

OFFERING MEMORANDUM



Dollar General in Charleston, MO

117 N MAIN ST, CHARLESTON, MO 63834



ESTD. 2010

InCommercial
Property Group



CHICAGO, IL

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Property Description

INVESTMENT OVERVIEW

InCommercial Property Group is pleased to exclusively market for sale a Dollar General property located in the populous town of Charleston, MO. The 10,000 SF building is being offered for \$487,500 with an 8% cap rate and has a NN lease structure. The property is seated directly on Main St with excellent visibility. Dollar General is a credit tenant and is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion. Dollar General operates more than 15,000 stores located in 45 states.

INVESTMENT HIGHLIGHTS

- 10,000 SF building / 1.52 Acre lot
- Lease Structure: NN
- Lease Commencement Date: 5/25/1996
- Lease Expiration Date: 6/30/2025
- Dollar General has extended 3 times and funded upgrade to Dollar General Plus showing commitment to the property
- Landlord Responsibilities: Roof, structure, and parking lot (with monthly tenant contribution)
- Corporate Guarantee: Dollar General Corporation
- Renewal Options: One (1) five-year option
- New \$70k roof in 2019 with 8+ years of warranty remaining

\$487,500

PRICE

\$39,000

RENTAL INCOME

8%

CAP RATE

Based on rental income

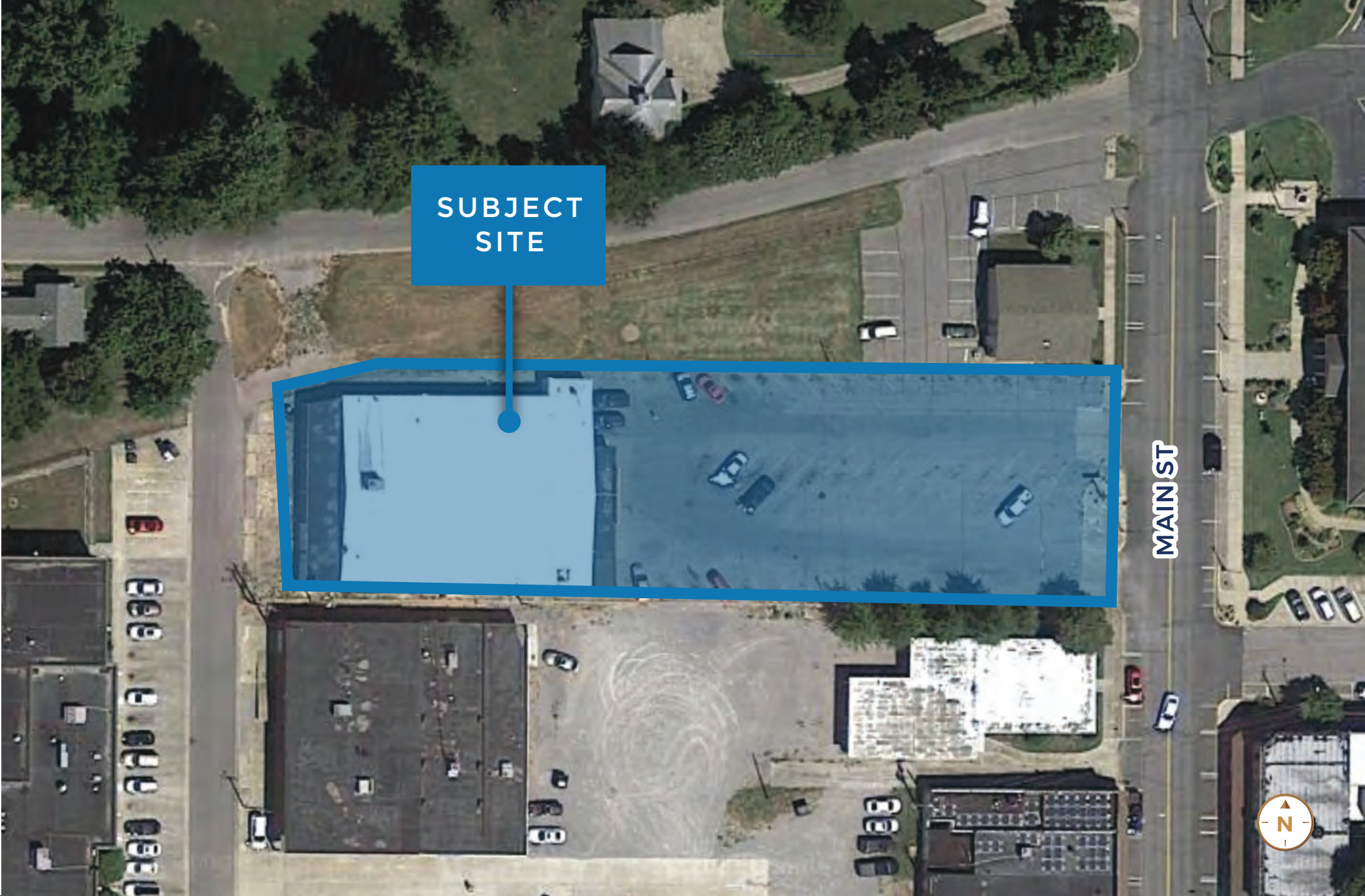


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SUBJECT
SITE

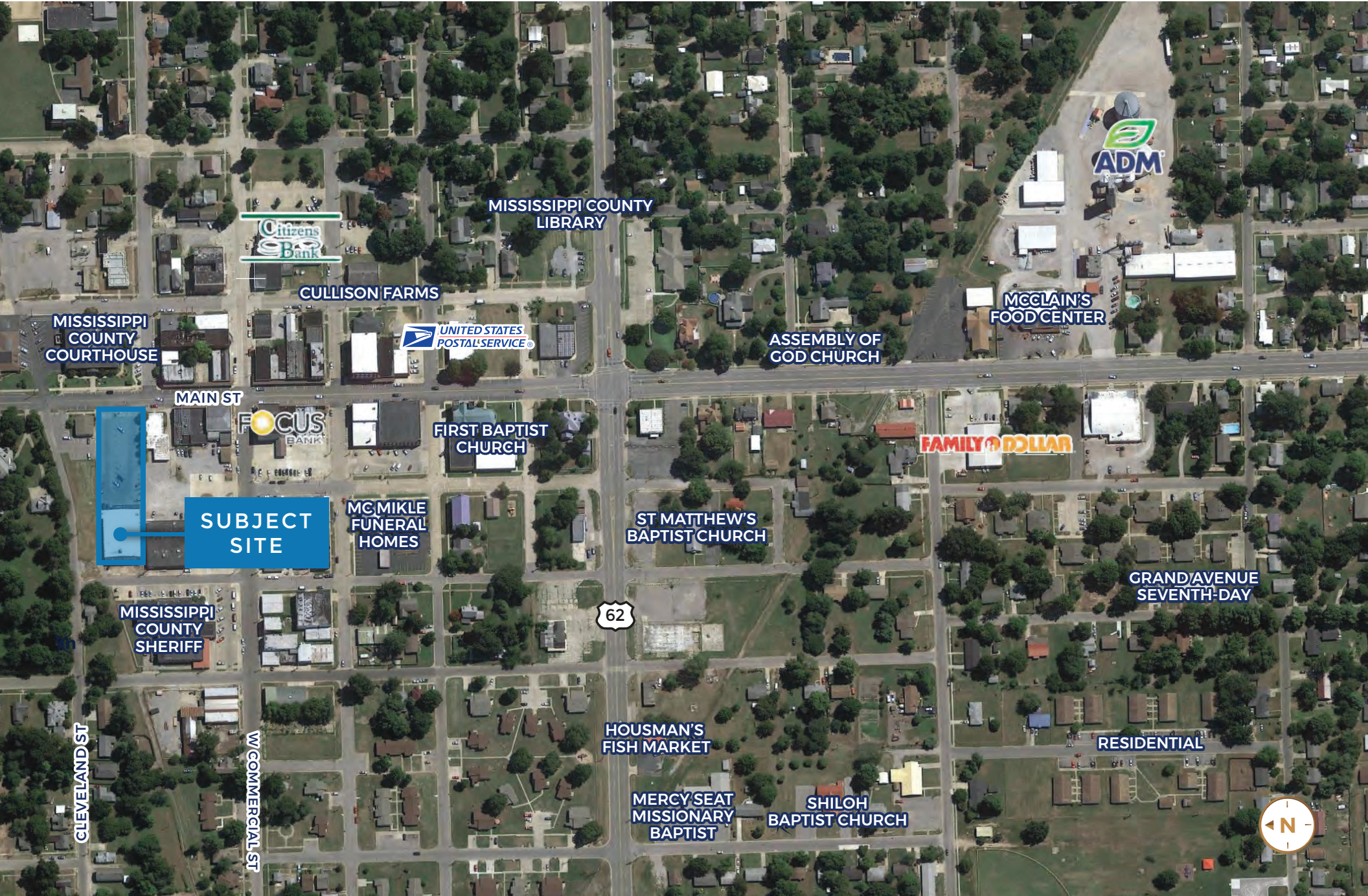
MAIN ST



