



## ABSOLUTE NNN LEASED OFFERING

## Dollar General in Ridgeland, WI

100 N Menomonie St  
Ridgeland, Wisconsin 54763





Dollar General  
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Ridgeland, WI 54763

## DISCLOSURE

This confidential Offering Memorandum was prepared by Garito and Company, LLC. It contains selected information pertaining to the Property and does not purport to be all-inclusive, nor to contain all the information that a prospective investor may desire. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject; to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return on this investment.

Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein.

Sources of information contained within this Offering Memorandum came from: CoStar, Integrated Realty Resources, Google, Esri and the US Census Bureau.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any investor or Broker reviewing this Offering Memorandum or making an offer to invest in the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum is the property of Garito and Company, LLC and may only be used by parties approved by Garito and Company, LLC. The Property is being privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Garito and Company, LLC and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

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## OFFERING SUMMARY

### INTRODUCTION

Garito and Company is pleased to offer for sale a 100% fee simple interest recently built Dollar General in Ridgeland, Wisconsin. It's located on 1.05 acres of land and includes sufficient parking.

### INVESTMENT HIGHLIGHTS

#### Long Term Lease with Great Terms

Dollar General has an initial 15 year term lease expiring 2034 and they have four remaining five-year options with 10% increases every five years.

#### Strategic Location

The Dollar General is located at the heart of Ridgeland, WI near the State Road 25 and Barron Dunn Road junction and is the main shopping store for the village. State Road 25 has an AADT of 2,500. Cenex gas station is a traffic generating neighbor.

#### Great Visibility

Great visibility and signage to traffic at the top of the road with a monument sign and signage.

