



DOLLAR GENERAL | CANTON, SOUTH DAKOTA

Bender
COMMERCIAL

302 East 5th Street, Canton, SD

Price:
\$620,000

Tenant:
Dollar General

Cap Rate:
6.97%

DOLLAR GENERAL LEASE

TENANT	Dolgen Midwest, LLC [Dollar General]
BUILDING SIZE	9,000 SF
LOT SIZE	35,250 SF
LEASE TYPE	NNN
YEAR BUILT	1955
LEASE TERM	Thru 7/31/30
OPTIONS	Two 5 year options
CAP RATE	6.97%

Term	Base Rent	RENT PSF
8/1/25 to 7/31/30	\$43,200	\$4.80
EXTENSION OPTIONS		
8/1/30 to 7/31/35	\$50,100	\$5.57
8/1/35 to 7/31/40	\$55,200	\$6.13





INVESTMENT HIGHLIGHTS

Strong Corporate Credit

The Subject Property benefits from strong corporate credit tenant, Dollar General. Dollar General (NYSE: DG) holds an investment-grade BBB credit rating via S&P and boasts a current market cap of approximately \$28.69 billion.

Lease Extensions With Increases

Dollar General recently extended lease through July 2030 with two 5-year extensions leading to potential tenant through July 2040.

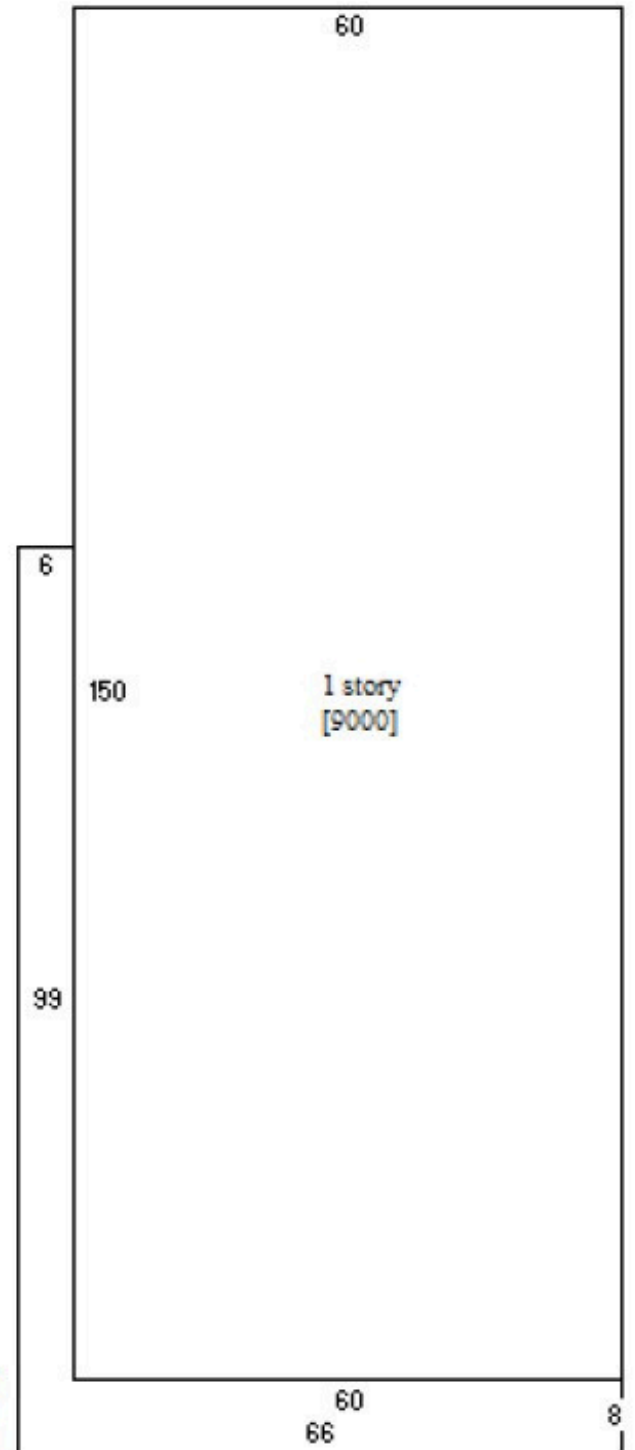
Optimal Location In Community

Property located on a corner lot along Canton's main retail/business thoroughfare with ample parking and signage.

