

**DOLLAR
GENERAL®**

TOLUCA | IL

10 Years Remaining on Absolute NNN Lease | Zero Landlord Responsibilities



Representative Photo

Offering Memorandum

Exclusively Listed by the Patton | Wiles | Fuller Group of Marcus & Millichap

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710 IL-117
Toluca | IL 61369

Additional Dollar General Sites Available
Kansas, IL Warsaw, IL

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Executive Summary

 Click to View
Google Map

OFFERING PRICE

\$1,177,000

CAP Rate	6.85%
Current Annual Rent	\$80,573
Gross Leasable Area (GLA)	9,100
Price/SF (GLA)	\$129.34
Year Built	2018
Lot Size (Acres)	1.83

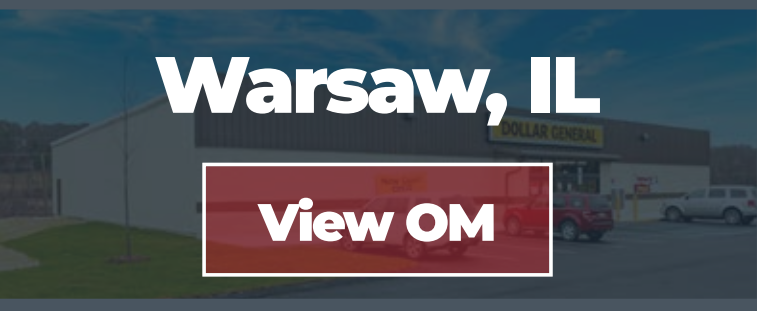
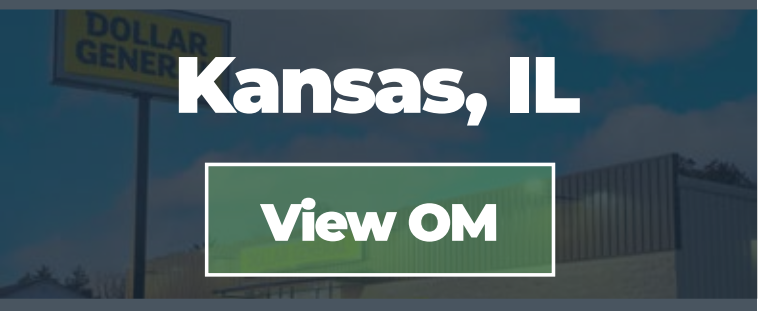


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Additional Dollar General Sites Available



LEASE SUMMARY

Legal Tenant	Dollar General
Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Ownership Interest	Fee Simple
Lease Guaranty Type	Corporate Guaranty
Guarantor Entity	Dollar General Corporation
Original Lease Term	15 Years
Lease Commencement Date	May 15, 2017
Rent Commencement Date	May 29, 2018
Lease Expiration Date	May 31, 2033
Remaining Lease Term	10 Years
Renewal Options	Three, 5-Year
Rent Increases	10% in Each Option
Right of First Refusal / First Offer	None

RENT SCHEDULE

Base Term	Annual Rent	Monthly Rent	Annual Rent/SF	CAP Rate
Current - 5/31/2033	\$80,573	\$6,714.39	\$8.85	6.85%

Option Terms	Annual Rent	Monthly Rent	Annual Rent/SF	CAP Rate
Option 1 (5 Years)	\$88,630	\$7,385.83	\$9.74	7.53%
Option 2 (5 Years)	\$97,493	\$8,124.41	\$10.71	8.28%
Option 3 (5 Years)	\$107,242	\$8,936.85	\$11.78	9.11%

Investment Highlights

- 10 Years Remaining on Absolute NNN Lease | Zero Landlord Responsibilities
- 10% Rental Increases at Each of the Three, Five-Year Renewal Options
- Full Concrete Parking Lot (Tenant Responsible for All Maintenance)
- Toluca is Located in Central Illinois, with Easy Access to Major Transportation Routes Including Interstate 39 and Illinois Route 17
- Easy Access and Visibility Along the Primary Thoroughfare (W Sant Fe Ave)
- Toluca, IL is Located ~30 Miles from Peoria, IL (110,000 Residents)
- Large 1.83 Acre Parcel
- Investment Grade S&P “BBB” Credit | \$45 Billion Market Cap (NYSE: DG) | 18,190+ Stores in 44 States
- Dollar General is Ranked #106 on the Fortune 500 List (2022)



Representative Photo



Representative Photo

Landlord/Tenant Responsibilities

Roof & Structure	Tenant Responsibility
Parking Lot	Tenant Responsibility
HVAC	Tenant Responsibility
Utilities	Tenant Responsibility
Real Estate Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Common Area Maintenance	Tenant Responsibility

