



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar General  
901 1st Street  
Colona, IL 61241



SANDS INVESTMENT GROUP

## MARKETED BY:

**TODD LEWIS**

Lic. # 703013

512.957.0597 | DIRECT

todd@SIGnnn.com

**ELAN SIEDER**

Lic. # 678407

512.649.5185 | DIRECT

elan@SIGnnn.com

**AARON MCDERMOTT**

IL Lic. # 471007837

219.864.0200 | DIRECT

aaron@latitudeco.com

IN COOPERATION WITH  
**LATITUDE COMMERCIAL REALTY, INC.**IL Lic. # 478027290  
2342 Cline Avenue  
Schererville, IN 46375



DOLLAR GENERAL

# TABLE OF CONTENTS

04

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

06

## LEASE ABSTRACT

Lease Summary  
Rent Roll

07

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

11

## AREA OVERVIEW

City Overview  
Demographics

13

## TENANT OVERVIEW

Tenant Profile

© 2020 Latitude Commercial Realty, Inc. (LCR) in association with Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. LCR & SIG does not doubt its accuracy; however, LCR & SIG makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. LCR & SIG encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

We Are Pleased to Present Exclusively For Sale the Dollar General Located at 901 1st Street in Colona (Quad Cities), Illinois. This Opportunity Includes a High Quality Tenant That Has Extended Its Lease in May 2020 For Another 10 Years, Showing Commitment to This Location.

## OFFERING SUMMARY

PRICE	\$899,999
CAP	7.20%
NOI	\$64,800
PRICE PER SF	\$98.90
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	901 1st Street Colona, IL 61241
COUNTY	Henry
BUILDING AREA	9,100 SF
LAND AREA	1.05 AC
BUILT	2010





# HIGHLIGHTS

- Dollar General Has Extended Its Lease in May 2020 For 10 Years, Showing Commitment to This Location
- Corporate Guarantee From Investment Grade Tenant Dollar General Corporation (NYSE: DG); Dollar General Has Been Deemed an Essential Business
- Dollar General Has Hired Over 50,000 New Employees to Support Operations Across Its Organization Amid Heightened Demand to Meet Customers Essential Needs
- Dollar General Makes a Compelling Investment Opportunity in Light of the Country's Current Economic Challenges, [Read More Here](#)
- Wells Fargo Believes Dollar General is Best-Positioned For COVID-19 Economic Fallout; [Read More Here](#)
- Demographics Include a Population of 145,303 Residents Making an Average Household Income of \$80,201 Within a 10-Mile Radius
- Colona Sits on the Southeastern Corner of the Quad Cities Which Consists of Rock Island, Moline and East Moline (in Illinois); and Davenport and Bettendorf (in Iowa); They Have a CSA Population of 474,937 People
- Colona is Situated Just 15 Minutes From the Quad City International Airport
- Equidistant Between Chicago to the East and Des Moines to the West - Roughly 2.5 Hours in Either Direction
- The City is Uniquely Located at the Intersection of Four Interstate Highways and Two Illinois Highways
- Colona is Surrounded By Three Bodies of Water Which Provide Ample Opportunities to Participate in a Variety of Water Activities Such as Fishing, Boating, Rafting or Tubing; and Has a Dedicated Bike and Trail Path Running Along it
- Nearby Tenants Include: USPS, Grease Monkeys Sports Bar & Grill, Dairy Queen, Maria's Pizza, Subway, Pizza Hut and Shell





# LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 9,100 SF
LEASE COMMENCEMENT	April 1, 2010
LEASE EXPIRATION	April 30, 2030
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	5% at Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Shared Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
-------------------	---------------------	----------------

