

RETAIL PROPERTY | FOR SALE

**DOLLAR GENERAL**

**DOLLAR GENERAL**

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# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

Sale Price:	\$788,560
NOI:	\$55,200
Cap Rate:	7.0%
Building Size:	9,014 SF
Year Built:	2006

## LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	4+ Years
Original Lease Term:	10 Years
Commencement Date:	September 1, 2006
Current Term Expiration:	August 31, 2026
Options:	Five (5) Periods of Five (5) Years
Increases:	10% at Options

## PROPERTY OVERVIEW

Legacy Commercial Group is pleased to present a single-tenant, Double Net (NN) Dollar General located in Park Falls, WI. The property was a Build-to-Suite for Dollar General in 2006 and is 9,014 Square Feet and is situated on +/- 1 Acre. Dollar General is strategically located at a signaled intersection on the main retail corridor for Park Falls. Nearby Retailers include O'Reilly Auto Parts, Kwik Trip, McDonald's, and True Value.

## INVESTMENT HIGHLIGHTS

- New Duro-Last Supreme Roof was installed in 2015 | 15-year Warranty that runs to 2030.
- 15+ Year Operating History - Build-to-Suite for Dollar General in 2006
- Minimal Landlord Responsibilities | Dollar General Reimburses for Taxes, Insurance, Snow and Lawn, and Monthly Parking Lot Maintenance of \$493
- Excellent Dollar General Demographics | Avg. 5 Mile Household Income of \$44,280 | 5 Mile Population of 2,943