Parcel Map

Number: 14-05-356-015

Acreage: 1.83

Parking Spaces: 34



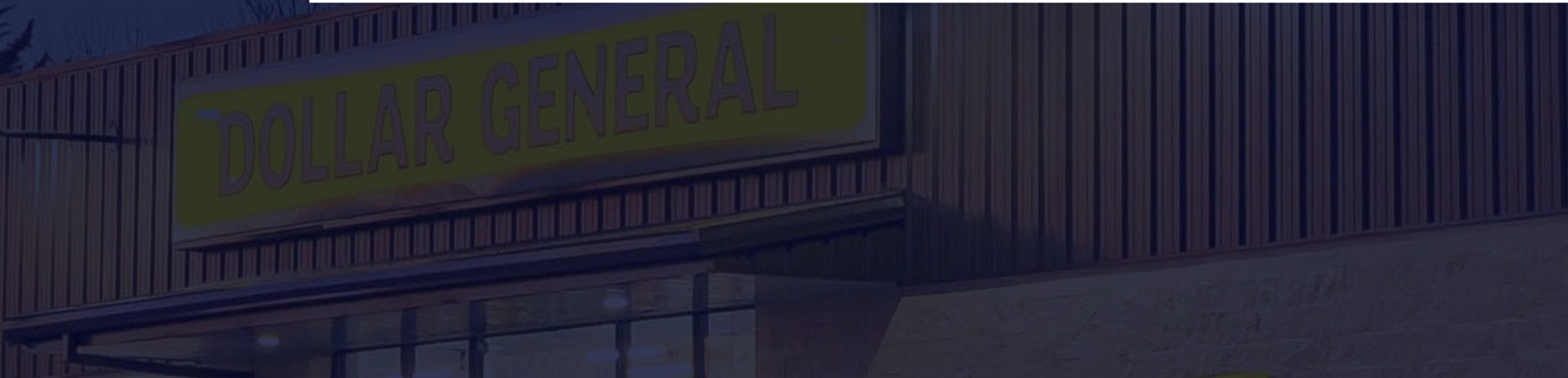


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Property Physical Details

Year Built	2018
Topography	Level
Construction	Steel Frame
Zoning	Commercial
Number of Tax Parcels	One
Parcel Number	14-05-356-015

Property Type	STNL Dollar Store
Parking Ratio	3.74 : 1000 SF
Parking Spaces	34
Parking Surface	Concrete
Roof	Metal
HVAC	Roof-Mounted



Representative Photo



Regional Map

The Dollar General logo is displayed in a yellow rounded rectangle with a white border. The text "DOLLAR GENERAL" is in a bold, black, sans-serif font, with a registered trademark symbol (®) to the upper right of the word "GENERAL".