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Market Overview

CHARLESTON, MO

Charleston is located at the top of Missouri's "boot-heel" at the mouth of the Mississippi Delta. Situated on I-57, just a few miles from I-55 and I-24 and halfway between St. Louis and Memphis, Charleston is easy to access and easy to enjoy.

The land around Charleston is some of the most productive in the country for growing soybeans, corn, and other crops. The town is surrounded by thousands of acres of prime farm land, but the area is also filled with small businesses, manufacturing firms, healthcare facilities, and financial services.

	1 MILE	3 MILES	5 MILES
POPULATION	3,663	5,663	6,131
HOUSEHOLDS	1,464	1,820	1,961
AVG. HHI	\$66,140	\$74,718	\$74,350



Tenant Overview

DOLLAR GENERAL

DOLLAR GENERAL CORPORATION (NYSE: DG)

Dollar General Corporation is a discount retailer that provides various merchandise products in 45 states throughout the United States. The company offers consumable products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items and apparel at everyday low prices in convenient neighborhood locations.

Dollar General operated more than 15,000 stores located in 45 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

Dollar General is an investment grade rated company with a Standard & Poor's rating of BBB. Dollar General is publicly traded on the New York Stock Exchange (Symbol: DG) with a market capitalization in excess of \$39 billion.





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