

# SINGLE TENANT NN

Investment Opportunity

**DOLLAR  
GENERAL®**



220 McCambridge Avenue | Madison, Illinois

**ST. LOUIS** MSA

ACTUAL SITE



**SRS**

NATIONAL  
NET LEASE  
GROUP



## EXCLUSIVELY MARKETING BY

**DOLLAR  
GENERAL**

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## PROPERTY PHOTO



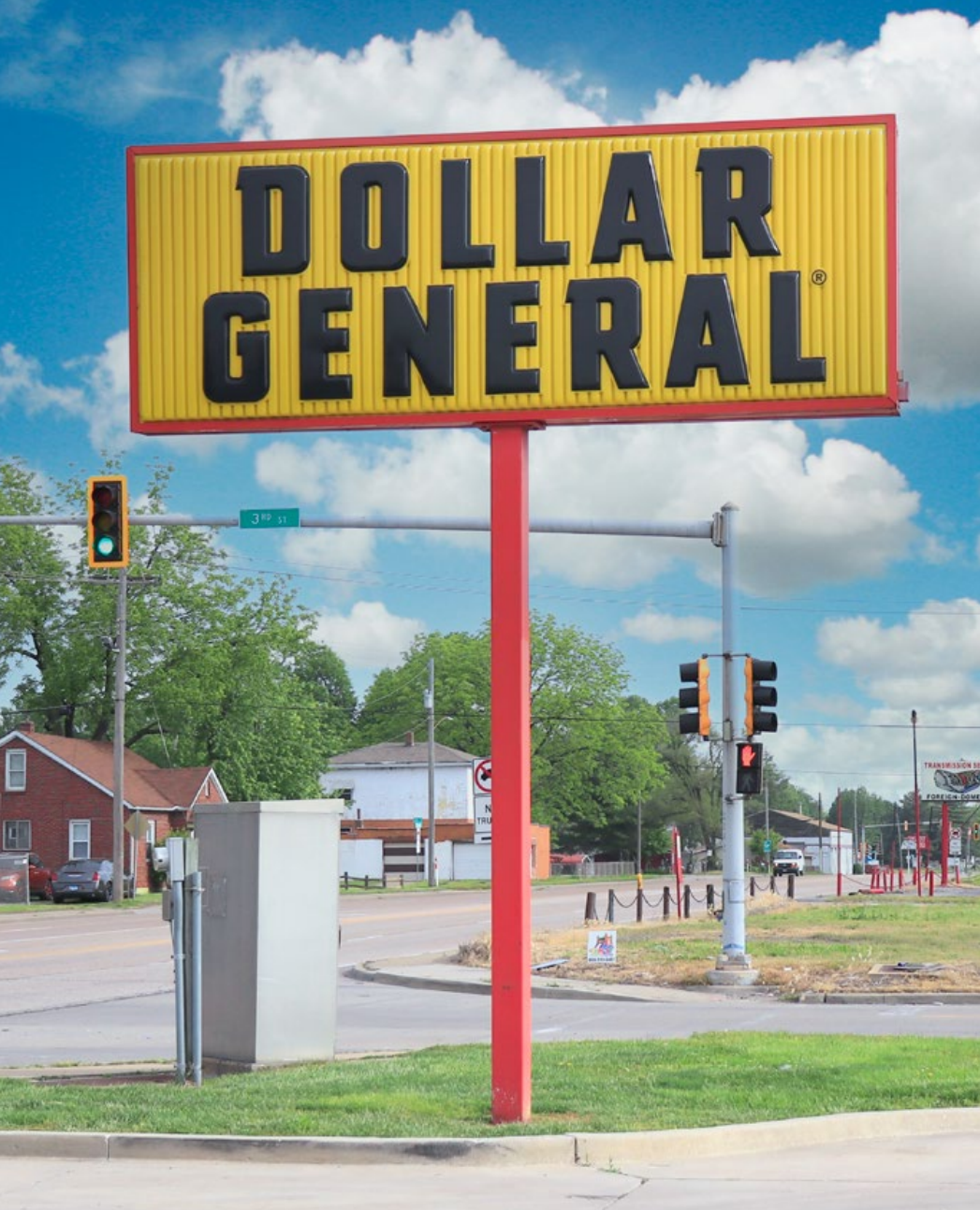




SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, freestanding, Dollar General investment property located in Madison, Illinois (St. Louis MSA). The tenant has over 4 years remaining in their initial lease term with 4 (5-year) options to extend. The lease features 5% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is NN with limited landlord responsibilities, making it an ideal, low-management investment opportunity for a passive investor. Headquartered in Charlotte, North Carolina, Dollar General is a nationally recognized brand with over 15,000 locations.