DOLLAR GENERAL®

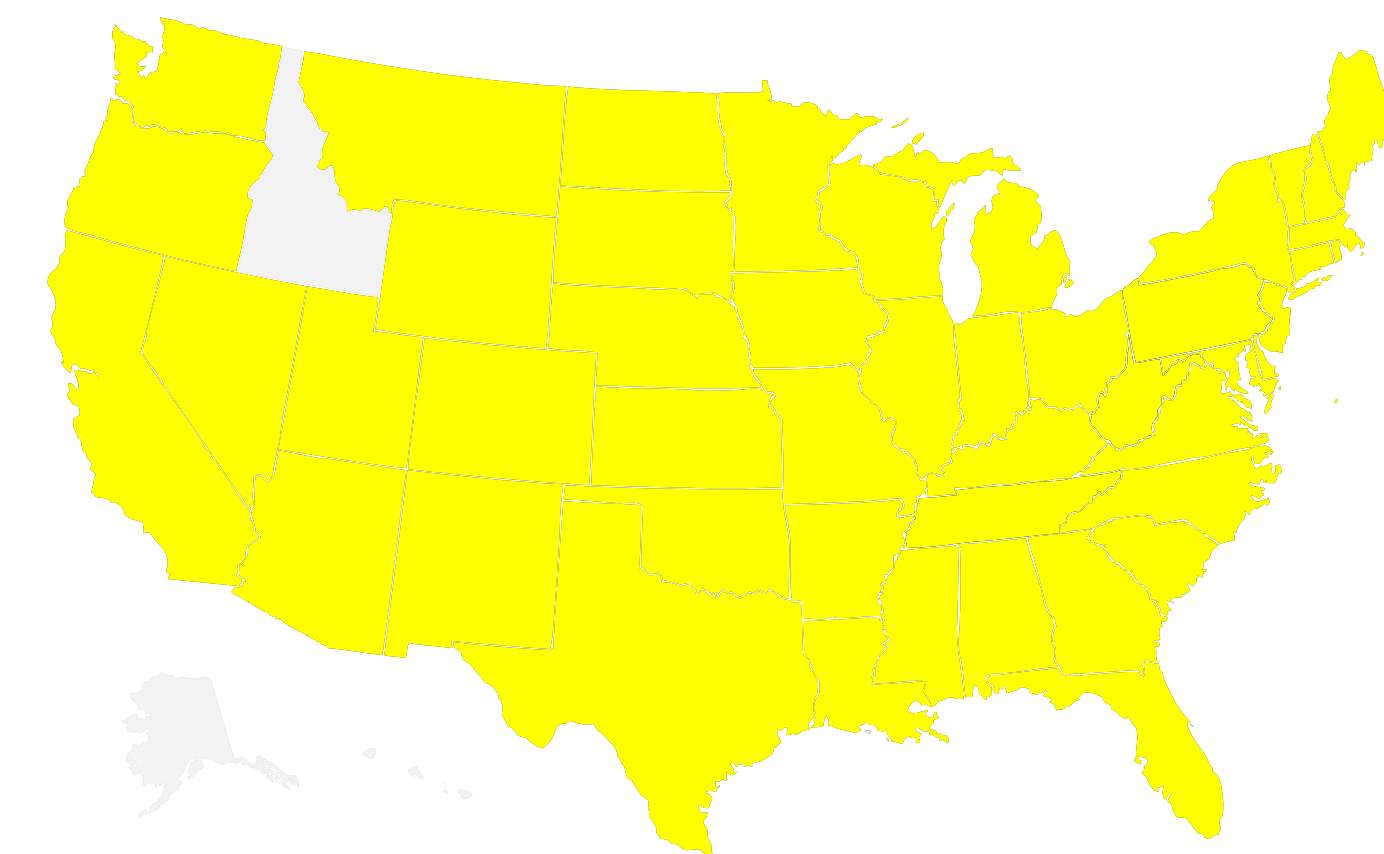


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Tenant Overview

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, Midwestern, and eastern United States. It offers consumable products, including paper and cleaning products, such as paper towels, bath tissues, paper dinnerware, trash and storage bags, disinfectants, and laundry products; packaged food comprising cereals, pasta, canned soups, fruits and vegetables, condiments, spices, sugar, and flour; and perishables that include milk, eggs, bread, refrigerated and frozen food, beer, and wine. The company's consumable products also comprise snacks, such as candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, including over-the-counter medicines and personal care products, such as soaps, body washes, shampoos, cosmetics, and dental hygiene and foot care products; pet supplies and pet food; and tobacco products. In addition,

it offers seasonal products comprising holiday items, toys, batteries, small electronics, greeting cards, stationery, prepaid phones and accessories, gardening supplies, hardware, and automotive and home office supplies; and home products that include kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen, and bed and bath soft goods. Further, the company provides apparel, which comprise casual everyday apparel for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories. 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.





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DG (NYSE)
Stock Symbol & Exchange



\$34.22 Billion
FY 2022 Revenue



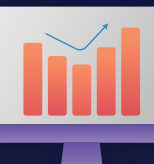
\$2.399 Billion
FY 2022 Net Income



\$48.45 Billion
Market Capitalization (Mar 2023)



BBB (S&P)
Baa2 (Moody's)
Credit Rating & Rating Agency



#106 (2022)
Fortune 500 Rank



19,000 +
Global Store Count



1939
In Business Since



Goodlettsville, TN
Headquarters



163,000
Full-Time Employees



3, 10 & 20 Mile Demographics

2022 Population	3 MI	10 MI	20 MI
Total Population	1,574	8,179	61,911

Population 25+ by Education Level	3 MI	10 MI	20 MI
Total Population Age 25+	1,165	5,716	43,632
Grade K - 8	2.7%	1.9%	1.9%
Grade 9 - 12	6.3%	6.3%	6.8%
High School Graduate	43.8%	39.9%	39.2%
Associates Degree	7.1%	9.4%	9.9%
Bachelor's Degree	15.3%	14.1%	12.6%
Graduate Degree	3.8%	5.0%	5.1%
Some College, No Degree	20.1%	22.9%	23.9%
No Schooling Completed	0.9%	0.6%	0.6%

Population by Gender	3 MI	10 MI	20 MI
2022 Total Population	1,574	8,179	61,911
Female Population	794	4,181	31,199
Male Population	780	3,998	30,713

Households by Income	3 MI	10 MI	20 MI
Income \$ 15,000 - \$24,999	8.1%	9.1%	10.2%
Income \$ 25,000 - \$34,999	10.0%	9.4%	9.2%
Income \$ 35,000 - \$49,999	13.3%	12.6%	13.3%
Income \$ 50,000 - \$74,999	22.7%	19.0%	19.1%
Income \$ 75,000 - \$99,999	14.1%	14.8%	15.5%
Income \$100,000 - \$124,999	8.5%	12.1%	10.2%
Income \$125,000 - \$149,999	4.2%	6.0%	5.2%
Income \$150,000 +	8.1%	7.8%	7.5%
Average Household Income	\$69,203	\$74,927	\$73,190
Median Household Income	\$60,422	\$63,852	\$60,882

Households by Income	3 MI	10 MI	20 MI
Population By Age			
Age 15 - 19	4.3%	6.0%	6.1%
Age 20 - 24	5.0%	5.3%	5.3%
Age 25 - 34	10.3%	10.8%	11.3%
Age 35 - 44	11.0%	11.4%	11.6%
Age 45 - 54	13.9%	12.3%	11.7%
Age 55 - 64	14.4%	13.6%	14.2%
Age 65 - 74	12.4%	11.6%	11.8%
Age 75 - 84	8.3%	7.3%	6.8%
Age 85 +	3.7%	3.1%	3.1%

2022 Households	3 MI	10 MI	20 MI
Total Households	755	4,094	29,075
Owner Occupied	484	2,702	19,453
Renter Occupied	149	638	5,861



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