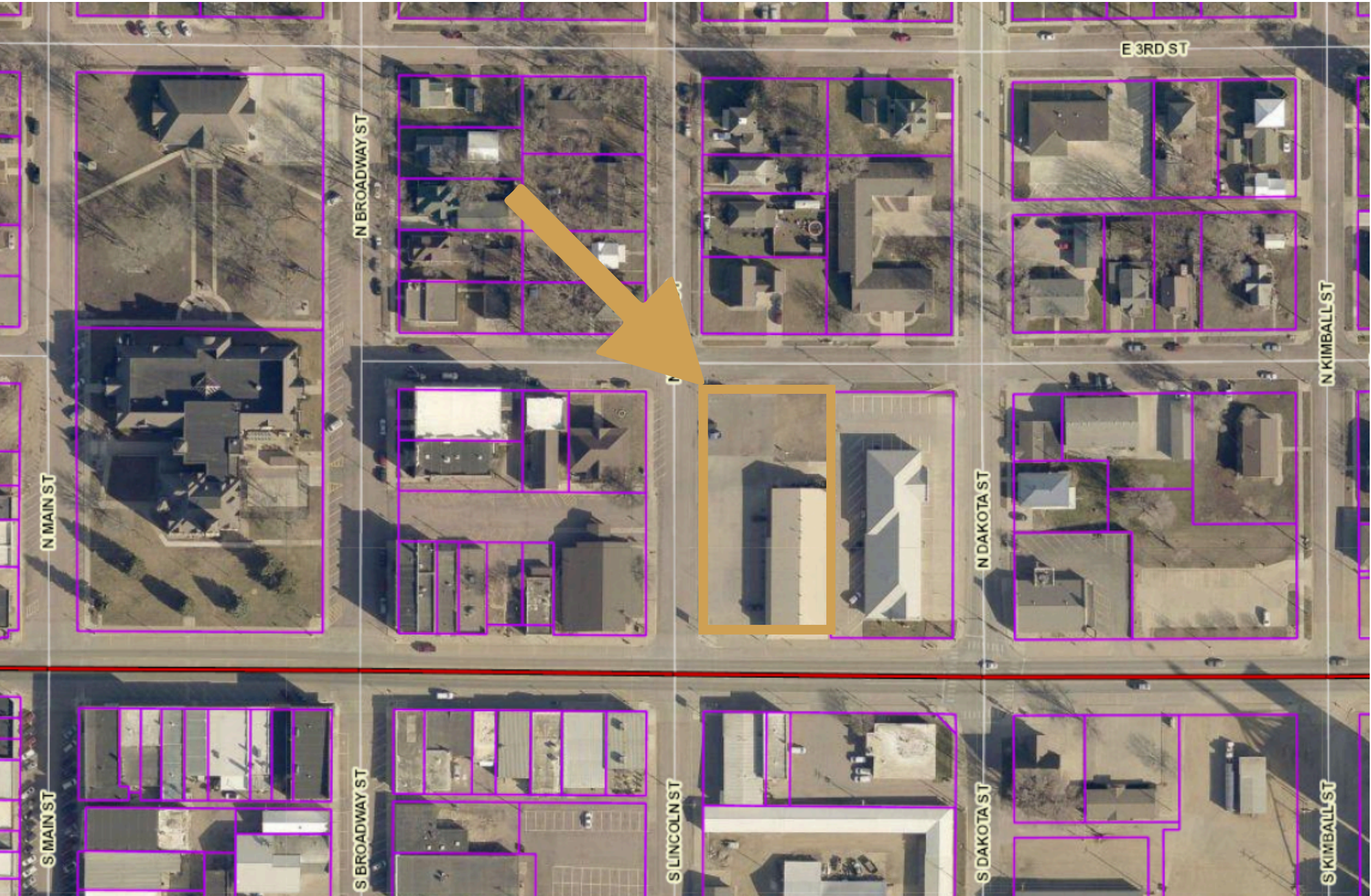
Below Market Rent

Landlord has ability to take advantage of future rent increases.





Canopy
[1074]





KEY FACTS

3,476

Population



2.5

Average Household Size

39.6

Median Age

\$65,518

Median Household Income

EDUCATION

8.7%

No High School Diploma



36.5%
High School Graduate



32.4%
Some College/
Associate's Degree



22.4%
Bachelor's/Grad/
Prof Degree

BUSINESS



163

Total Businesses



1,713

Total Employees

EMPLOYMENT



51.1%

White Collar



28.4%

Blue Collar



20.5%

Services

3.1%

Unemployment Rate

INCOME



\$65,518

Median Household Income



\$36,552

Per Capita Income



\$242,643

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.7%)

The smallest group: <\$15,000 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	3.4%	+0.2%	
\$15,000 - \$24,999	4.2%	+0.3%	
\$25,000 - \$34,999	9.6%	+4.6%	
\$35,000 - \$49,999	18.1%	+5.1%	
\$50,000 - \$74,999	20.7%	+2.1%	
\$75,000 - \$99,999	13.2%	+0.6%	
\$100,000 - \$149,999	16.2%	-4.5%	
\$150,000 - \$199,999	8.3%	-3.4%	
\$200,000+	6.3%	-4.8%	

Bars show deviation from Lincoln County



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