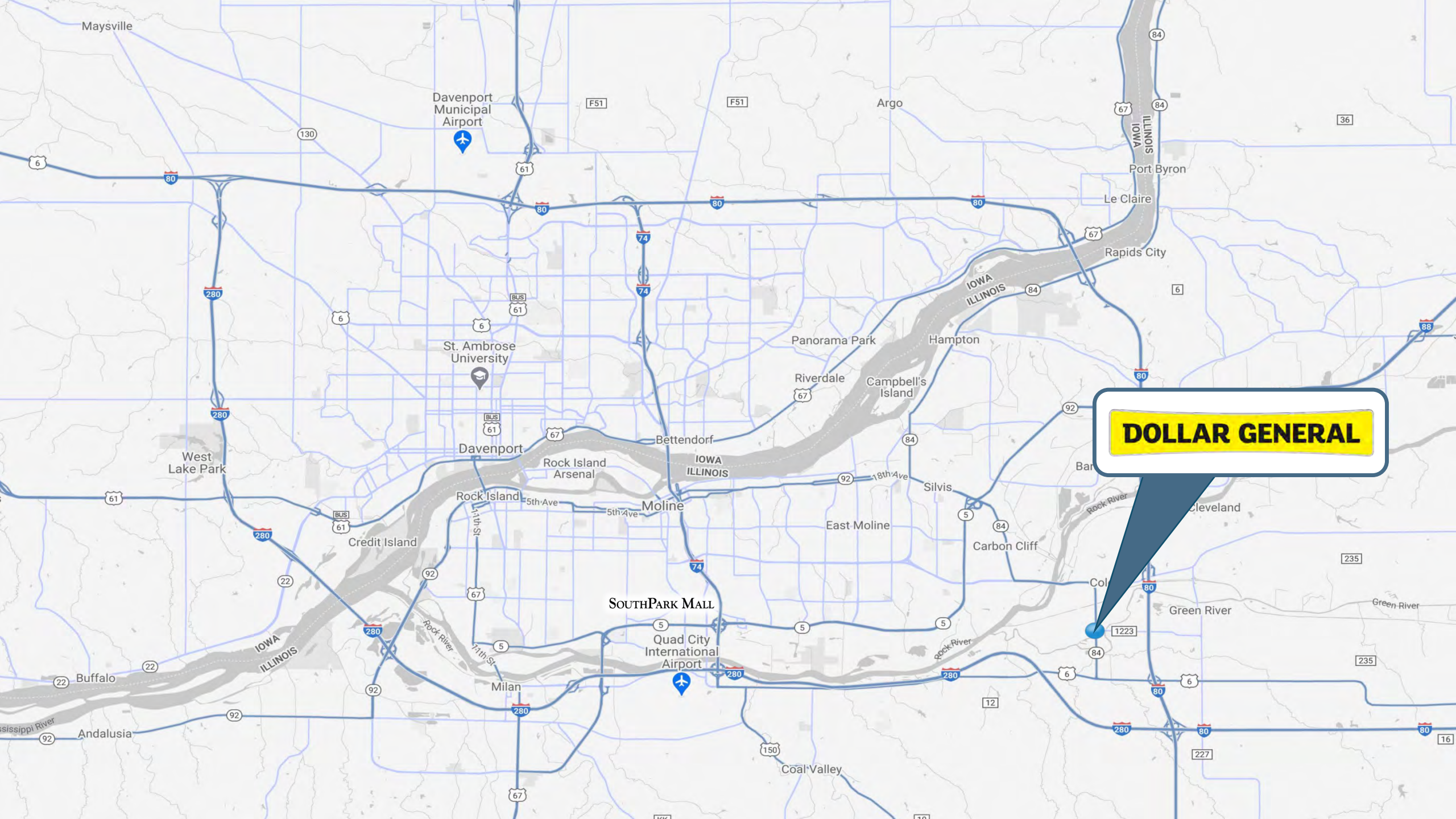
9,100 SF	\$64,800	\$7.12
----------	----------	--------