Dollar General is strategically located at the signalized, hard corner intersection of McCambridge Avenue/State Highway 203 and 3<sup>rd</sup> Street, averaging more than 13,800 vehicles passing by daily. The property is ideally situated just 2.5 miles north of the on/off ramps for Interstate 55 (68,800 VPD), the primary east/west highway traveling through Madison and into the heart of Downtown St. Louis. The site is equipped with a large pylon sign, creating excellent visibility along both cross-streets. In addition, the site is positioned just 7.5 miles northeast of Downtown St. Louis, the largest metropolitan area in Missouri and the 19<sup>th</sup> largest in the United States with over 3 million people. The 5-mile trade area is supported by nearly 106,000 residents and 103,000 daytime employees with an average household income of \$50,100.

# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$937,000
<b>Net Operating Income</b>	\$60,900
<b>Cap Rate</b>	6.50%
<b>Tenant</b>	Dollar General
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	HVAC, Utility Lines, & Landscaping (Major Repairs of \$1,000 or More)
<b>Sales Reporting</b>	No

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	9,012 SF
<b>Land Area</b>	0.73 Acres
<b>Property Address</b>	220 McCambridge Avenue Madison, Illinois 62060
<b>Year Built</b>	2005
<b>Parcel Number</b>	17-2-20-30-13-303-001; 17-2-20-30-13-303-002 & 17-2-20-30-13-303-003
<b>Ownership</b>	Fee Simple (Land & Building)



# INVESTMENT HIGHLIGHTS

**DOLLAR  
GENERAL**



## Over 4 Years Remaining | Options to Extend | Nationally Recognized Brand | St. Louis MSA

- The tenant has over 4 years remaining in their initial lease term with 4 (5-year) options to extend
- The lease features 5% rental increases at the beginning of each option period, growing NOI and hedging against inflation
- Headquartered in Charlotte, NC, Dollar General is a nationally recognized brand with over 15,000 locations
- St. Louis MSA - directly across river from Downtown St. Louis

## NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant reimburses for taxes and insurance
- Tenant pays \$417 in monthly CAM to cover operating expenses
- Landlord responsibilities limited to HVAC, utility lines, landscaping, and all major repairs over \$1,000

## Located Along State Highway 203 | Interstate 55 | Excellent Visibility & Access | Dense Population

- Located at the signalized, hard corner intersection of McCambridge Ave/ State Hwy 203 and 3<sup>rd</sup> St, averaging over 13,800 vehicles passing by daily
- Ideally positioned across from Phillips 66
- Within close proximity to Gateway National Raceway
- Situated just 2.5 miles north of the on/off ramps for I-55 (68,800 VPD), the primary east/west highway traveling through Madison
- Equipped with a large pylon sign, creating excellent visibility
- The St. Louis metropolitan area has a population of nearly 3 million people, making it the largest MSA in Missouri and the 19<sup>th</sup> largest in the U.S.

## Strong Demographics in 5-Mile Trade Area

- Nearly 106,000 residents and 103,000 employees support the trade area
- \$50,100 average household income

# PROPERTY OVERVIEW

**DOLLAR  
GENERAL**

## Location



Madison, Illinois  
Madison County  
St. Louis MSA

## Parking



There are approximately 54 parking spaces on the owned parcel.  
The parking ratio is approximately 5.99 stalls per 1,000 SF of leasable area.

