



TRINITY  
REAL ESTATE INVESTMENT SERVICES

Under  
Construction  
**DOLLAR  
GENERAL**



DOLLAR GENERAL - CORNER ENTRY STORE - 5.75% CAP

500 WEST NORTH STREET, MANHATTAN, IL 60442

**\$1,739,036**

5.75% CAP

**DOLLAR  
GENERAL**

MANHATTAN, IL

**\$1,739,036 | 5.75% CAP**

- Chicago MSA Dollar General - New Development - Rent to Commence August 2020
- Very Rare Prototype - 100% Masonry Construction - Substantial Upgrades
- Affluent Area - Average HH Incomes Over \$100K Surrounding Property
- 15-Year Absolute NNN Lease - Zero Landlord Responsibility
- Location Surrounded by Healthy Blend of Residential Neighborhoods, Retail, and Medical Office
- Only 50 Miles Southwest of Downtown Chicago - 3rd Most Populated City in US
- Dollar General Continues to Thrive During Uncertain Times (NYSE: DG) As of April Stock Price at or Near 52-Week High
- Great Visibility Along Manhattan's Main Retail Corridor - Adjacent to Subway, Pizza Hut, BP, and More

## EXCLUSIVELY MARKETED BY:

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**CODY CRIST**

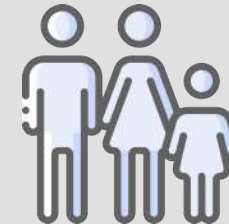
817.584.2000 | cody@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$99,995
Rent Per SF:	\$11.11
Rent Commencement Date:	8/1/2020
Lease Expiration Date:	7/31/2035
Lease Term Remaining:	15 Years
Lease Type:	NNN
Type of Ownership:	Fee Simple



Dollar General had \$27.8B in Sales in 2019



75% of the US Population is Within 5 Minutes of a Dollar General



Dollar General Ranks #119 on the Fortune 500 List

## PROPERTY DETAILS:

Building Area:	9,002 SF
Land Area:	1.17 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price Per SF:	\$193.18



## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	08/01/2020 - 07/31/2035	\$99,995	\$11.11	5.75%
Five (5), 5-Year Options 10% Increase	8/01/2035 - 07/31/2040	\$109,994	\$12.22	6.32%
	08/01/2040 - 07/31/2045	\$120,993	\$13.44	6.96%
	08/01/2045 - 07/31/2050	\$133,093	\$14.78	7.65%
	08/01/2050 - 07/31/2055	\$146,402	\$16.26	8.42%
	08/01/2055 - 07/31/2060	\$161,042	\$17.89	9.26%



Similar Store Prototype

## RESPONSIBILITIES BREAKDOWN

### TAXES

REIMBURSED BY TENANT

Landlord will cause the Demised Premises to be taxed as a separate tax parcel within the City or County/Parish in which it is located, as applicable. Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

### INSURANCE

PAID BY TENANT

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant.

### ROOF & STRUCTURE

PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

### PARKING LOT & HVAC

PAID BY TENANT

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.



## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	5,981	9,706	21,582
2020 Estimated	6,181	11,103	24,325
2025 Projected	6,417	11,712	26,133

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	2.88%	11.68%	10.40%
2020 - 2025	3.75%	5.35%	7.20%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$90,051	\$94,621	\$94,400
Average	\$100,995	\$103,574	\$107,387

Demographic data provided by CoStar



# CHICAGO

Manhattan, IL, is located 50 miles from Chicago. “The Windy City” is the state’s center for business and finance and has a global reputation as a top leader in these sectors. Chicago is home to the O’Hare International Airport - the second busiest airport in the world. The city’s distinct neighborhoods offer a large array of cultural, historical, sporting and entertainment focal points that bring 55M+ visitors to the city annually.

