

Click to View Google Map: [6129 E. Cass City Road, Cass City, MI 48726](#)

Strategic Relocation Plus Format Site | Brand New 2020 Construction

Actual Location



HIGHLIGHTS

- Brand New Relocation Plus Format store | Dollar General has proven to be a dominant player in this market and elected to relocate next door to the existing location adding an additional 2,000+ sf. to best accommodate future sales growth
- New 15-Year Absolute Net Lease | Four, Five-Year Options with 10 Percent Rent Increases
- Located on a main thoroughfare | Cass City Road has Traffic Counts in Excess of 7,100 Cars Per Day
- Tenant is the Nation's Largest Small-Box Discount Retailer with Over 16,500 Locations in 46 States
- Standard & Poor's Investment Grade (S&P. "BBB") Tenant | The Only Small-Box Retailer with Investment Grade Credit
- Dollar General has \$27.8 Billion in Sales Volume and is Ranked #119 in Fortune 50



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PRICING

Price	\$1,573,102
Cap Rate	6.25%
Approximate Building Square Footage	10,566 SF
Year Built	2020
Approximate Lot Size	1.28 AC

ANNUALIZED OPERATING DATA

Lease Year	Annual Rent	Monthly Rent
Year 1 - 15	\$98,319	\$8,193
Option 1: Year 16 - 20	\$108,150.72	\$9,013
Option 2: Year 21 - 25	\$118,965.84	\$9,914
Option 3: Year 26 - 30	\$130,862.40	\$10,905
Option 4: Year 31 - 35	\$143,948.64	\$11,996
Option 5: Year 36 - 40	\$158,343.48	\$13,195
Net Operating Income	\$98,319	

LEASE OVERVIEW

Lease Commencement	October 2020
Lease Expiration	October 2035
Original Term	15-Year Lease
Lease Type	Absolute NNN
Option Term	Five, Five-Year Options
Increases	Five 5-Year Options with 10% Increases
Guarantee	Corporate

DOLLAR GENERAL®

AMERICA'S FAVORITE NET LEASED INVESTMENT

Dollar General could quite possibly be the most desired net leased investment in America. Real Estate Investors in nearly every category are investing to become Dollar General Landlords. Every week nearly five transactions are closed with Dollar General as the tenant.



Zero or Minimal Landlord Responsibilities



Multiple Competitive Financing Options



\$27.8 Billion in 2019 Revenue | More than Starbucks, McDonalds, and Jack in the Box



30 Straight Years of Sales Growth | 81 Successful Years in Business



Best in Class Industry Leader



Direct Rent Payments



Organized and Automated Landlord Communication





Marcus & Millichap
BOEVE BLATT TEAM


DOLLAR GENERAL OVERVIEW

Dollar General (NYSE: DG) is a chain of more than 16,000 discount stores in 44 states, primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food. The target is low, middle, and fixed-income shoppers. One of Dollar General’s main advantages is that it offers prices as low or lower than Walmart but in more convenient locations.

Founded	1939 (81 Years Ago)
Type	Public
Headquarters	Goodlettsville, Tennessee
Website	www.dollargeneral.com


Rating:
BBB

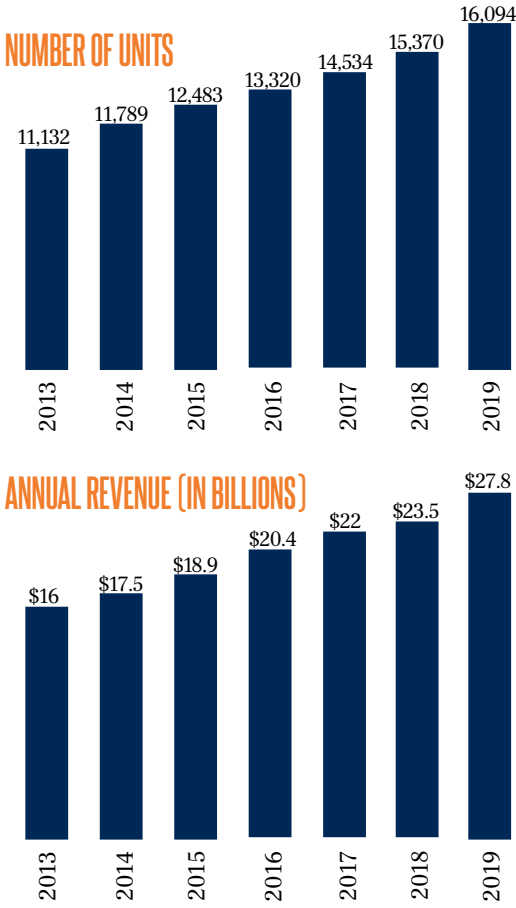

Ranking:
#119


Revenue:
\$27.8B (2019)


