

2021 Build Iowa Dollar General - Relocation Store

1803 1st Ave E | Newton, IA | US | Jasper County
Available SF: 9,100

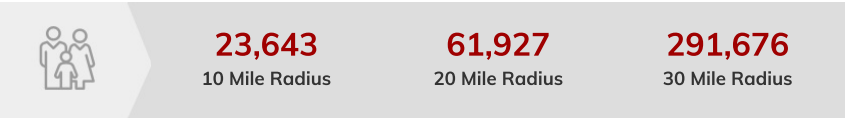


Property and Area Description

Description Trinity Real Estate Investment Services is pleased to present the opportunity to acquire an absolute NNN Dollar General in Newton, IA. The subject property is a relocation store built in 2021. Broker of Record - Brian Brockman - Bang Realty, Inc. - IA #116751000 Highlights 2021 Dollar General Build With 14+ Years Remaining Absolute NNN Requiring Zero Landlord Responsibilities Relocation Store With Proven Track Record Store Relocated From Location a Half Mile East Strong 5-Mile Population With Over 18,000 Residents Situated on One of Newtons Main Thoroughfares, 1st Ave East, With Daily Traffic Counts Exceeding 10,000 Vehicles 3.5 Miles From the Iowa Speedway - Host of the Calypso Lemonade 150 Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

Building Type:	Retail
Available SF:	9,100
Total SF:	9,100
Last Updated:	Aug 26, 2024

Population



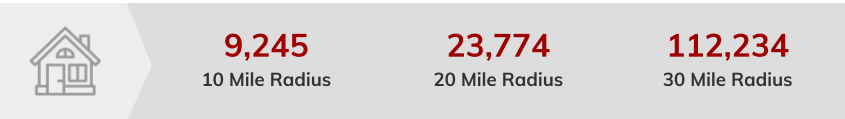
Source: ESRI®, 2024

Economic Development Contact

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Households



Source: ESRI®, 2024

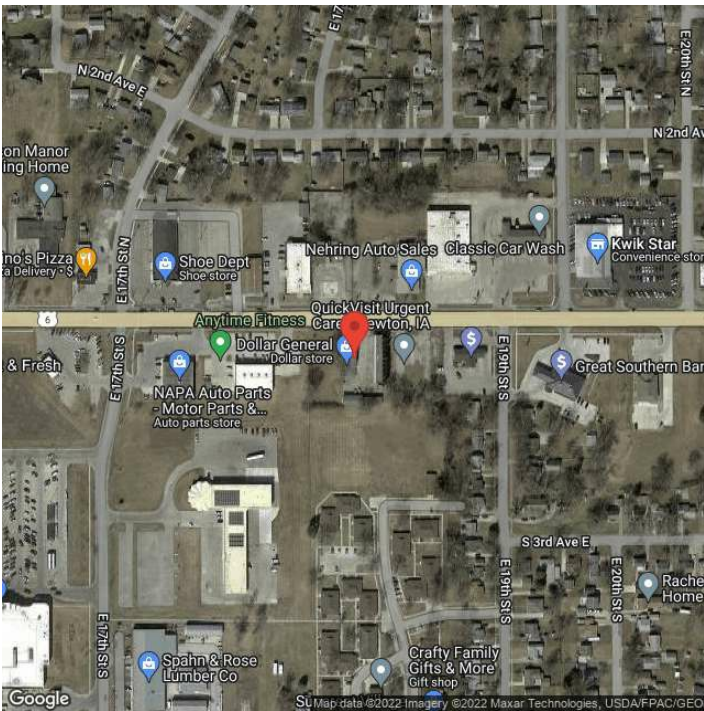
Realtor/Owner Contact

Eric Kelley
| 281.610.5011

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com

Property Images



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