0.35% Annually  
2019 Population Growth



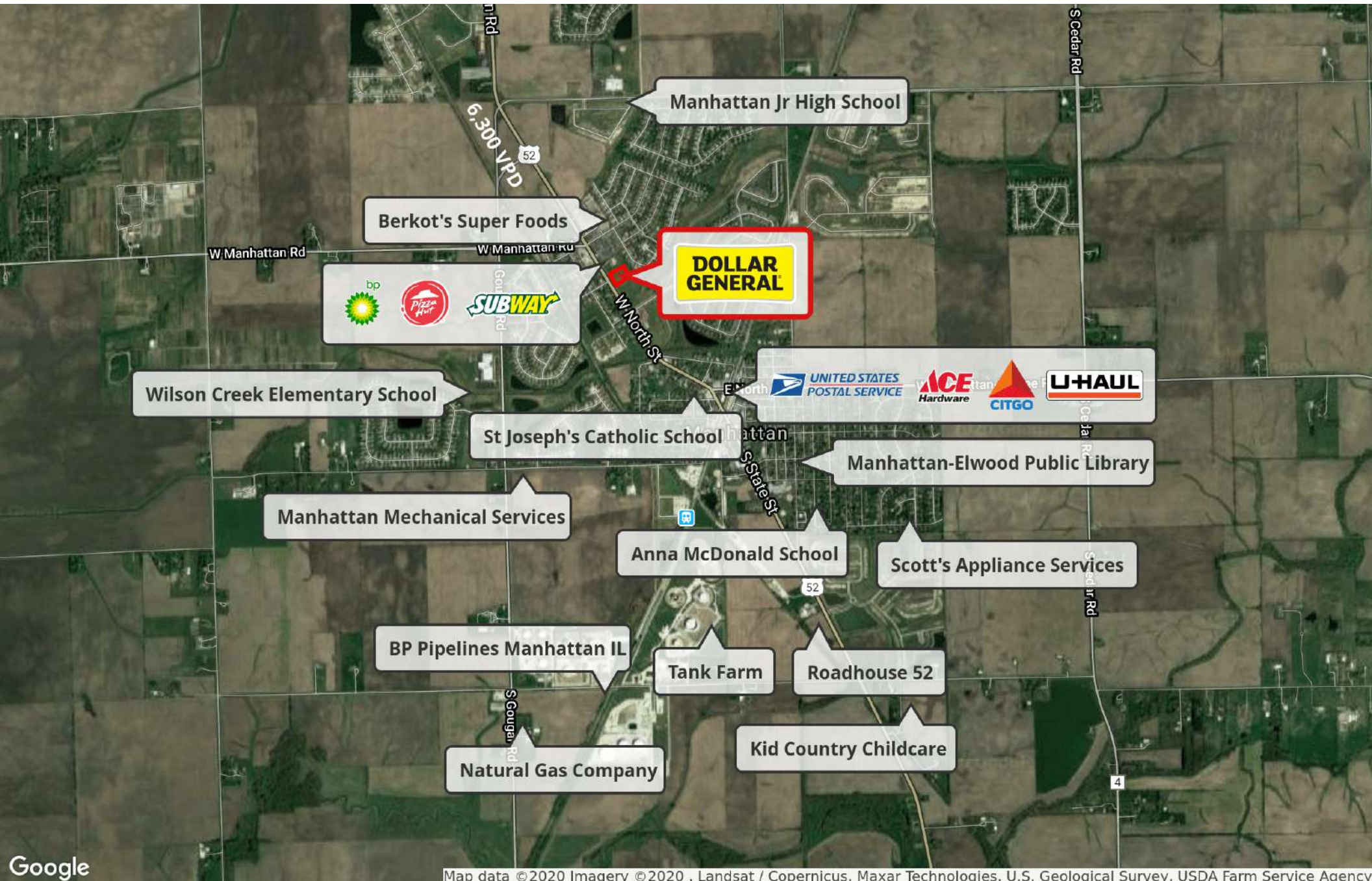
9.5 Million  
2019 Total Population



\$55,200  
2019 Median Household Income







Manhattan Jr High School

Berkot's Super Foods

**DOLLAR GENERAL**



Wilson Creek Elementary School



St Joseph's Catholic School

Manhattan-Elwood Public Library

Manhattan Mechanical Services

Anna McDonald School

Scott's Appliance Services

BP Pipelines Manhattan IL

Tank Farm

Roadhouse 52

Natural Gas Company

Kid Country Childcare





Manhattan Police Department



Athletico Physical Therapy



Rosati's Pizza

Grand Prairie Animal Hospital

FOXFORD CENTER



Manhattan Lions Club Community Center

**DOLLAR GENERAL**

New Development  
Rent to Commence August 2020

W North Street - 4,050+ VPD



**DOLLAR GENERAL**

Actual Property





Revolution Church

Round Barn Farm Park

East Gate Storage

Manhattan Jr. High School