## Access



3rd Street: 2 Access Points

## Parcel



Parcel Number: 17-2-20-30-13-303-001;  
17-2-20-30-13-303-002 & 17-2-20-30-13-303-003  
Acres: 0.73  
Square Feet: 31,812

## Traffic Counts



McCambridge Avenue: 13,800 Vehicles Per Day  
Interstate 55 & 70: 68,800 Vehicles Per Day  
Interstate 44 & 70: 124,000 Vehicles Per Day

## Construction



Year Built: 2005

## Improvements



There is approximately 9,012 SF of existing building area

## Zoning

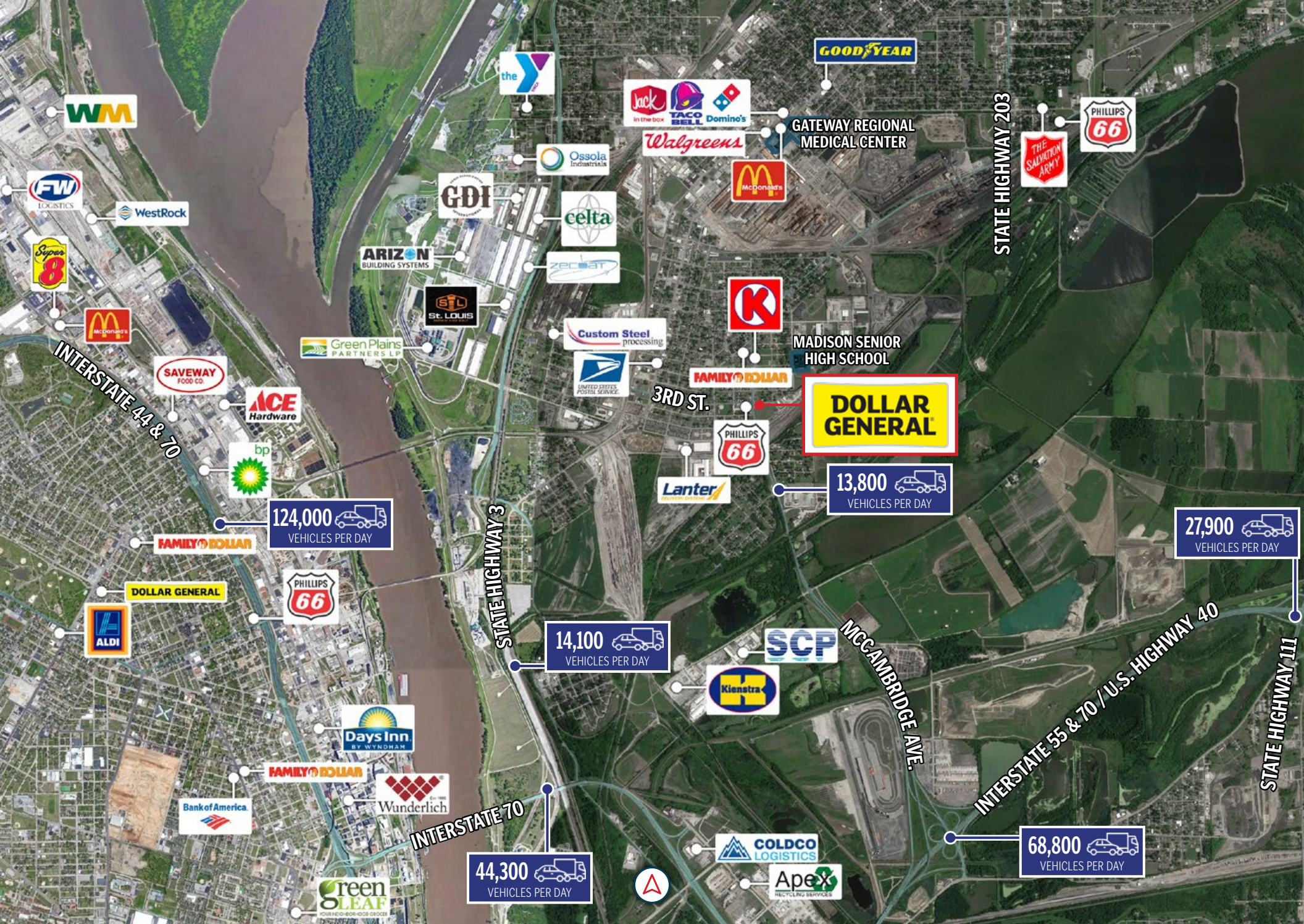


B-2 Community Business















# LOCATION MAP



2020 ESTIMATED POPULATION	
1 Mile	21,309
3 Miles	105,753
5 Miles	105,753
2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$47,630
3 Miles	\$46,580
5 Miles	\$50,144
2020 ESTIMATED TOTAL EMPLOYEES	
1 Mile	1,327
3 Miles	12,321
5 Miles	102,755





### MADISON, ILLINOIS

Madison had a population of 3,682 as of April 1, 2021 and 750,000 businesses in the metropolitan region. The city's neighborhoods, employment opportunities, regional recreation venues and national sporting events are minutes from downtown St. Louis.

