



RETAIL PROPERTY FOR SALE

**DOLLAR GENERAL**

1700 East Cavanaugh Road, Lansing, MI 48910

*Exclusively listed by:*

**MATT WEBER**

Senior Director

248.702.0285

[mweber@encorereis.com](mailto:mweber@encorereis.com)

# DOLLAR GENERAL

1700 East Cavanaugh Road | Lansing, MI 48910

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



## EXECUTIVE SUMMARY

### OFFERING SUMMARY

List Price:	\$959,000
NOI:	\$62,340
Cap Rate:	6.5%
Land Acreage:	1.9 Acres
Year Built:	2006
Building Size:	9,014
Price / SF:	\$106.39

### LEASE SUMMARY

Lease Type:	Double Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Landlord Responsibility
Term Remaining:	5 Years
Original Lease Term:	10 Years
Commencement Date:	3/1/2007
Current Term Expiration:	2/28/2027
Options:	(2) Five-Year Options
Increases:	In Options
Guarantor:	Corporate Guarantee

### PROPERTY HIGHLIGHTS

- Dollar General Recently Exercised a 5 Year Option Thru 2027
- Double Net Lease(NN) - Minimal Landlord Responsibilities
- Dollar General Has Occupied The Site Since 2006
- Leased to Dollar General - NYSE:DG | Investment Grade Tenant - S&P:BBB
- 1.9 Acre Parcel Offers Potential Upside
- Located Across From Hawk Island County Park: 100 Acre Park With A Swimming Beach, Picnic Areas Paved Accessible Walkways (1.5 miles) and Fishing Docks
- Over 8,500 Vehicles Per Day Along East Cavanaugh
- Over 182,000 People Within 5 Miles of Subject Property
- Average Income Exceeds \$62,000 Within 5 Miles

### [CLICK HERE FOR A FINANCING QUOTE](#)

Bradley Moncton | Director of Capital Markets  
(Direct) 248.702.0936 | bmoncton@encorereis.com

# DOLLAR GENERAL

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## INCOME & EXPENSES

INCOME SUMMARY	DOLLAR GENERAL	PER SF
Gross Income	\$63,840	\$7.08
EXPENSE SUMMARY	DOLLAR GENERAL	PER SF
CAM Expense	\$1,500	\$0.17
Gross Expenses	\$1,500	\$0.17
Net Operating Income	\$62,340	\$6.92

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## ADDITIONAL PHOTOS





# DOLLAR GENERAL

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## DOLLAR GENERAL TENANT PROFILE

# DOLLAR GENERAL



### OVERVIEW

Company:	Dollar General Corporation
Founded:	1968
Headquarters:	Goodlettsville, Tennessee
Website:	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
Revenue	\$33.7B (2020)
Net Income	\$2.65B (2020)

### TENANT HIGHLIGHTS

- Stock Symbol: DG (NYSE) | Credit Rating: BBB/Stable
- 17,683 Stores in 46 States With Over 143,000 Employees

### TENANT OVERVIEW

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, Midwestern, and eastern United States. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, not counting phone cards and loadable store gift cards. The company has been public, trading as DG on the NYSE since November 2009. Dollar General has a credit rating of BBB from Standard & Poor's. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$33.7 Billion in 2020. As of September 27, 2021, Dollar General Corporation operated 17,683 stores in 46 states.