BERKOT'S SUPER FOODS

Manhattan Police Department

FIRST BANK OF MANHATTAN

SUBWAY

Rosati's Pizza

W Manhattan Road

bp

CREAMERY

Athletico Physical Therapy

Manhattan Lions Club Community Center

Grand Prairie Animal Hospital

FOXFORD SUBDIVISION

Under Construction  
DOLLAR GENERAL

Key Demographics  
3 Miles



Household Income Average  
\$103,574



Projected Growth 2020 - 2025  
5.35%

Actual Property





Under Construction  
**DOLLAR GENERAL**

Brookstone Drive

W North Street - 4,050+ VPD

FOXFORD SUBDIVISION

BROOKSTONE SPRINGS NEIGHBORHOOD  
Median Sale Price of \$179,900

Rosati's Pizza  
**SUBWAY**  
Athletico  
Physical Therapy

Manhattan Lions Club  
Community Center

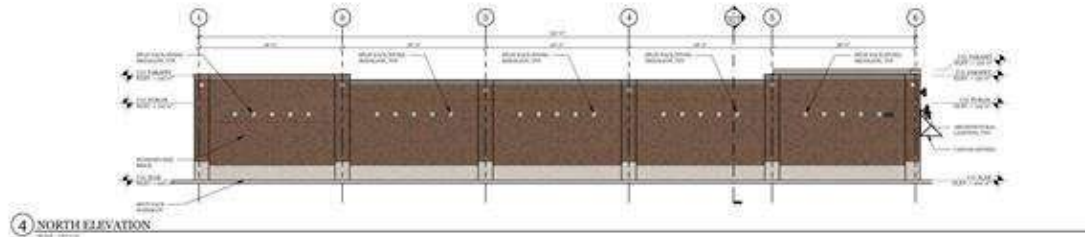
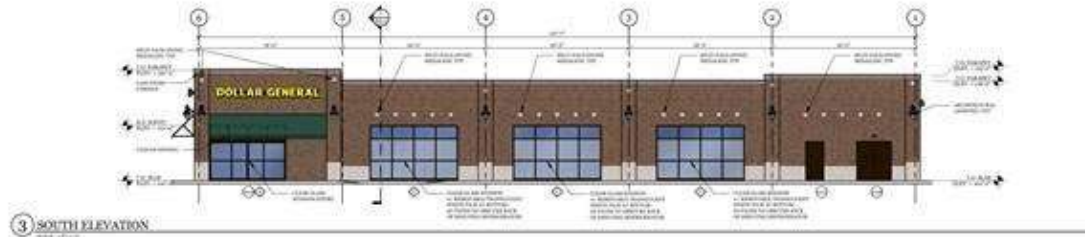
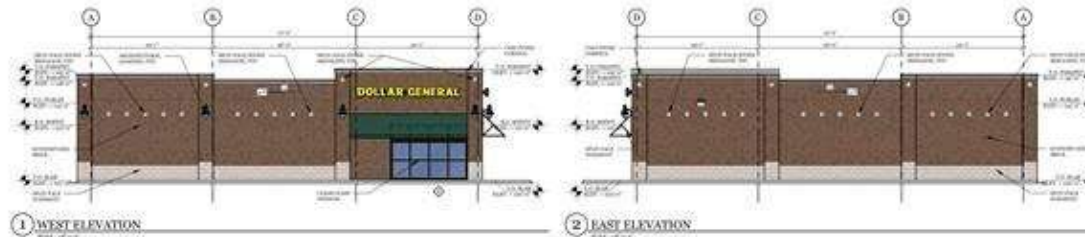
Agave Azul  
Mexican Restaurant  
Emmy's Cafe  
Super Car Wash  
RIVERSIDE HEALTHCARE