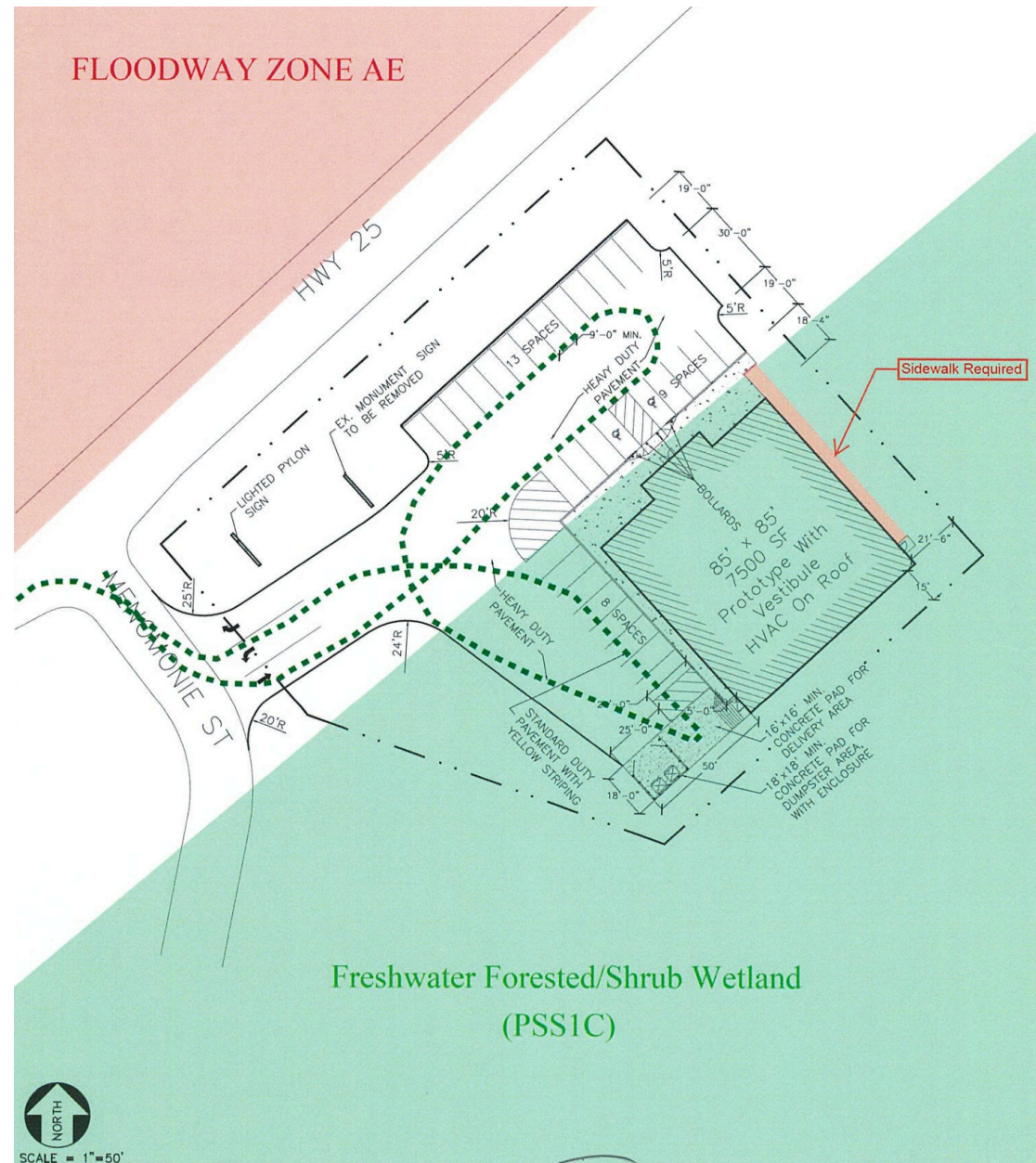
#### Newly Built in 2019

The 7,489 square foot building was built in 2019. The location includes 30 parking spaces.





## SITE PLAN





## TENANT OVERVIEW

### Dollar General

Founded: 1939, Scottsville, KY

No. of Stores: 18,000

Headquarters: Goodlettsville, TN

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

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of October 2021, Dollar General operates 18,000 stores in the continental United States.

CEO: Todd J Vasos (Jun 3, 2015–)

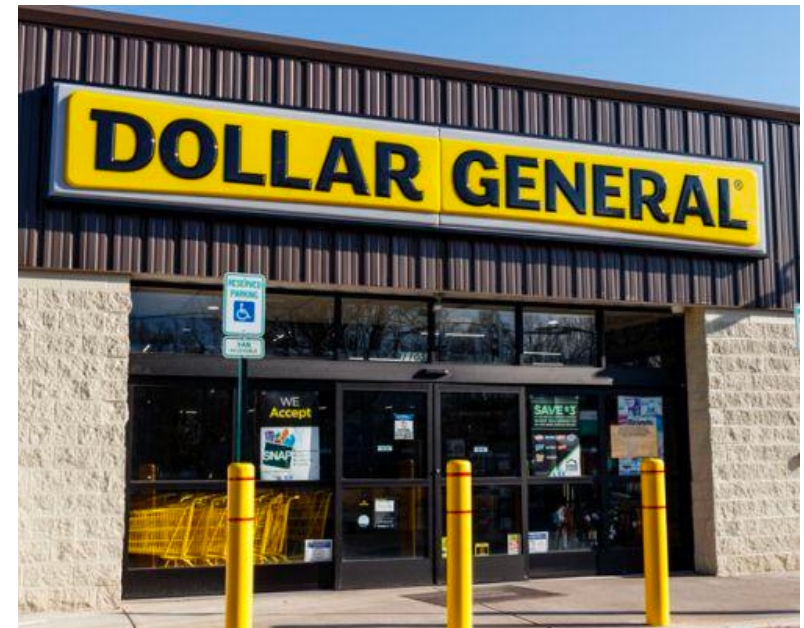
Subsidiaries: DOLGENCORP, MORE

Revenue: 27.8 billion USD (2019)

Stock price: DG (NYSE) \$188.96 +0.86 (+0.46%) (Feb.2022)

Founders: J.L. Turner , Cal Turner

Tenant Name	Dollar General
Acres	1.05
Lease Expiration	08/31/2034
Guarantee	Dollar General Corporation
Original Term	15 Years
Option Term	Four, five-year renewal options with 10% increase every five years



## FINANCIAL SUMMARY

**NOI**  
**\$77,560**

**CAP**  
**5.25%**

**PRICE**  
**\$1,477,333**

**DOLLAR GENERAL | ABSOLUTE NNN LEASE OFFERING**

100 N Menomonie St, Ridgeland, WI 54763  
Fee Simple Ownership

**CLOSING COSTS**

Closing costs will be divided as customary and included in the contract.

**PURCHASE CONTRACT / LEASE**

Seller will prepare the purchase and sale agreement.

