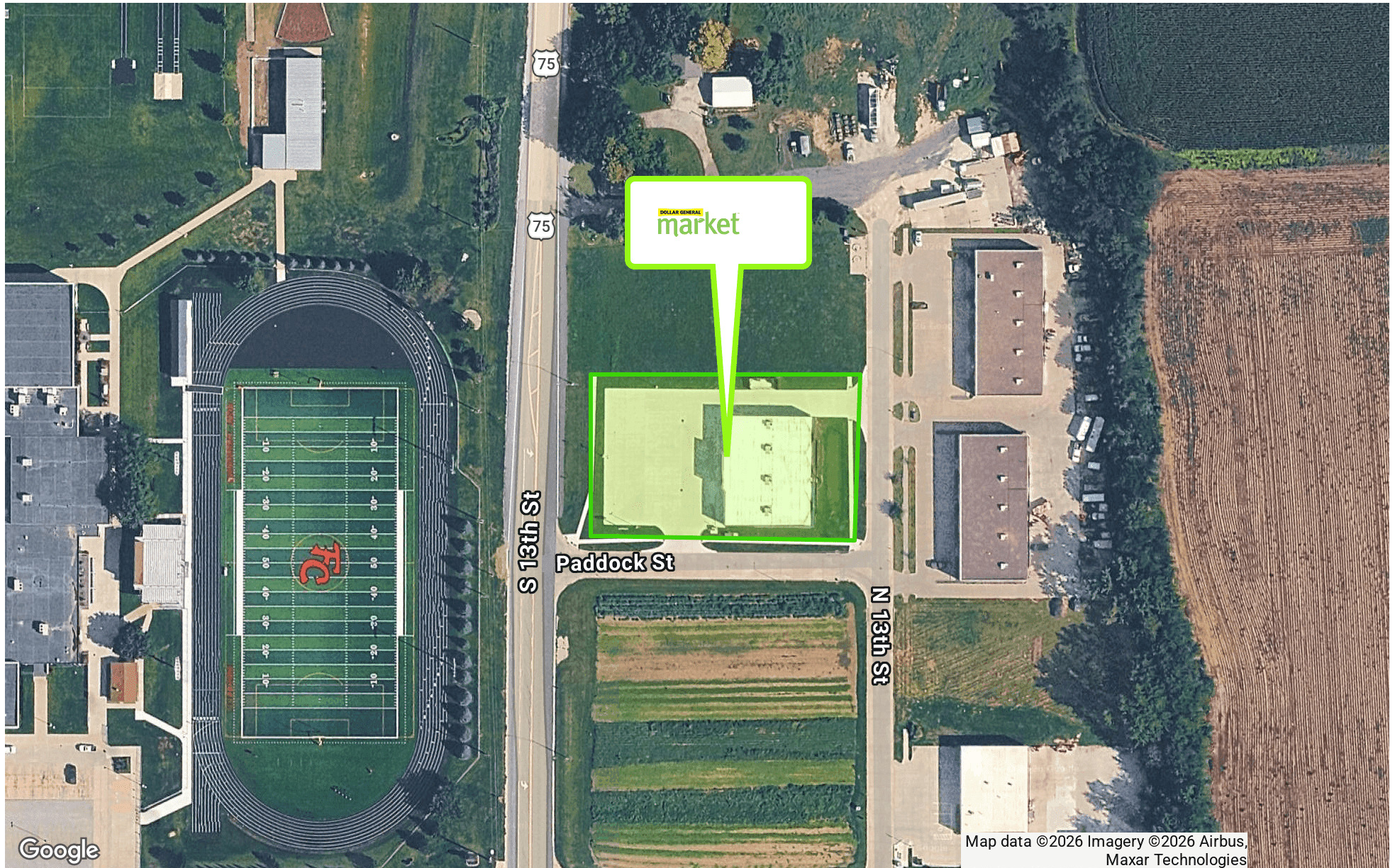
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,843	4,801	41,629
Average Age	46.8	47.6	42.2
Average Age (Male)	46.8	48.3	41.1
Average Age (Female)	46.7	46.3	42.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	735	1,866	16,386
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$136,926	\$142,449	\$116,437
Average House Value	\$409,094	\$417,879	\$305,741

