

FOR SALE



OFFERING MEMORANDUM

421 Broadway Street, Mount Vernon, Illinois 62864

Dollar General Store #9780



\$495,000.00

8.0% CAP Rate

NN Single-Tenant Investment

Broker's commission split of 2.5% to the selling broker



Contact Broker:

BRADFORD WHITAKER

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**421 Broadway Street
Mount Vernon, Illinois**



High Volume Dollar General Store in a noteworthy location in Mount Vernon, IL. Mt Vernon has a population of 15,000 plus. This is a NN investment with minimal Landlord Responsibilities. Dollar General recently extended the corporate guaranteed lease term until February 28th, 2025. Dollar General recently remodeled this store at their own expense.

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day! ® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations.

Dollar General operated 14,000 stores in 44 states as of August 19, 2017. Dollar General has an investment rating of BBB by S&P.

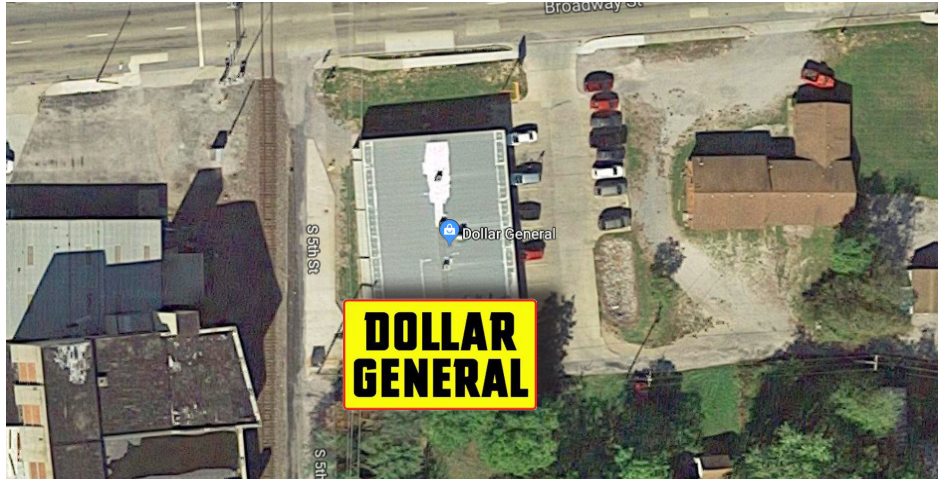
PROPERTY OVERVIEW

Price:	\$495,000.00
Cap Rate:	8.0
Lease Term:	Lease to February 28th, 2025 @ Rent = \$3,300. Lessee to reimburse for Property Taxes and Grounds Maintenance. Option #1, 5 years rent = \$3,600 Option #2, 5 years rent = \$3,900 Option #3, 5 years rent = \$4,200
Lot Size:	+/-26,589 Sq. Ft.
Building Size:	+/-8,125 Sq. Ft.
Year Built:	2003



DEMOGRAPHICS

	Total Population:	Average HHI:
1 Mile	1,884	\$29,686
3 Miles	12,085	\$49,170
5 Miles	22,089	\$53,222



Mount Vernon, known as “The King City”, is a city in and the county seat of Jefferson County, Illinois, United States. The population was 15,277 at the 2010 census.

Mount Vernon is the principal city of the Mount Vernon Micropolitan Statistical Area, which includes all of Jefferson and Hamilton counties. Located at the crossroads of I-57 and I-64, Mt. Vernon is the perfect location for many industries, retail businesses, regional medical services and tourism. Over one billion public and private dollars have been spent on development during the last six years. Under the guidance of a citizen/city generated Comprehensive Plan, Mt. Vernon has made great strides in infrastructure improvements: roads, water and sewer lines, growth in economic development: new retail, expansion/renovation of existing businesses, the attraction of new businesses, growth in recreational facilities and community events and the revitalization of our historic downtown area.

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