

DOLLAR GENERAL®

7930 Sheridan Road
Kenosha, WI

PRICE
\$911,250

NOI
\$72,900

CAP RATE
8.00%

SQ FT
9,000

CURRENT LEASE
12/1/2017 – 11/30/2027
Two 5-Year Options



7930 Sheridan Road
Kenosha, WI



PH 312.243.0100 | FX 866.717.2055 | netlease@in-commercial.com

DOLLAR GENERAL®

TENANT OVERVIEW

General Information

- Nation's Largest Small-Box Discount Retailer
- Publicly Traded, BBB Credit Tenant
- 12,000+ Stores in 43 States
- 20+ Billion in Annual Sales
- Same-Store Sales Increase of 6%
- Net Income Increase of 26%
- Profit Increase of 17%
- Opening 900 Stores
- Relocating or Renovating 550 Stores
- Opening 50 Stores in California

LEASE TERMS

Dollar General

Current Term	December 1, 2017	to	November 30, 2027
1st Option Period	December 1, 2027	to	November 30, 2032
2nd Option Period	December 1, 2032	to	November 30, 2037

Rent Increases	Annual Rent	Monthly Rent
Current Term	\$66,000	\$5,500
1st Option Period	\$72,600	\$6,050
2nd Option Period	\$79,860	\$6,655

Dollar General pays \$1,847/mth for taxes and \$225/mth for insurance.
Dollar General contributes \$700.00/mth for parking area maintenance.



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