2023 American Community Survey (ACS)



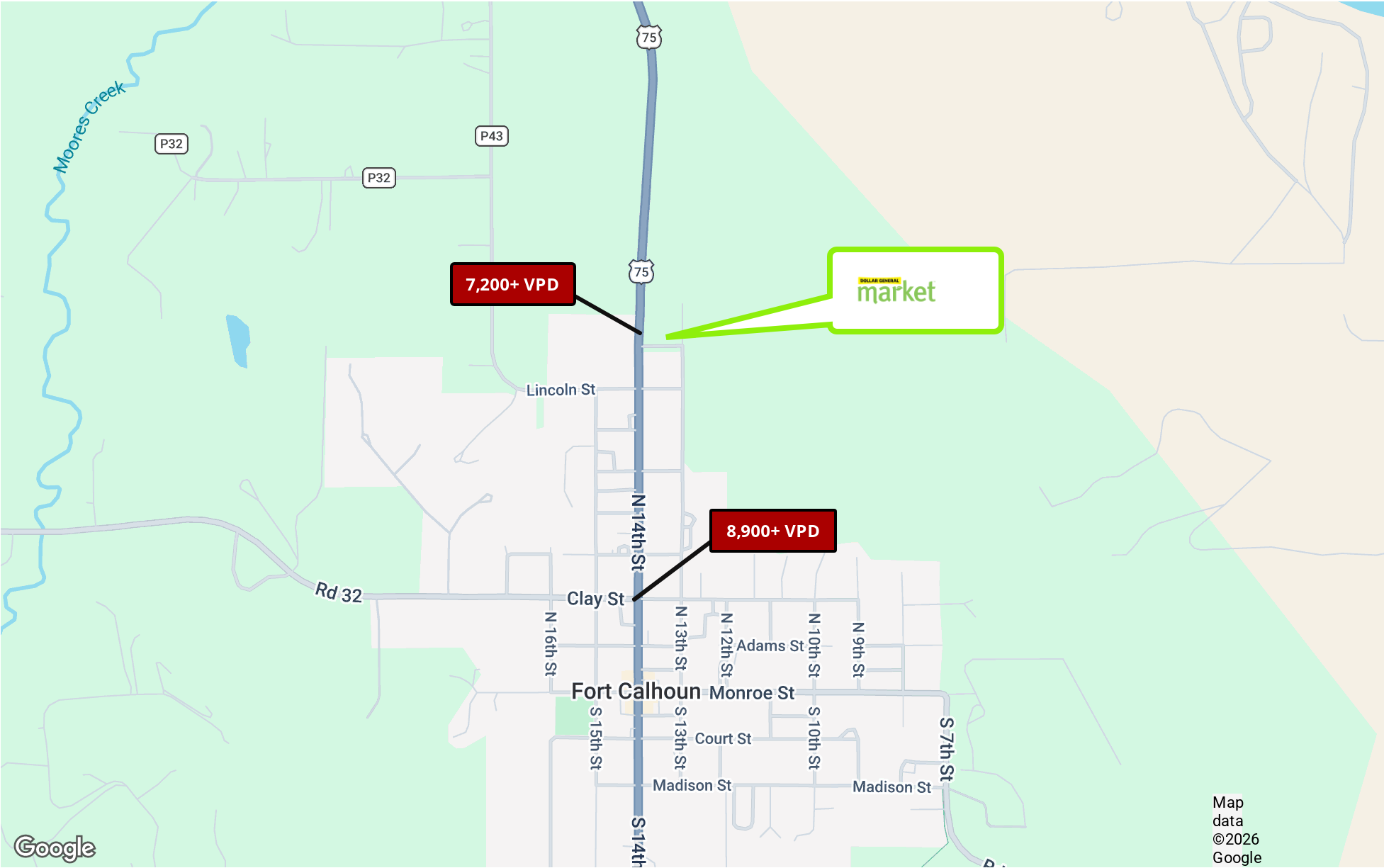
AERIAL MAP



RETAILER MAP



PARCEL AND TRAFFIC COUNTS



MEET THE TEAM



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