**TRANSACTION**

- "As-Is, Where-Is" sale; Representations and Warranties Shall not survive closing
- Due Diligence period : 30 days or less
- Closing Period: 30 days or less





## PEOPLE & DEMOGRAPHICS

### RIDGELAND

Ridgeland is a village in Dunn County, Wisconsin, United States. The name Ridgeland was given because of wooded ridges which surround it. It was first a model community built to accommodate rail workers. The community of Annesburg was located 1/2 - 1 mile north.

In 2019, Ridgeland, WI had a population of 259 people with a median age of 40.6 and a median household income of \$33,875. Between 2018 and 2019 the population of Ridgeland, WI declined from 260 to 259, a  $-0.385\%$  decrease and its median household income declined from \$34,531 to \$33,875, a  $-1.9\%$  decrease. In 2019, the median property value in Ridgeland, WI was \$72,500, and the homeownership rate was 62.2%. Most people in Ridgeland, WI drove alone to work, and the average commute time was 27.2 minutes. The average car ownership in Ridgeland, WI was 3 cars per household. Ridgeland, WI is home to a population of 259 people, from which 97.3% are citizens.

### MEDIAN HOUSEHOLD INCOME

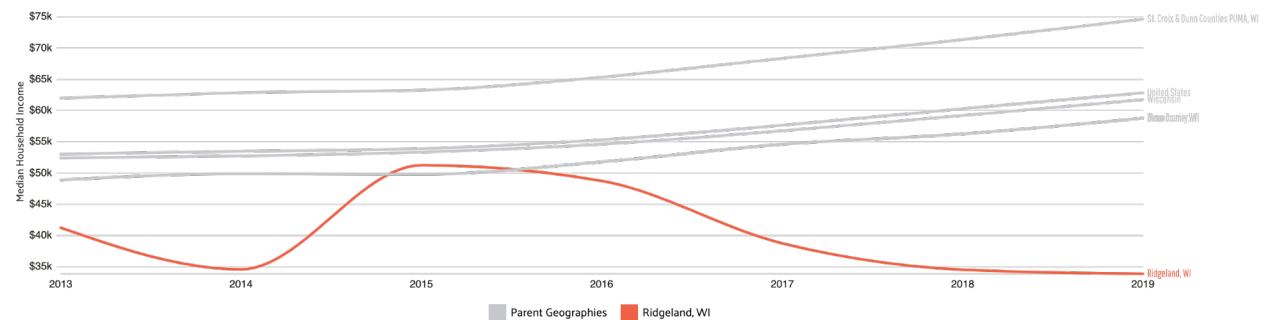
**\$33,875**

2019 VALUE  
+/- \$10,076

**-1.9%**

1 YEAR GROWTH  
+/- 43.7%

Households in Ridgeland, WI have a median annual income of \$33,875, which is less than the median annual income of \$65,712 across the entire United States. This is in comparison to a median income of \$34,531 in 2018, which represents a  $-1.9\%$  annual growth.



### WAGE DISTRIBUTION

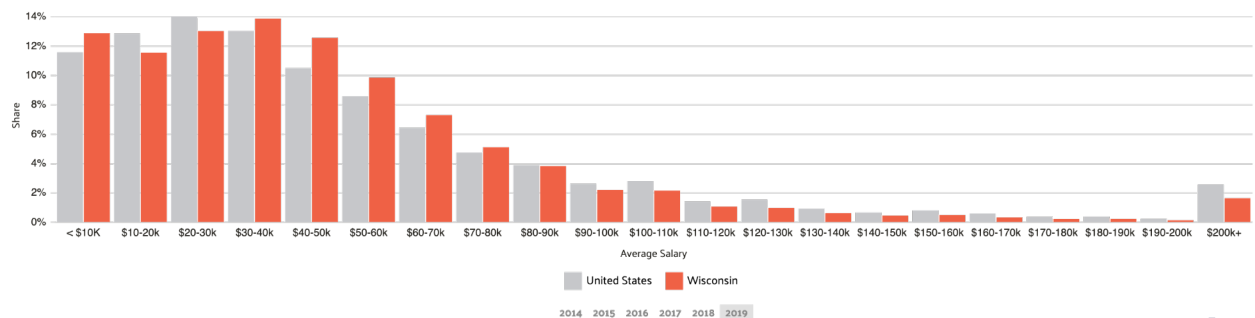
**0.447**

2019 WAGE GINI IN WI

**0.45**

2018 WAGE GINI IN WI

The GINI for Wisconsin was lower than the national average of 0.478. In other words, wages are distributed more evenly in Wisconsin in comparison to the national average.