Madison is an active participant in working with both the private and public sides to create investment in the City, having negotiated agreements to bring businesses as diverse as auto racing, biofuels production, airframe building manufacturing, truck stops and golf courses to the community. Private investment in these, and other, businesses over the last decade has totaled tens of millions of dollars, with over a hundred million dollars of additional investment now in the planning stages. Madison has been successful in "deal making" on these projects by bringing together private developers, federal programs (HUBZone), state agencies and locally-controlled resources (Enterprise Zones and Tax Increment Financing Districts).

Madison County, Illinois was established and named for President James Madison in September 1812. The county is bordered on the west by the Mississippi River which makes for a scenic backdrop for those living and traveling the area. Just a short drive across the Mississippi River with major interstate and highway accessibility sits St. Louis, Missouri.



# AREA DEMOGRAPHICS

**DOLLAR  
GENERAL**

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2020 Estimated Population	4,249	21,309	105,753
2025 Projected Population	4,080	20,746	104,504
2010 Census Population	4,728	22,555	110,724
<b>HOUSEHOLDS &amp; GROWTH</b>			
2020 Estimated Households	1,715	8,629	43,547
2025 Projected Households	1,648	8,422	43,510
2010 Census Households	1,911	9,065	44,707
<b>RACE &amp; ETHNICITY</b>			
2020 Estimated White	38.99%	65.96%	36.30%
2020 Estimated Black or African American	54.91%	28.50%	57.62%
2020 Estimated Asian or Pacific Islander	0.49%	0.46%	0.81%
2020 Estimated American Indian or Native Alaskan	0.26%	0.41%	0.32%
2020 Estimated Other Races	2.49%	3.34%	2.55%
2020 Estimated Hispanic	5.06%	7.53%	5.39%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$47,630	\$46,580	\$50,144
2020 Estimated Median Household Income	\$30,424	\$34,139	\$33,911
2020 Estimated Per Capita Income	\$18,354	\$18,620	\$20,834
<b>DAYTIME POPULATION</b>			
2020 Estimated Total Businesses	135	832	4,766
2020 Estimated Total Employees	1,327	12,321	102,755





# RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Dollar General	9,014	11/1/2005	10/31/2025	Current	-	\$5,075	\$0.56	\$60,900	\$6.76	NN	4 (5-Year)

5% Increase at Beg.  
of Each Option

<sup>1</sup>Tenant pays \$417 in monthly CAM to cover operating costs

## FINANCIAL INFORMATION

Price	\$937,000
Net Operating Income	\$60,900
Cap Rate	6.50%
Lease Type	NN

## PROPERTY SPECIFICATIONS

Year Built	2005
Rentable Area	9,014 SF
Land Area	0.73 Acres
Address	220 McCambridge Avenue Madison, Illinois 62060



**For financing options and loan quotes:**

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





## DOLLAR GENERAL

[dollargeneral.com](http://dollargeneral.com)

**Company Type:** Public (NYSE: DG)

**2021 Employees:** 158,000

**2021 Revenue:** \$33.75 Billion

**2021 Net Income:** \$2.66 Billion

**2021 Assets:** \$25.86 Billion

**2021 Equity:** \$6.66 Billion

**Credit Rating: S&P:** BBB

Dollar General Corporation has been delivering value to shoppers for more than 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 everyday low prices in convenient neighborhood locations. Dollar General operated 17,266 stores in 46 states as of February 26, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.





SRS

NATIONAL  
NET LEASE  
GROUP

## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL  
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

1.7K+

RETAIL  
TRANSACTIONS  
company-wide  
in 2020

500+

NET LEASE  
PROPERTIES SOLD  
in 2020

\$1.9B

NET LEASE  
TRANSACTION VALUE  
in 2020

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