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Luwanna Dr

**AERIAL**

Lourdes Ct

Norfolk Ct

E Cavanaugh Rd

Dollar General

E Cavanaugh Rd

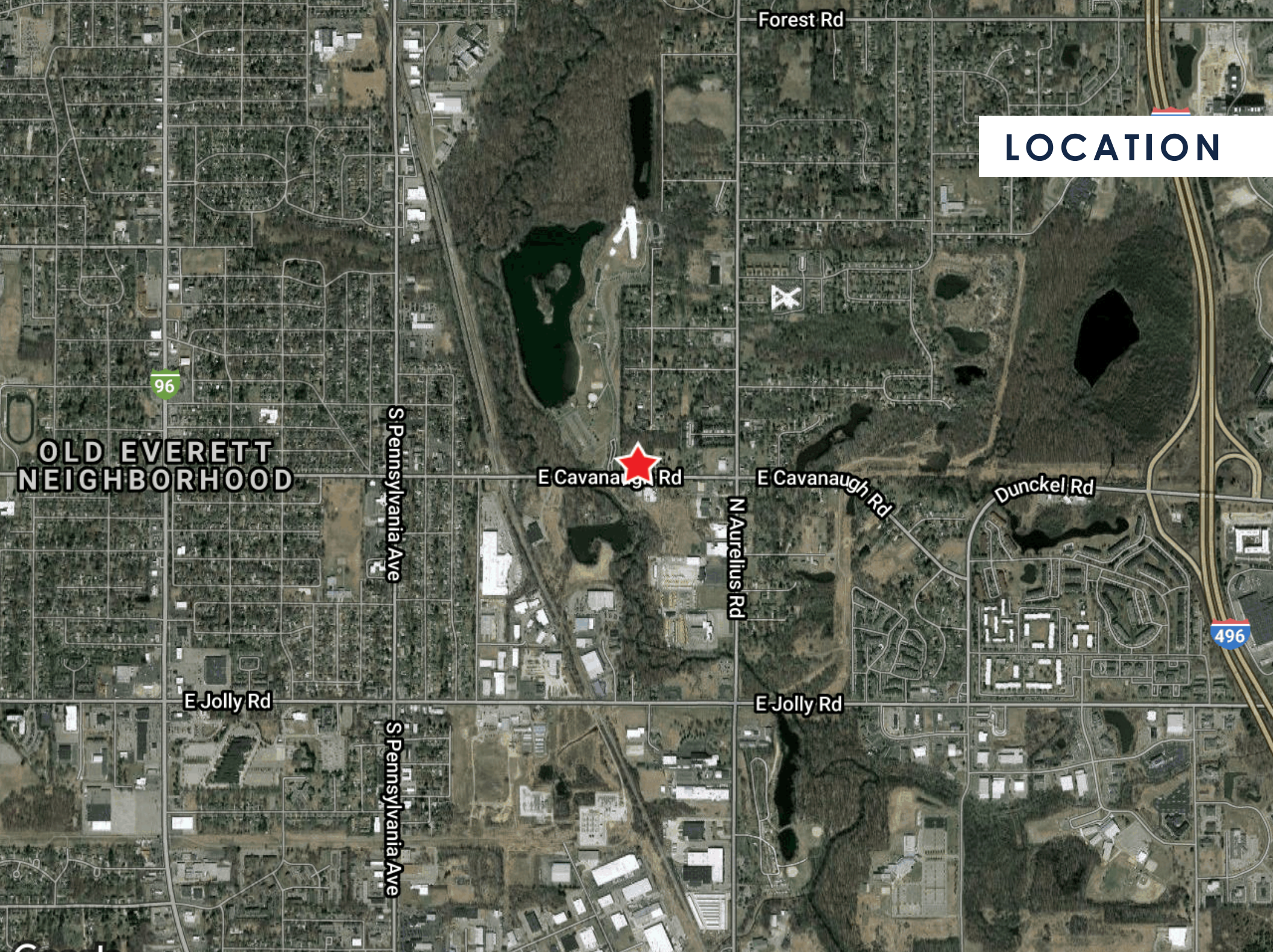
N Aurelius Rd

Wayne St

Irene St



# LOCATION



OLD EVERETT  
NEIGHBORHOOD

96

S Pennsylvania Ave

E Cavanaugh Rd

N Aurelius Rd

E Cavanaugh Rd

Dunckel Rd

496

E Jolly Rd

S Pennsylvania Ave

E Jolly Rd





## REGIONAL

Lansing





# DOLLAR GENERAL

1700 East Cavanaugh Road | Lansing, MI 48910

## DEMOGRAPHICS REPORT

	1 MILE	2.5 MILES	5 MILES
Total population	6,911	47,684	197,037
Median age	30.8	32.1	31.0
Median age (Male)	29.6	30.7	29.7
Median age (Female)	31.9	33.5	32.3
Total households	3,135	20,410	75,334
Total persons per HH	2.2	2.3	2.6
Average HH income	\$42,625	\$47,170	\$49,616
Average house value	\$126,564	\$113,389	\$136,117