## PEOPLE & DEMOGRAPHICS

### RIDGELAND | ECONOMY

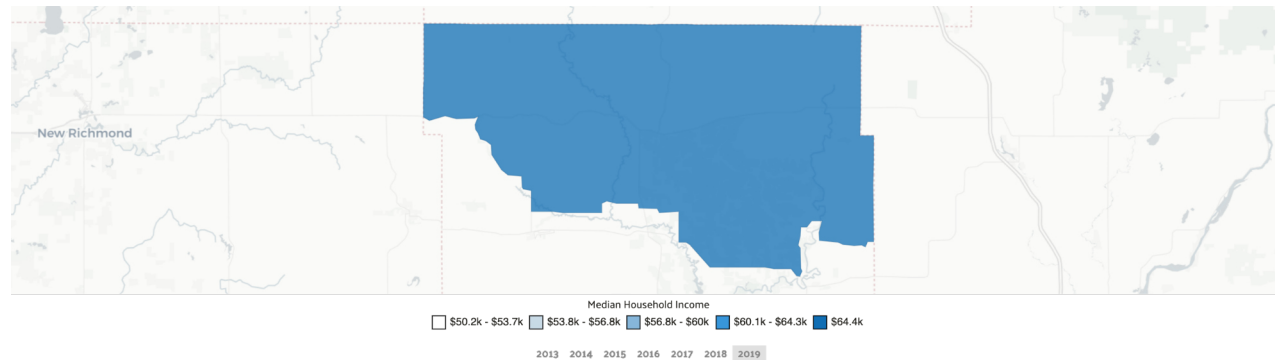
Median household income in Ridgeland, WI is \$33,875. In 2019, the place with the highest median household income in Ridgeland, WI was Census Tract 9701 with a value of \$64,375, followed by N/A and N/A, with respective values of N/A and N/A.

The economy of Ridgeland, WI employs 119 people. The largest industries in Ridgeland, WI are Manufacturing (32 people), Retail Trade (18 people), and Health Care & Social Assistance (14 people), and the highest paying industries are Manufacturing (\$43,750), Educational Services, & Health Care & Social Assistance (\$38,750), and Health Care & Social Assistance (\$38,750). The most common job groups, by number of people living in Ridgeland, WI, are Office & Administrative Support Occupations (16 people), Farming, Fishing, & Forestry Occupations (13 people), and Production Occupations (13 people).

### INCOME BY LOCATION

1. CENSUS TRACT 9701
2. N/A
3. N/A

In 2019, the place with the highest Median Household Income (Total) in Ridgeland, WI was Census Tract 9701 with a value of \$64,375, followed by N/A and N/A, with respective values of N/A and N/A.



### PROPERTY VALUE

**\$72,500**

2019 MEDIAN  
+/- \$16,960

**\$74,200**

2018 MEDIAN  
+/- \$14,880

In 2019, the median property value in Ridgeland, WI declined from to \$72,500 from the previous year's value of \$74,200.

In Ridgeland, WI the largest share of households have a property value in the \$50k - \$60k range.

### RENT vs OWN

**62.2%**

2019 HOMEOWNERSHIP

**64.6%**

2018 HOMEWONERSHIP

In 2019, 62.2% of the housing units in Ridgeland, WI were occupied by their owner. This percentage declined from the previous year's rate of 64.6%.

This percentage of owner-occupation is lower than the national average of 64.1%. This chart shows the ownership percentage in Ridgeland, WI compared it's parent and neighboring geographies.

### COMMUTE TIME

**27.2 minutes**

AVERAGE TRAVEL TIME

Using averages, employees in Ridgeland, WI have a longer commute time (27.2 minutes) than the normal US worker (25.5 minutes). Additionally, 1.71% of the workforce in Ridgeland, WI have "super commutes" in excess of 90 minutes.

