

# DOLLAR GENERAL

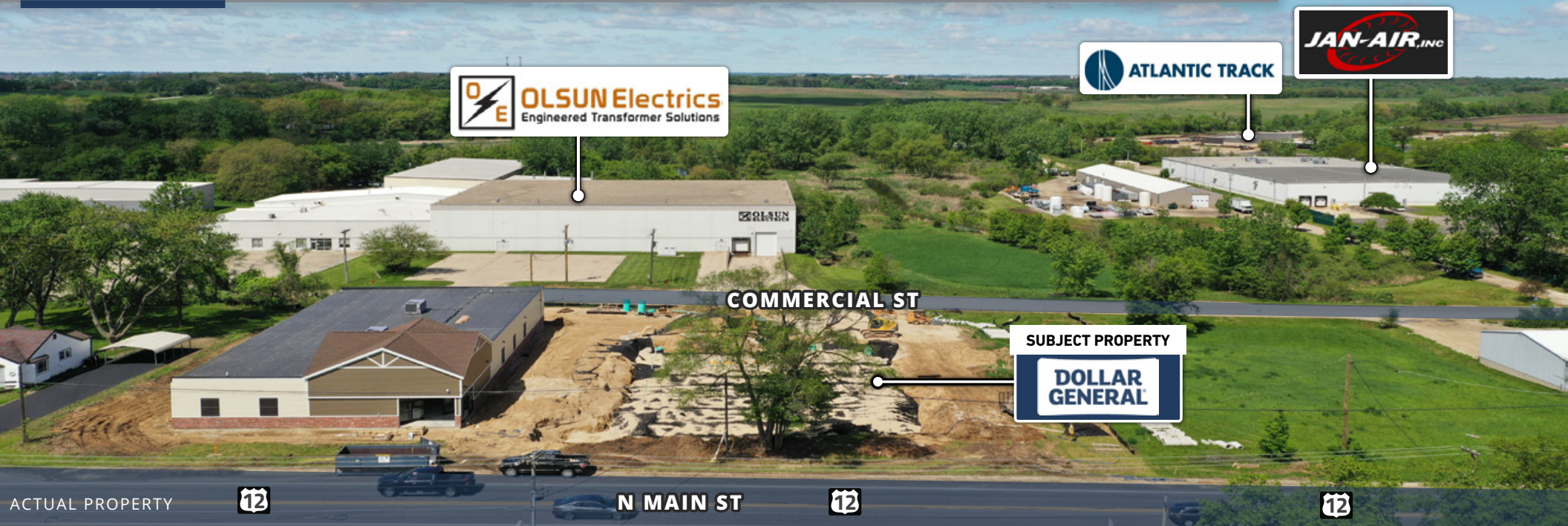
10905 N. Main St.

Richmond, IL 60071





## ON MARKET: DOLLAR GENERAL IN RICHMOND, ILLINOIS



## INVESTMENT HIGHLIGHTS

- Dollar General in Richmond, IL**  
 53 MILES NORTH OF CHICAGO
- Long-term Lease**  
 TENANT HAS COMMITTED TO 15 YEAR LEASE BEGINNING IN 2022
- High-Credit Corporate Guarantee**  
 DOLLAR GENERAL HAS OVER 17,000 STORES
- Zero Landlord Responsibilities**  
 ABSOLUTE TRIPLE NET (NNN) LEASE STRUCTURE
- Wealthy Local Demographics**  
 AVERAGE HOUSEHOLD INCOME OVER \$102,000 IN A 5 MILE RADIUS
- Suburban Midwest Location**  
 LOCATED BETWEEN MILWAUKEE, WI & CHICAGO, IL
- High Traffic Corridor**  
 SITE SEES OVER 13,000 VEHICLES PER DAY
- Close Proximity to National Tenants**  
 NEARBY RETAILERS INCLUDE NAPA AUTO PARTS, TACO BELL, MCDONALD'S, AND USPS