*\* Demographic data derived from 2010 US Census*

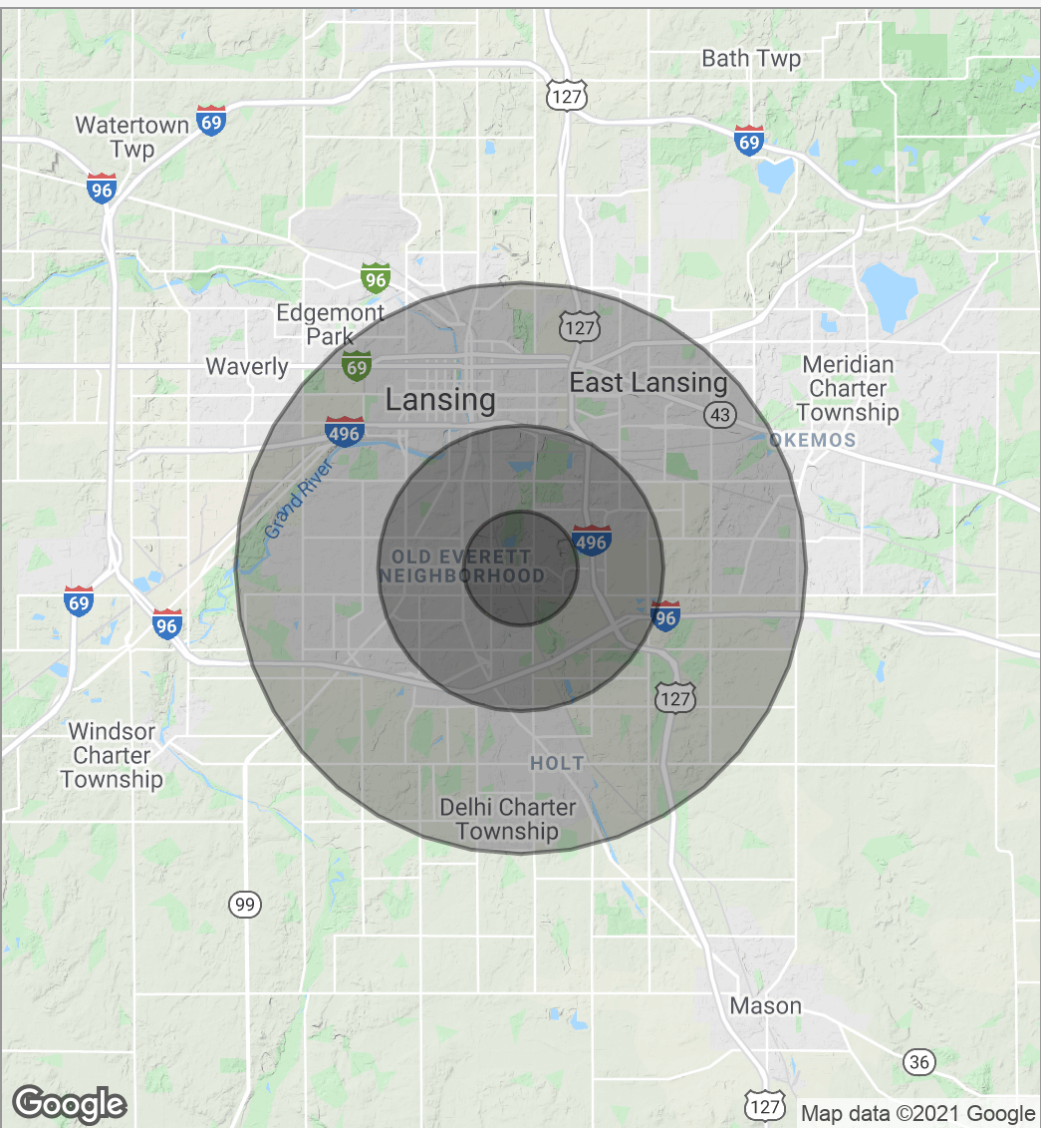
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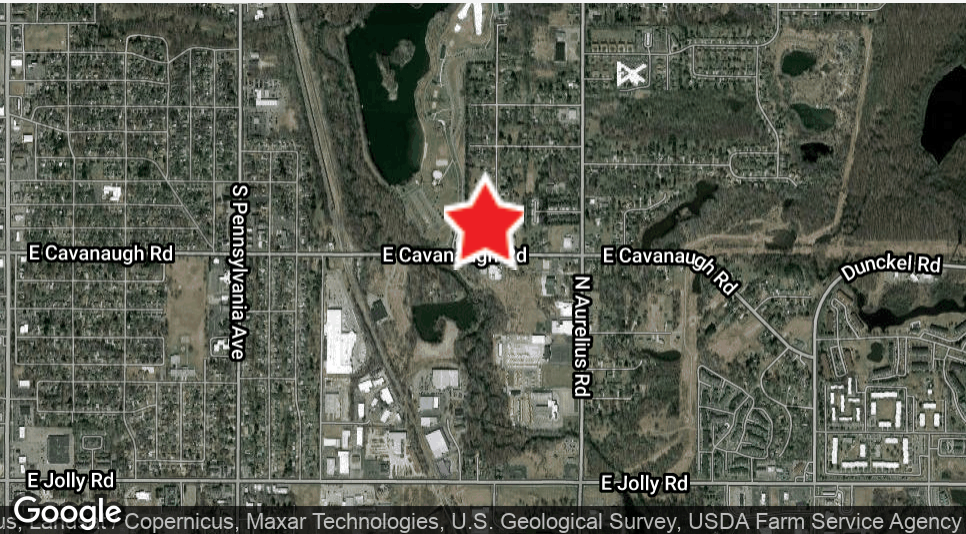
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## DEMOGRAPHICS MAP



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RETAIL PROPERTY FOR SALE

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**ENCORE REAL ESTATE INVESTMENT SERVICES**

30500 Northwestern Highway Suite 400

Farmington Hills, MI 48334

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

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**MATT WEBER**

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