



REPRESENTATIVE IMAGE



DOLLAR GENERAL
CALUMET TOWNSHIP, MI 49913

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OFFERING SUMMARY



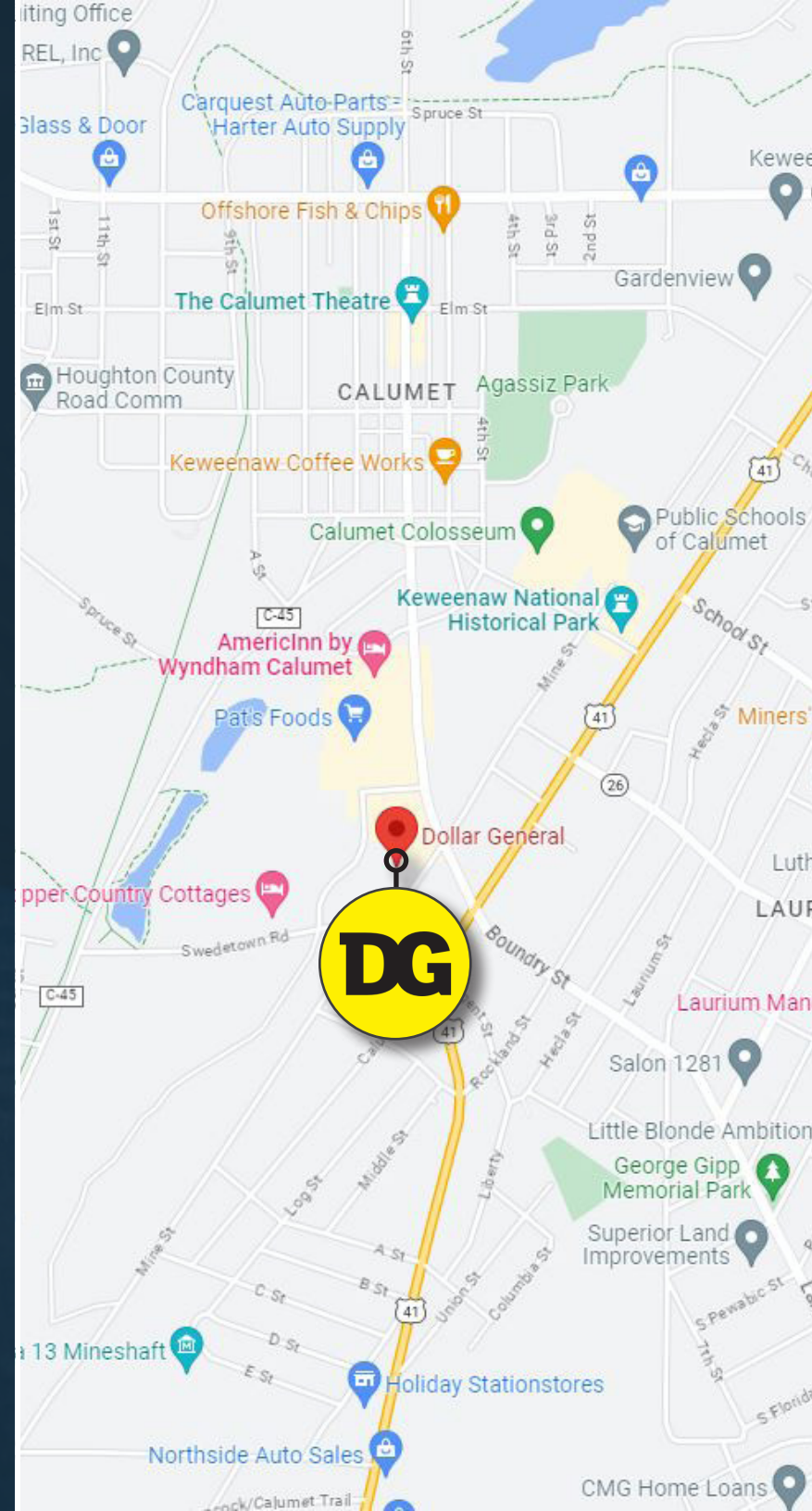
56677 MINE ST | CALUMET TOWNSHIP, MI 49913

