



RETAIL PROPERTY FOR SALE

DOLLAR GENERAL

401 N Mine Street , Sandoval, IL 62882

Exclusively Listed By:

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DOLLAR GENERAL

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DOLLAR GENERAL

401 N Mine Street | Sandoval, IL 62882

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE **\$649,000**

CAP RATE **6.75%**

INVESTMENT SUMMARY

List Price:	\$649,000
NOI:	\$43,800
Cap Rate:	6.75%
Price / SF:	\$79.88
Building Size:	8,125 SF
Land Acreage:	0.58 Acres

LEASE SUMMARY

Lease Type:	Double Net
Taxes / CAM / Insurance:	Tenant Reimbursement
Roof / Structure:	Landlord Responsibility
Term Remaining:	5+ years
Commencement Date:	October 2003
Term Expiration:	May 31, 2027
Options:	(1) 5 Year Option
Guarantor:	Corporate Guarantee

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- NN Lease Structure | Minimal Landlord Responsibility | Tenant Reimbursement
- Dollar General Has a 17+ Year Operating History at Current Location
- Corporate Guaranteed By Dolgencorp, Inc; "BBB" Investment Grade
- Strong Demographics to Support Dollar Store Operations
- 8,125 Square Foot Single Tenant Property Located on 0.58 Acres of Land
- Lease Supports One (1), 5 - Year Option Periods
- Attractive Rental Escalations During Options Periods

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	479	6,732	32,683
Total Households	189	2,661	13,088
Average HH Income	\$43,022	\$44,340	\$48,717

