

For Sale

CBRE

Dollar General

Investment Property

1400 S US Old Hwy 75 | Sabetha, KS 66534 | www.cbre.com/desmoines



Property Overview

The property consists of an 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

- + **New** Sale Price: \$349,000
- + Cap Rate: 10.32%
- + Building Size: 8,000 SF
- + Lot Size: 0.76 Acres
- + Year Built: 1999
- + Lease Type: NN+
- + Lease Expiration: 9/30/2026

Lease Info

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



Lease Schedule

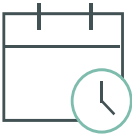
Rental Period	Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current Term	10/1/21-9/30/2026	\$3,000	\$36,000	\$4.50	10.32%
Extended Term	10/1/26-9/30/2031	\$3,300	\$39,600	\$4.95	11.35%

Tenant Overview

DOLLAR GENERAL



194,000+
EMPLOYEES



85+
YEARS IN BUSINESS

\$40.6
BILLION IN SALES



IN FISCAL YEAR 2024



21,000+
STORES
IN 47 STATES



35+
DISTRIBUTION CENTERS



S&P BBB
RATING



RAPID GROWTH
450 NEW STORES
IN 2026

CBRE

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

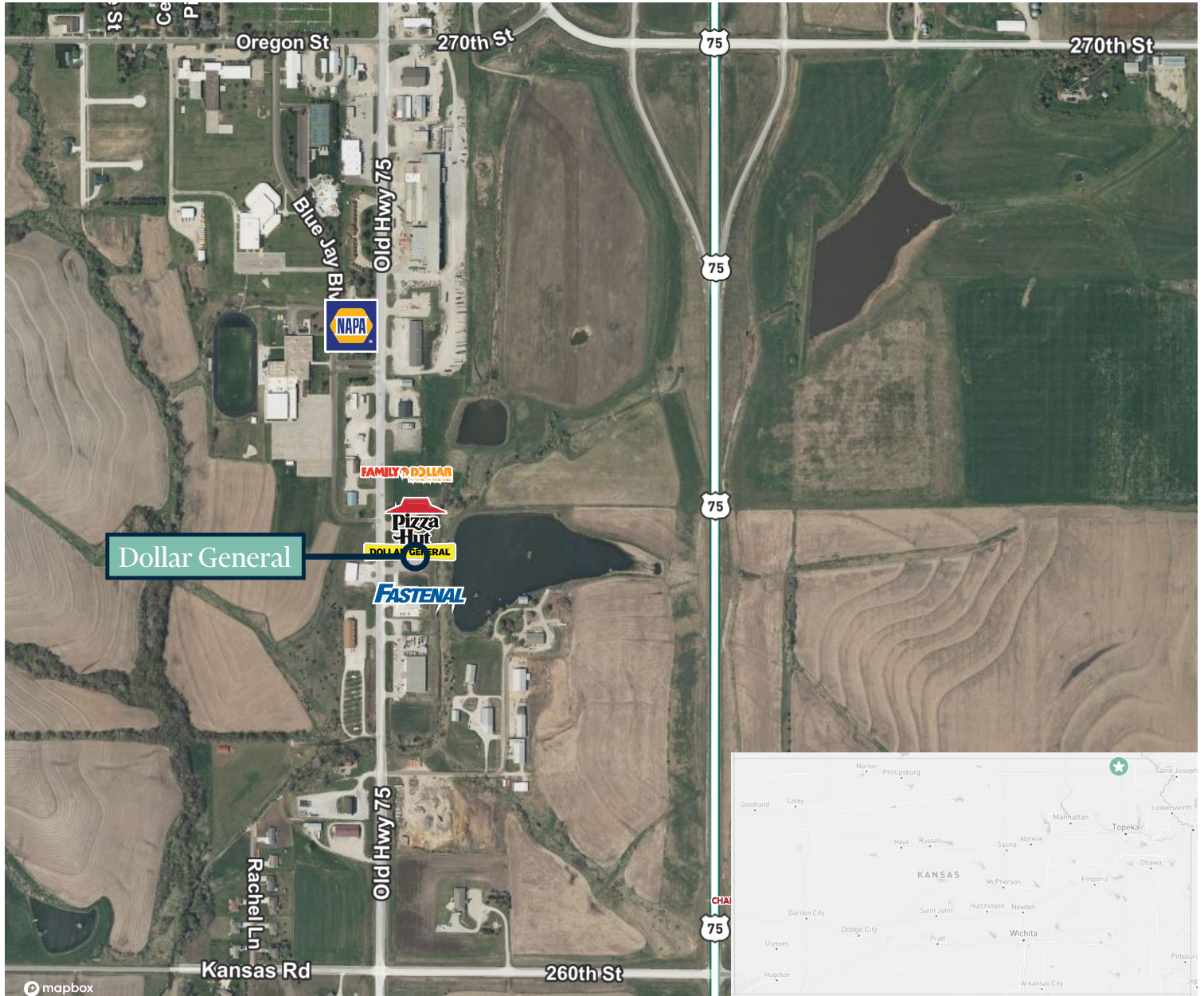
\$87,567
5 Miles

\$89,094
10 Miles

Dollar General
1400 S US Old Hwy 75 | Sabetha, KS 66534

For Sale

Location



Contact Us

Michael A. Smith

Vice President

+1 515 975 1112

mike.smith8@cbre.com

Licensed in the State of Iowa

Adam Tilton

Senior Vice President

+1 913 620 6207

adam.tilton@cbre.com

Licensed in the State of Kansas

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/desmoines

CBRE