# FINANCIAL OVERVIEW

10905 N. MAIN ST.  
RICHMOND, ILLINOIS

PRICE	\$1,950,000
CAP RATE	5.00%
NOI	\$97,500
PRICE PER SQUARE FOOT	\$214.29
RENT PER SQUARE FOOT	\$10.71
YEAR BUILT	2022
APPROXIMATE LOT SIZE	1.1 Acres
GROSS LEASEABLE AREA	9,100 SF
TYPE OF OWNERSHIP	Fee Simple



RENT SCHEDULE						
	TERM		MONTHLY RENT	ANNUAL RENT	RENT PSF	INCREASES
BASE TERM	5/16/2022	5/31/2037	\$8,125	\$97,500	\$10.71	-
OPTION	6/1/2037	5/31/2042	\$8,938	\$107,250	\$11.79	10.0%
	6/1/2042	5/31/2047	\$9,831	\$117,975	\$12.96	10.0%
	6/1/2047	5/31/2052	\$10,814	\$129,773	\$14.26	10.0%
	6/1/2052	5/31/2057	\$11,896	\$142,750	\$15.69	10.0%



# DOLLAR GENERAL - Richmond, Illinois





# LEASE SUMMARY

RENT COMMENCEMENT DATE	5/16/2022
EXPIRATION DATE	5/31/2037
INITIAL TERM	15 Years
TERM REMAINING	15 Years
STRUCTURE	NNN
BASE TERM INCREASES	None
OPTIONS	Four, 5-year
LEASE GUARANTOR	Dollar General Corporation
GUARANTOR STRENGTH	Corporate
LANDLORD RESPONSIBILITIES	None



REPRESENTATIVE PHOTOS



ACTUAL PROPERTY



# TENANT OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of April 2022, Dollar General operates 18,216 stores in the continental United States. Dollar General saves time by staying focused on life's simple necessities: laundry detergent, toilet paper, soap, shampoo, socks and underwear.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. 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 2021 reached #91. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$34 billion in 2021.



REPRESENTATIVE PHOTOS

**DOLLAR  
GENERAL®**

## OVERVIEW

<b>TENANT</b>	Dollar General Corporation
<b>OWNERSHIP</b>	Dollar General
<b>LEASE GUARANTOR</b>	Public
<b>GUARANTOR STRENGTH</b>	Corporate
<b>SYSTEMWIDE LOCATION COUNT</b>	18,216+
<b>HEADQUARTERS</b>	Goodlettsville, TN
<b>WEBSITE</b>	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
<b>SALES VOLUME</b>	\$34 Billion (FY2021)
<b>STOCK SYMBOL</b>	DG
<b>BOARD</b>	NYSE
<b>CREDIT RATING</b>	BBB (S&P)
<b>FORTUNE 500 RANK</b>	91