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ADDITIONAL PHOTOS



RETAILER



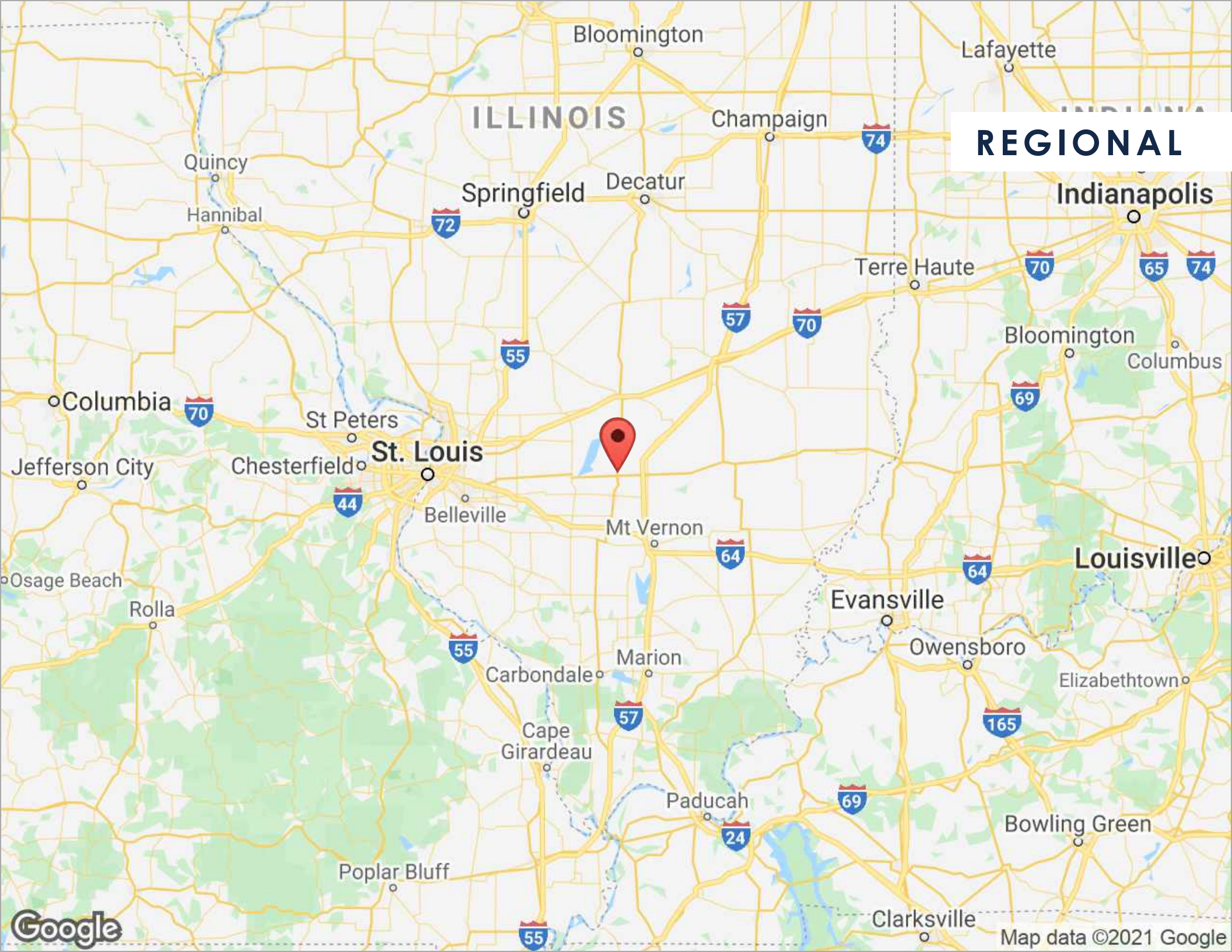
N Mine Street

Perry Ave

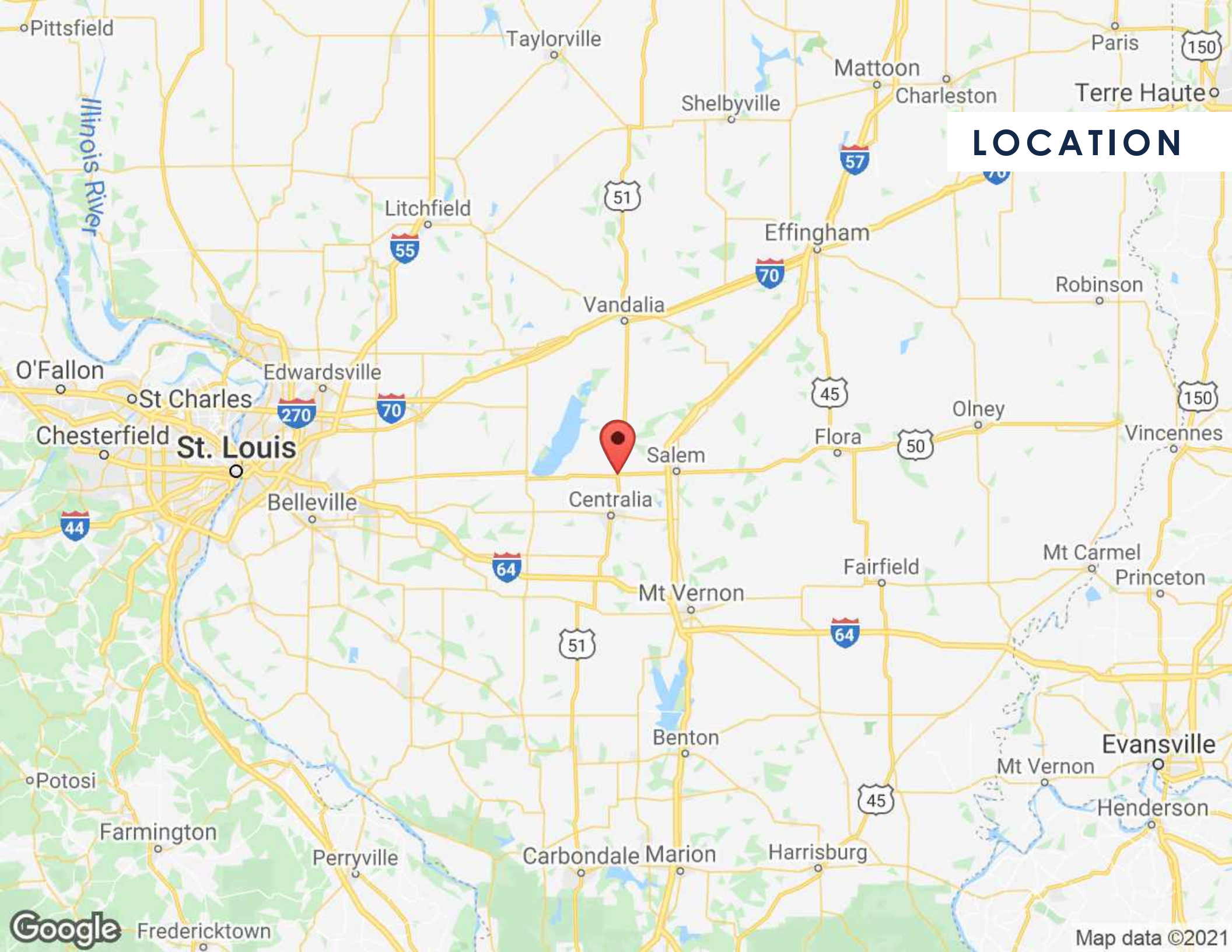


Sandoval
Grade School





REGIONAL



LOCATION

AERIAL



N Nine Street

Perry Ave



Sandoval
Grade School



TENANT PROFILE - DOLLAR GENERAL



OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$25.6 Billion
Net Income:	\$1.589 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- The company Cal Turner co-founded went public as **DG Corporation** in 1968
- In 2000 Dollar General opened a new corporate HQ in Goodlettsville, TN
- In 2016, Dollar General announced plans to hire 10,000 new employees

TENANT OVERVIEW

Dollar General Corporation is a discount retailer, headquartered in Goodlettsville, Tennessee. The stores provide various merchandise products in the southern, southwestern, Midwestern, and eastern United States. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019. As of January 2020, Dollar General operates 16,278 stores in the continental 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. 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.

