

NEW CONSTRUCTION 15 Year Lease



DOLLAR GENERAL Investment Opportunity



3022 Mishicot Rd.
Two Rivers, Wisconsin



Many other locations throughout the State of Wisconsin.

Call Broker for more details!



SALE PRICE	\$1,243,796
BUILDING SF	9,100 SF
LOT SIZE	0.95 Acres
YEARLY RENT	\$85,200
CAP RATE	6.85%
LEASE COMMENCEMENT	January 2020
INITIAL LEASE TERM	15 Years
AVERAGE HH INCOME	\$47,861

For more information:

Michael Pfefferle, President

920.560.5069 • mikep@naipfefferle.com

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200 E. Washington Street Ste 2A Appleton, WI 54911 920.968.4700

naipfefferle.com

For Sale

3022 Mishicot Rd. Two Rivers, WI



PROPERTY HIGHLIGHTS	3
Great Visibility & Location	Corporately Backed Lease
Highway Signage	Net Leased Offering
LEASE SUMMARY	
Lease Type	NNN
Options	Four 5-year
Tenant	Dollar General
Guaranty	Dollar General Corporation (NYSE: DG)
Occupancy	100%

FAST FACTS	
	\$25.6 billion in sales in fiscal 2018
	15,472 retail locations in 44 states
	16 distribution centers
	over 135,000+ employees

Dollar General is proud to be America's neighborhood general store. They strive to make shopping hassle-free and affordable with more than 15,472 convenient, easy-to-shop stores. Dollar General Corporation has been delivering value to shoppers for over 75 years. Save Time. Save Money. Everyday!

Dollar General helps shoppers 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.

In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Hanes, Coca-Cola, Mars, Energizer, Procter and Gamble, Nestle and much more.

Dollar General is ranked #123 of the Fortune 500 Companies. Dollar General Corporation (DG) NYSE.



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3022 Mishicot Rd. Two Rivers, WI 2019 - Bruce, WI 2019 - Ridgeland, WI Asking: \$1,070,715 Asking: \$1,132,315 6.85% CAP Rate 6.85% CAP Rate opened 1/2019 2019 - Hatley, WI Est. delivery date 9/2019 2017 - Grantsburg, WI Asking: \$1,297,869 Asking: \$1,148,936 2019 - Rib Lake, WI 6.85% CAP Rate 7.05% CAP Rate Asking: \$1,148,729 opened 7/2019 opened 7/2017 6.85% CAP Rate Est. delivery date 7/2019 Bayfield 2019 - Gresham, WI Superigga Washburn Asking: \$1,153,752 Poplar Achient Lake Nebaganon-6.85% CAP Rate Mason opened 2/2019 Solon Springs (63) Minon 2019 - Embarrass, WI Hayward utterrut. Asking: \$1,261,664 Eagle River . Webster 6.85% CAP Rate nosnar *Couderay Granfsburg opened 2/2019 Shell Lake (HE) Philips. Excland Birdhwood • Frederic • Rhinelander Lucke Cumberland Crandon · Rice Lake Glen Fle 2019 - Black Creek, WI Balsam Loca Burron Wayerhaliusa mith

Amery Chetek Sheidon

(53 Judgoond Gilman

(85 Judgoond Gilman Balsam Lake Walaukee Asking: \$1,273,168 6.85% CAP Rate Crivitz. opened 6/2019 (33) Bloomer -Wh Medford · New Richmond Pounda Gienwood City Boyceville Colfex (1) Egig Horooya Athens . *Cadot Stanley Wauseu Chippowa Folis Edgar, * Calby Gilette *River Folia* Spring Ve 2020 - Mishicot, WI Stratford. •Micsines . Shourane Greenwood. •Spencer Asking: \$1,208,992 6.85% CAP Rate Elevorin Tigerfon • Pulzoki . Marshfielde Aubumdal Roshof Big Falls* Plum City -Durand Scenton (1) Mondow Stum Est. delivery date 1/2020 Merritan lole . Manawas Wisconsin Rapids. New London (41) Independence. Waupada-Whitehall Almay Plack River Falls Netcosa .. Arcadis-Buffaloe Wild Rose. Hancock Wautoma • .Sherwood Vinnacenno . Menkowoc •Warrens Chillone Nepedah . Dshkosh • Neshkorp. Friendship* Westfield. 2020 - Two Rivers, WI -Ripon Coon Valey
Hilboro Wonowoo
La Faga Loko Dolton
Roodob.ro*
Barabi th Fond du Lac Norwalk* *Montello Fond du Lack Plymouth •
Hingston • Makeaan Edan Asking: \$1,243,796 6.85% CAP Rate Waupen Lorrina Friesland. theyrite (4) Fractoria -Est. delivery date 1/2020 Genoo' Viscqua 2018 - Merrillan, WI Baraboo* Beaver Poynette Port Washington Memmac. Asking: \$1,089,635 Ferryville. Behland Center Lod • · Chman Coderburg. · Gays Mills 6.85% CAP Rate **6** ·Nuscodo (14) opened 8/2018 Boscobell Madison + Lake Mile Prame du Chien Highland Fennimore Patch Grover 10 Min kegar Yaridir South Milwaukee Livingston. Lancaster Sanchardville* Racine Plateville, Buigington . Cossylidy .Darlington *Shullsburg Orfordville* (5) Lake Geneva Kanosha © geology.com 2019 - Rosholt, WI Asking: \$1,310,190 2019 - Mineral Point, WI 6.85% CAP Rate Asking: \$1,491,323 opened 7/2019 2019 - Omro, WI 6.85% CAP Rate 2019 - Argyle, WI Asking: \$1,331,570 Est. delivery date 11/2019 Asking: \$1,268,672 6.50% CAP Rate 6.85% CAP Rate opened 2/2019 Est. delivery date 10/2019

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PRELIMINARY SITE PLAN CITY, STATE - STREET: TWO RIVERS, WI - HWY '147' (MISHICOT ROAD)	
PROTOTYPE: B DEVELOPER DESIGNER DATE:	
BLDG/SALES SF: 9,026/7,220 COMPANY:DG-TWO RIVERS, LLC COMPANY:POINT OF BEGINNING 01-23-19	
ACREAGE: 1.00 NAME; WIKE PFEFFERLE NAME; JAWES LUNDBERG, P.E.	
PARKING SPACES: 30 PHONE #: 920-968-4700 PHONE #: 715-344-9999	



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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

- Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
- Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