First Baptist Church  
Gallagher's Pub

U-HAUL  
UNITED STATES POSTAL SERVICE  
ACE Hardware  
CITGO

Actual Property

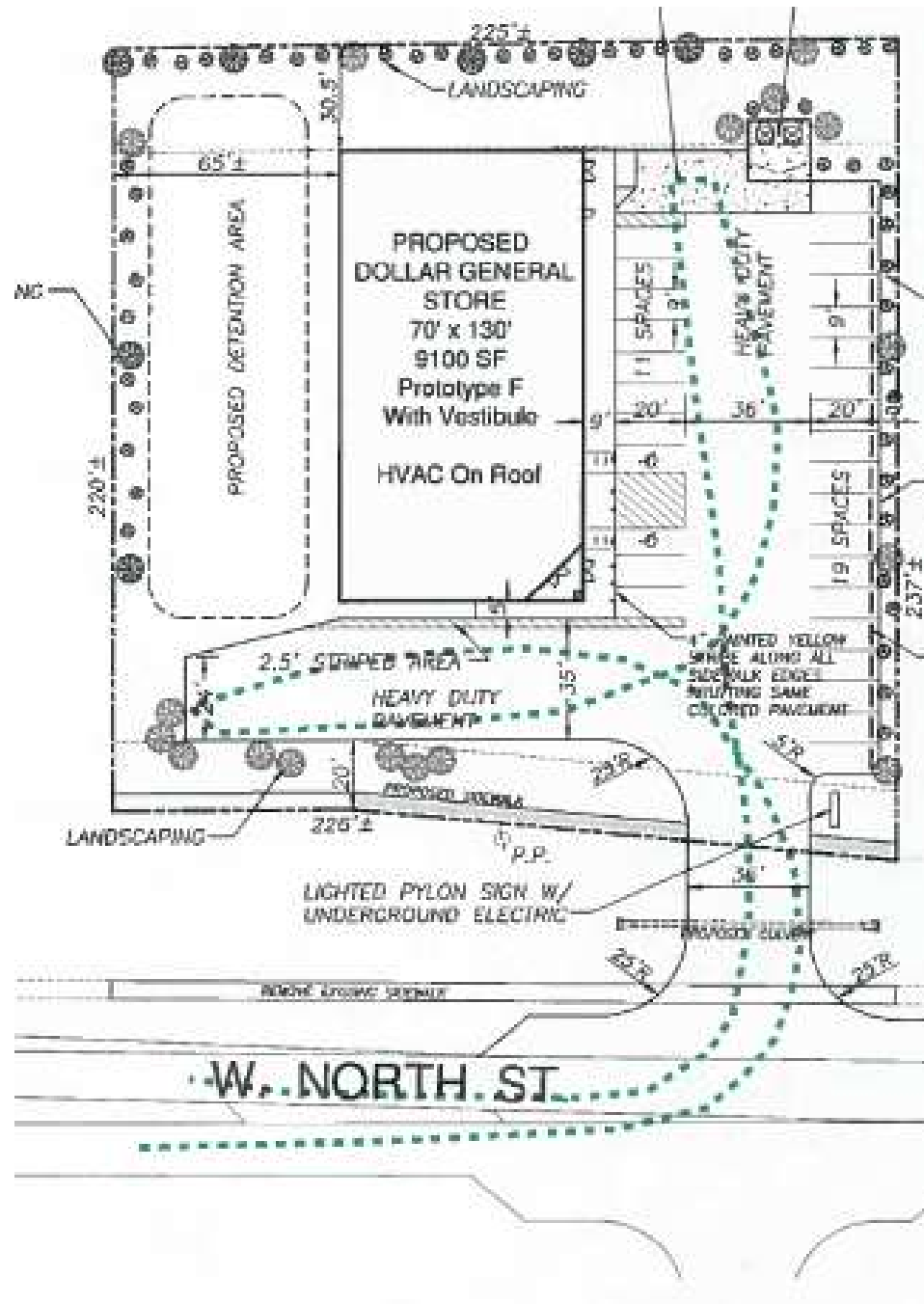




## DOLLAR GENERAL

Proposed Store #20590  
U.S. Highway 52/North Street at Woodrow Avenue  
Manhattan, Illinois 60442









**DOLLAR GENERAL®**



**81 Years**  
of Success



**Publicly Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$42B**  
Market Cap



**15,400+**  
Locations



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Similar Store Prototype



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Realty World - Tiffany Real Estate

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