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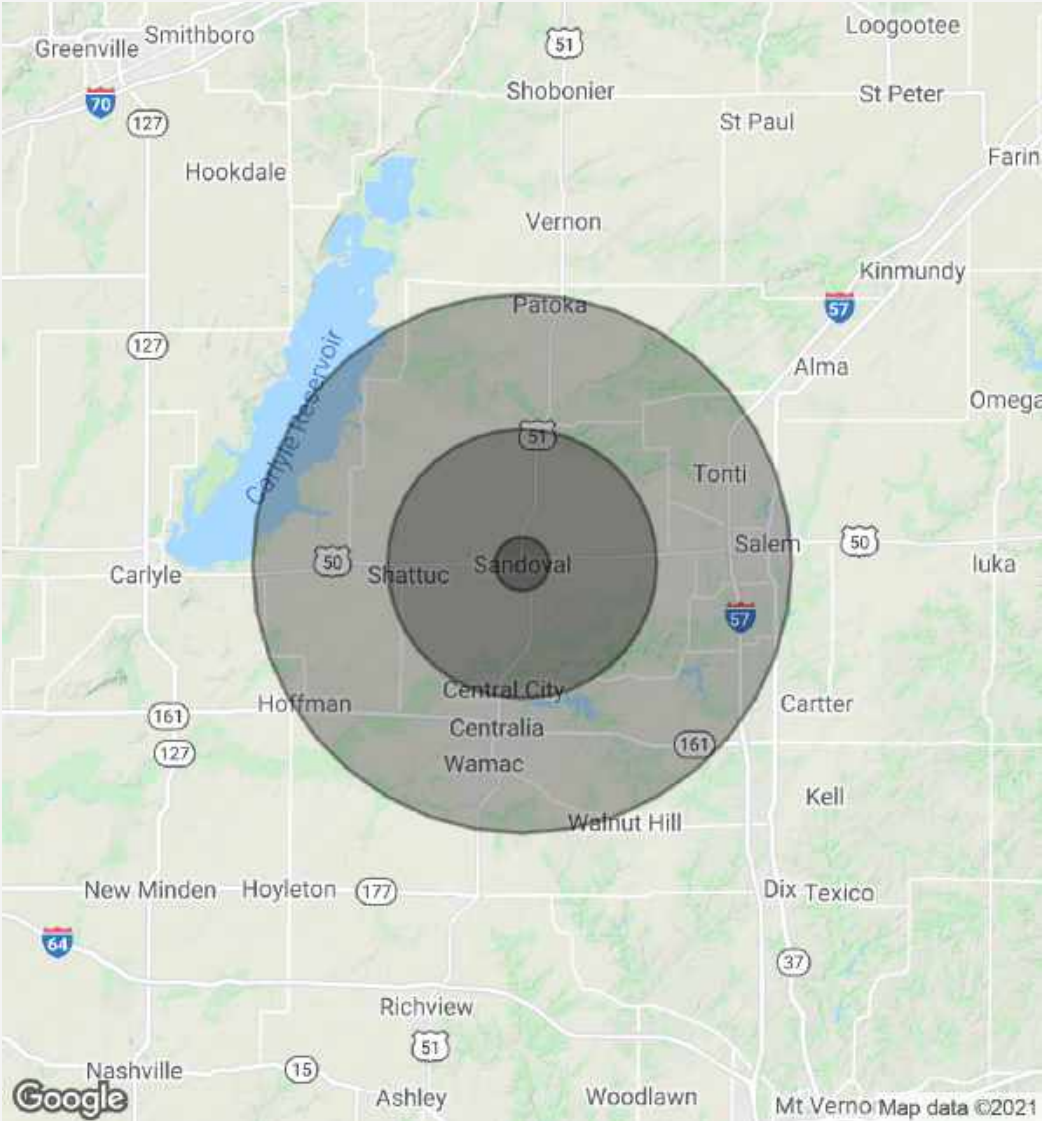
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	479	6,732	32,683
Average Age	39.1	38.0	39.6
Average Age (Male)	38.3	36.5	37.5
Average Age (Female)	42.1	40.3	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	189	2,661	13,088
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$43,022	\$44,340	\$48,717
Average House Value		\$85,974	\$89,129

* Demographic data derived from 2010 US Census



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