ACTUAL PROPERTY IMAGES





**DOLLAR GENERAL**



Meier Construction Corporation



Colona Fire Department

Maria's Pizza

Colona Grade School



Grease Monkeys Sports Bar & Grill



ILLINOIS 84

Colona City Hall



9th Avenue

**DOLLAR GENERAL**



Colona Public Library







## COLONA | HENRY COUNTY | ILLINOIS

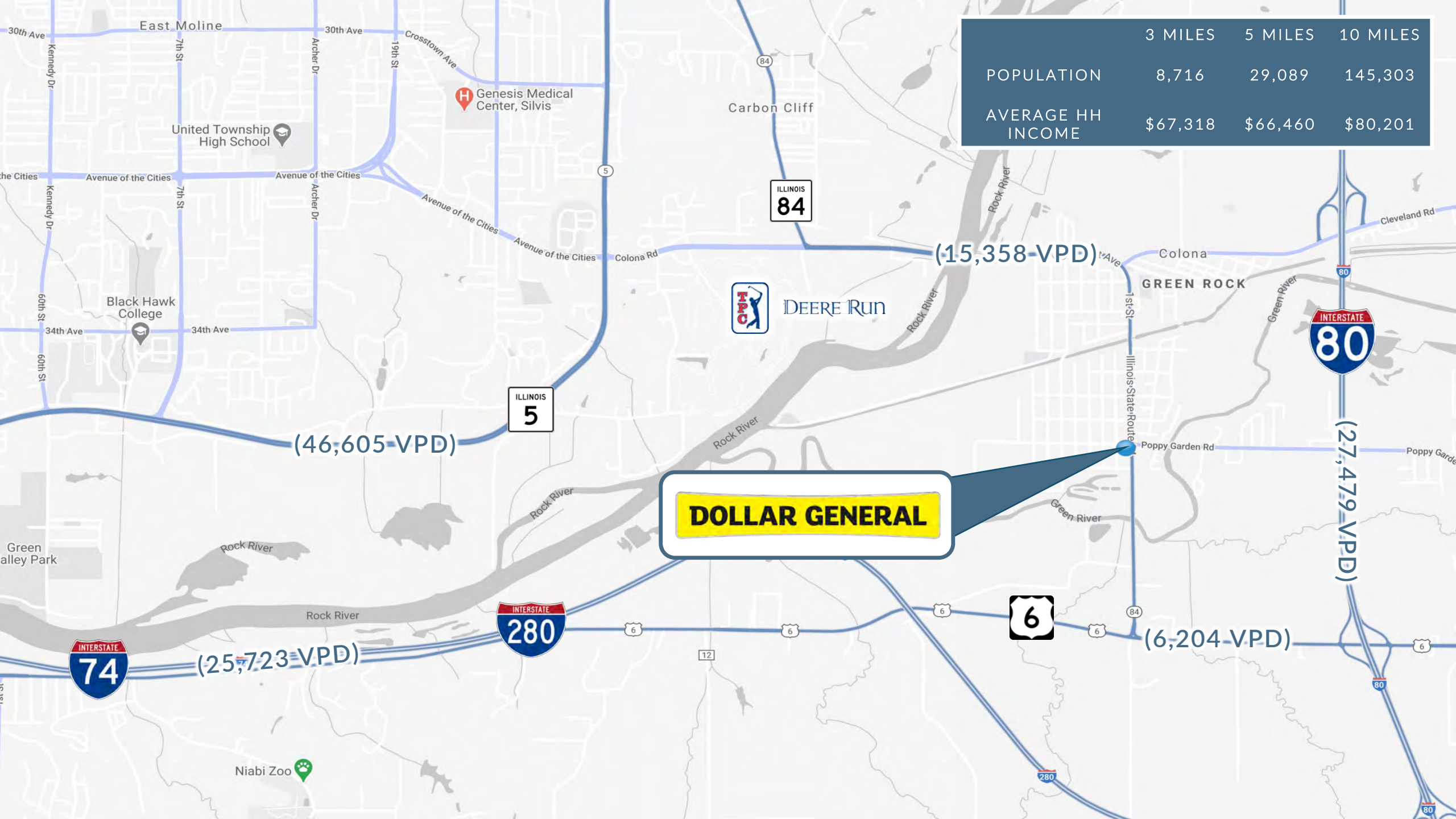
Colona is located in Henry County, Illinois and sits on the southeastern corner of the Quad Cities which consists of Rock Island, Moline, and East Moline (in Illinois); and Davenport and Bettendorf (in Iowa). They have a CSA population of 474,937 residents. Colona is located just 15 minutes from the Quad City International Airport. The communities have been recognized with accolades including a Top 10 Community for Raising a Family (Family Circle Magazine), 16th Most Affordable Housing (CNN Money) and 2nd Best Riverfront Along the Mississippi (Mississippi River Traveler).

The Quad Cities' economy is comprised of over 30,000 businesses and a workforce of 530,000 people. Major industries are advanced manufacturing, logistics, defense, food and packaging and professional and technical services. Manufacturing represents the region's second-largest laborshed behind only education, with nearly 1 in every 6 workers being employed in the industry. There are 40 colleges and universities within a 90-mile radius of the Quad Cities, and 47,000 college students are enrolled in those universities at any given time, giving local employers a pool of educated workers to draw from. The community colleges work with company trainers to develop training programs, shortening the time between hiring and profitable productivity.

The Quad Cities offers the amenities found in big cities, plus a low cost of living, high quality schools, short commute times, major retailers, niche restaurants, a diverse faith community and strong social services network. The city has a lot of events including the Quad City Marathon. The area is also home to the Quad Cities Kayaking adventures, Millers Petting Zoo, Lavender Crest Winery, Niani Zoo and so much more.







	3 MILES	5 MILES	10 MILES
POPULATION	8,716	29,089	145,303
AVERAGE HH INCOME	\$67,318	\$66,460	\$80,201

**DOLLAR GENERAL**

(46,605 VPD)

(15,358 VPD)

(27,479 VPD)

(6,204 VPD)

(25,723 VPD)



DOLLAR GENERAL

# TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 80 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 low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.

Dollar General operated 16,720 stores in 46 states as of July 31, 2020. Fiscal year 2019 net sales increased 8.3% to \$27.8 billion, compared to \$25.6 billion in fiscal year 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures. Same-store sales increased 3.9% compared to fiscal year 2018, driven by increases in both average transaction amount and customer traffic. The Company reported net income of \$1.7 billion for fiscal year 2019 compared to \$1.6 billion for fiscal year 2018.



COMPANY TYPE  
NYSE: DG



FOUNDED  
1939



# OF LOCATIONS  
16,720+



HEADQUARTERS  
Goodlettsville, TN



WEBSITE  
[dollargeneral.com](https://dollargeneral.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Latitude Commercial Realty, Inc. (LCR) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of LCR & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, LCR & SIG has not verified, and will not verify, any of the information contained herein, nor has LCR & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release LCR & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



**LATITUDE COMMERCIAL  
REALTY, INC.**

IL Lic. # 478027290  
2342 Cline Avenue  
Schererville, IN 46375

MARKETED BY:

**TODD LEWIS**

Lic. # 703013  
512.957.0597 | DIRECT  
todd@SIGnnn.com

**ELAN SIEDER**

Lic. # 678407  
512.649.5185 | DIRECT  
elan@SIGnnn.com

**AARON MCDERMOTT**

IL Lic. # 471007837  
219.864.0200 | DIRECT  
aaron@latitudeco.com



**Dollar General**

901 1st Street  
Colona, IL 61241