### PRICE

\$788,560



### CAP RATE

7.0%



### NOI

\$55,200



# ADDITIONAL PHOTOS

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# DOLLAR GENERAL

**FOUNDED  
IN 1939**



OVER 82 YEARS IN BUSINESS

NYSE TICKER SYMBOL: DG



S&P RATING: BBB

**1,050 STORES  
TO OPEN**

SCHEDULED FOR 2021



1,750 STORE REMODELS IN 2021

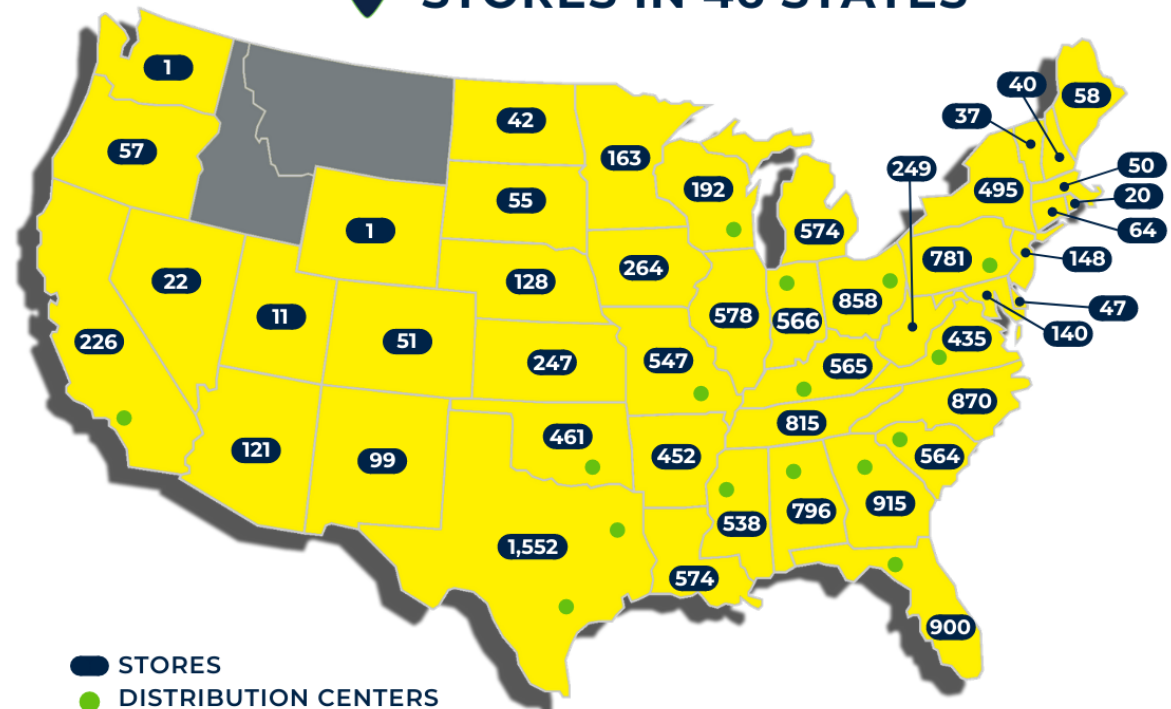
**DOLLAR GENERAL®**

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.

As of August 2020, 75% of Americans are within five miles of a Dollar General. 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.