REPRESENTATIVE PHOTOS

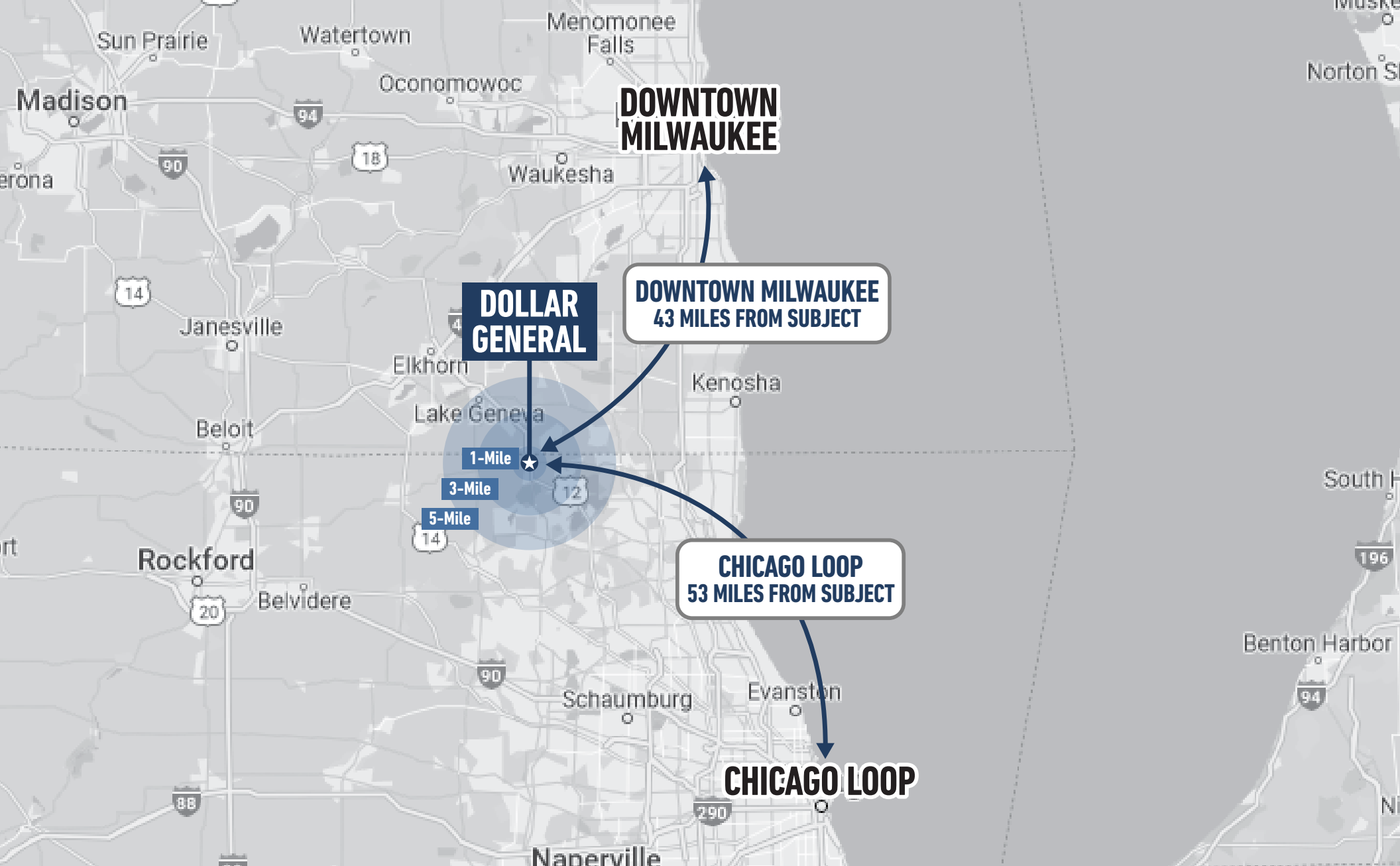
# ABOUT RICHMOND

Richmond is a town in McHenry County, Illinois, about 53 miles from Chicago. It is a commuter town within the the Chicago Metropolitan Area. The town was founded in 1837 by a carpenter named William McConnell. McConnel and others established multiple businesses in the area including a cheese factory, creamery, box factory, wagon works, and pickle factory. The economy in the area still includes factories and industry, along with a large portion of professionals commuting to Chicago.

Chicago is the 3rd most populous city in the U.S., and the Metropolitan area is one of the 40 largest in the world, and the largest in the Great Lakes Region. The area is has one of the most of the world's largest and most diversified economies with over 6 million full-time employees, and home to 31 Fortune 500 headquarters.



REPRESENTATIVE PHOTOS



	1-Mile	3-Mile	5-Mile
2010 Population	1,250	8,957	24,675
2022 Population	1,257	8,941	24,166
2027 Population	1,254	8,991	24,228

	1-Mile	3-Mile	5-Mile
2010 Households	504	3,381	9,102
2022 Households	510	3,377	8,925
2027 Households	510	3,396	8,952

	1-Mile	3-Mile	5-Mile
2022 Average HH Income	\$93,362	\$103,264	\$102,296
2022 Median HH Income	\$79,918	\$81,511	\$83,162



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*CONTACT US:*

**JORDAN KOEPPPEL**

*LICENSED REAL ESTATE SALESPERSON*

*jkoeppe@sabcap.com*

*t. 646.809.8842*

*LICENSE #: 10401317069 (NY)*

*IN ASSOCIATION WITH:*

**BROKER OF RECORD**

*Simeon C Spirrison*

*Adelphia Properties*

*t. 630.455.4495*

*simeon@adelphiaproperties.com*

*LICENSE #: 471.002578 (IL)*

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