## PEOPLE &amp; DEMOGRAPHICS

	DUNN	WISCONSIN
Est. Population (2019)	44,759	5,790,728
Employed Population	23,564	2,982,365
1 Year Population Growth (2018-2019)	0.587%	0.153%
Est. Households (2019)	12,111	2,390,000
Poverty Rate (2019)	11.8%	11.3%
Poverty 1- Year Difference (2018-2019)	-5.05%	4.59%
Median Age	34.7	39.9
Average Age	34	40

## HOUSEHOLD INCOME

Est. Avg. Household Income (2019)	\$58,783	64,168
Wage Growth 1-Year (2018-2019)	4.47%	5.59%
Wage Distribution (2019)	0.477	0.477

## EDUCATION

Any College (Some College or Higher)	n/a	26.38%
College Degree + (Bachelor Degree or Higher)	n/a	17.83%

## WORKFORCE

Civilian Employed	n/a	n/a
Civilian Unemployed	n/a	n/a
Civilian Non-Labor Force	n/a	n/a
Armed Forces	n/a	n/a

## HOUSING

Owner-Occupied Median Home Value	\$165,200	\$166,500
Housing Units Owner-Occupied	68.2%	67.04%
Housing Units Renter-Occupied	31.8%	32.96%





## WHO WE ARE

COMMERCIAL REAL ESTATE. *Simplified.*

Garito and Company is a full-service commercial real estate firm with headquarters located in Orlando, Florida specializing in Retail and Development. We provide a complete range of transactions, management, and consultation services. Our team has the experience to navigate the rapidly changing climate of retail real estate and can overcome its unique set of challenges while reaping abundant opportunities. Our clients represent a broad sector of Retail & Development ranging from local and national retailers, institutional and private investors, and owners of large retail portfolios.

## OUR VISION

DETAILED FOCUS, *Superior Results.*

Our vision is simple: to be the top real estate firm for every client regardless of need, in every phase of real estate.

## OUR MISSION

BIG COMPANY REACH, *Small company feel.*

At Garito and Company, we're proud to have "big company reach" while still maintaining an intimate level of attention that our clients deserve. Our mission to our clients is to simplify the commercial real estate process so that any client can feel in control of their investment. Every experience is unique and our strategies are custom built to every clients needs.



**GARITO & COMPANY** is a full-service commercial real estate firm specializing in retail & development. Our headquarters are located in Orlando, Florida with satellite offices across the country. Founded in 2015 by Tim Garito.



**TENANT REPRESENTATION.** Garito & Company's retail tenant representation professionals provide retailers with deep market knowledge and skillful lease negotiations to maximize success.



**LEASING.** Our leasing professionals help our clients maximize value through comprehensive marketing strategies and implementation of solutions that ensure a positive impact while producing measurable results.



**DEVELOPMENT.** Garito & Company can help owners with new site development or re-positioning an existing site, helping guide the project every step of the way.

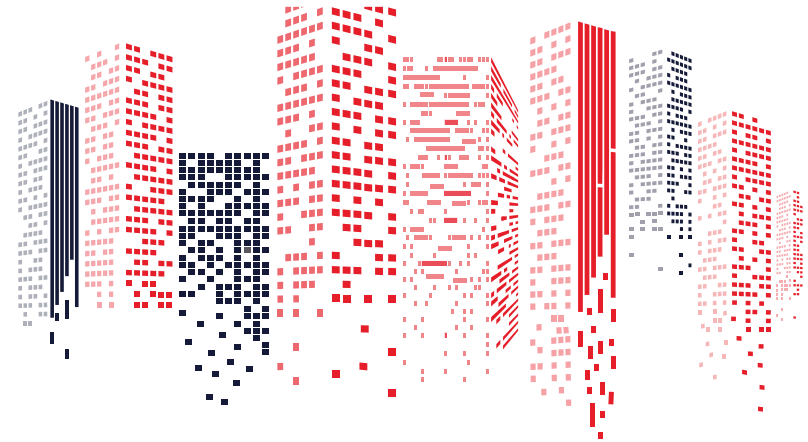


**ACQUISITIONS & DISPOSITIONS.** Whether looking to expand or dispose of assets, rely on Garito & Company for comprehensive, up-to-date assessments of market dynamics and demographic trends that shape investment decisions.



**PROPERTY MANAGEMENT.** Our in-house property managers handle day-to-day operations, carefully evaluating their assets and recommending cost-effective strategies.

COMMERCIAL REAL ESTATE. *Simplified.*



## A FEW OF OUR HAPPY CLIENTS