**OVER 17,175  
STORES IN 46 STATES**

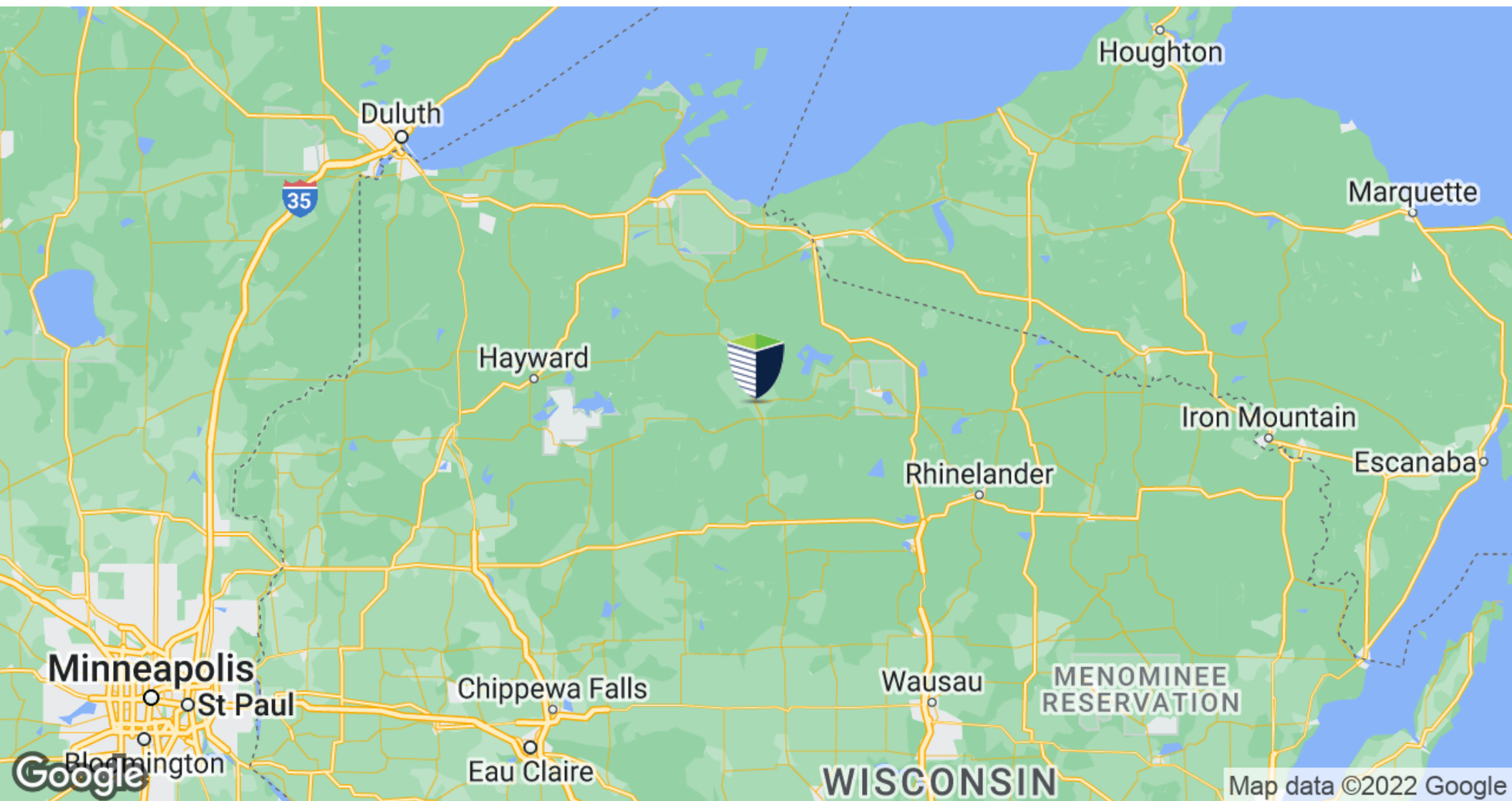


# AERIAL MAP



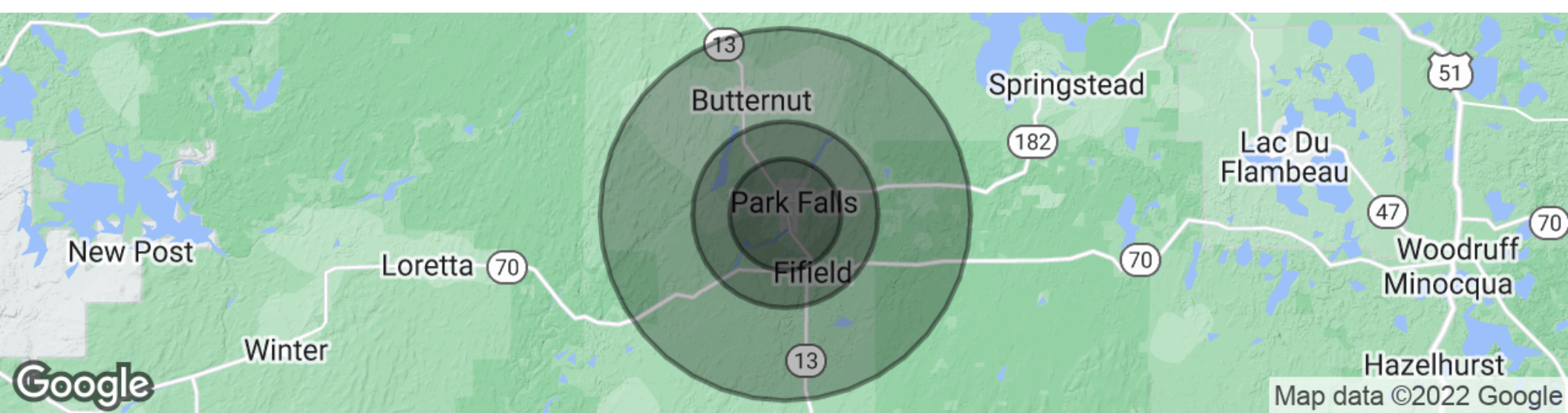


# REGIONAL MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,802	2,943	6,033
Average age	44.9	45.3	46.0
Average age (Male)	42.7	43.4	44.6
Average age (Female)	46.3	46.5	46.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	861	1,404	2,871
# of persons per HH	2.1	2.1	2.1
Average HH income	\$43,550	\$44,280	\$45,657
Average house value	\$85,084	\$85,168	\$85,116

\* Demographic data derived from 2020 ACS - US Census

# LEGACY COMMERCIAL GROUP

## RECENT TRANSACTIONS



**\$23,000,000**

**The Wilsontown Shopping Center**



**\$10,000,000**

**Total Wine | Bed Bath & Beyond**



**\$5,143,000**

**Times Square & Central Park Retail Portfolio**



**\$4,825,000**

**United Rentals (2 Locations)**



**\$2,725,000**

**Houghton Lake Shopping Center**



**\$2,500,000**

**Taco Bell**

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