of Locations:
16,500+

DOLLAR GENERAL JUST KEEPS ON GROWING

Dollar General has more locations than Target and Walmart Combined



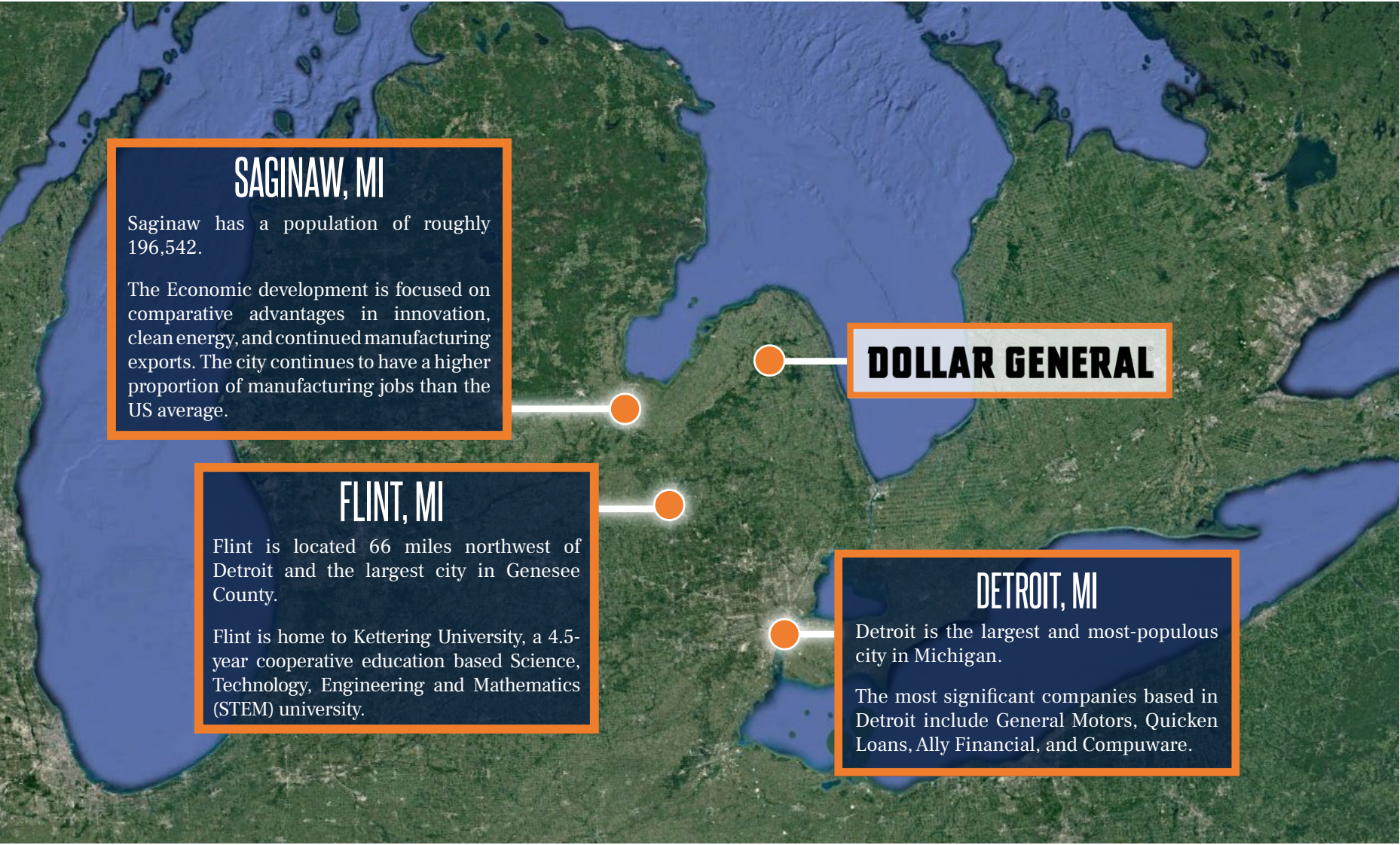
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,584	3,381	5,062
Households	648	1,369	1,983
Average Income	\$53,068	\$54,143	\$55,387
Daytime Population	2,271	4,580	5,368

CASS CITY, MICHIGAN

Cass City, Michigan is located in Tuscola County, an area also described by Michiganders as the southern “Thumb” of Michigan. The village and the nearby Cass River are both named after General Lewis Cass, the territorial governor of Michigan in the earlier 19th century and the Democratic nominee for President of the United States in 1848. A sawmill was established at this location in 1851. Farming settlers first came here in 1855. Cass City was incorporated as a village in 1883. Agriculture has been a constant in Cass City and remains a large part of the economy, as well as some local industry and other small businesses. Cass City is currently within Michigan’s 10th Congressional District.

Citizens of Cass City are very proud of the quality of life in this community. Cass City boasts a 9-hole golf course, an 80-acre recreational park which has two children’s playgrounds, three baseball fields, three softball diamonds, a T-Ball field (each with dugouts), two permanent concession buildings, a football field and track, two pavilions, and wooded nature areas. Three additional children’s playgrounds are located in other quadrants of the village. Cass City is extremely user-friendly for walkers, bikers, hikers, rollerbladers, and skateboarders. Music in the Park is provided to guests free of charge, as community businesses sponsor our local live bands. Most impressive is that the Parks, Recreation, and Library opportunities are utilized by all age groups, including small children, families, seniors, and teens!



DOLLAR GENERAL NEWS

- [Dollar General has Record Second Quarter 2020](#)
- [Dollar General Continues to Push into more Grocery Options](#)
- [Store Visits Surge at Dollar General VS. Walmart and Competitors](#)

DOLLAR GENERAL



**Actual Location*

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