FINANCIALS

PRICE	\$1,200,000
NOI	\$83,963
CAP RATE	7.00%
PRICE/SF	\$128.12
RENT/SF	\$8.96

OPERATIONAL

LEASE TYPE	Absolute Net
GUARANTOR	Corporate Guarantee
LEASE EXPIRATION	07/31/2029
RENEWAL OPTIONS	(5) Five 5-Year
INCREASES	10% every 5 Year Renewal
GROSS SF	9,366.5
RENTABLE SF	9,366.5
LOT SIZE	1.13 Acres (49,223 SF)
YEAR BUILT	2014



INVESTMENT HIGHLIGHTS



ABSOLUTE NNN LEASE

Zero Landlord Responsibilities

RARE EXTENDED RENEWAL STRUCTURE

Lease benefits from Five, 5 year renewal options.

LOW PRICE POINT STORE

Ideal for 1031 clients coming out of a smaller exchange. The store benefits from a lower than average rent for typical Dollar Generals

INVESTMENT GRADE CORPORATE GUARANTEE

Dollar General boasts an investment grade credit rating of BBB by the S&P and operates over 17,000 locations.

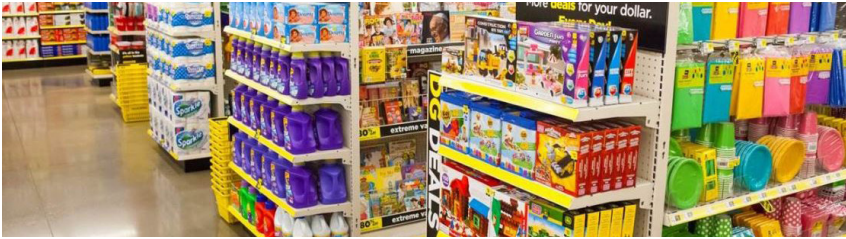
WELL POSITIONED STORE

This Dollar General benefits from immediate proximity to the Swedetown Recreation Area which is a 1,900 acre recreation area affixed with ski trailers, hiking, mountain biking, fishing, and an annual Bike Race.

COMMUNITY ORIENTED LOCATION

Site in walking distance from local grocer, hotels, bank, gas station, and local strip center.

TENANT PROFILE



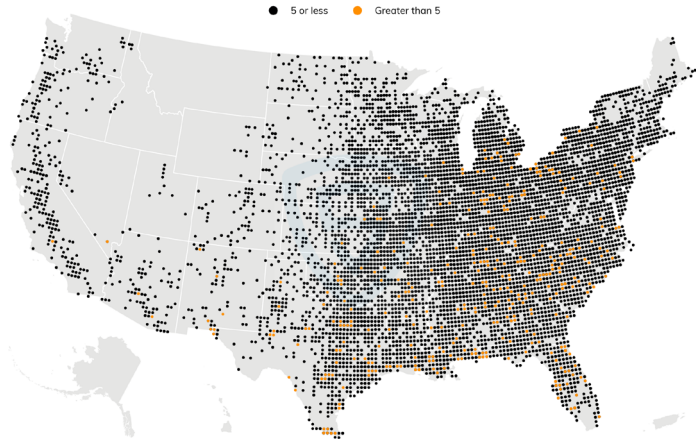
OVERVIEW	
Company	Dollar General
S&P Credit Ranking	BBB
Founded	1939
Total Net Worth	\$48.52B
Number of Locations	19,000+
New Stores Planned for 2023	1,050
Headquarters	Goodlettsville, TN
Website	www.dollargeneral.com

TENANT OVERVIEW

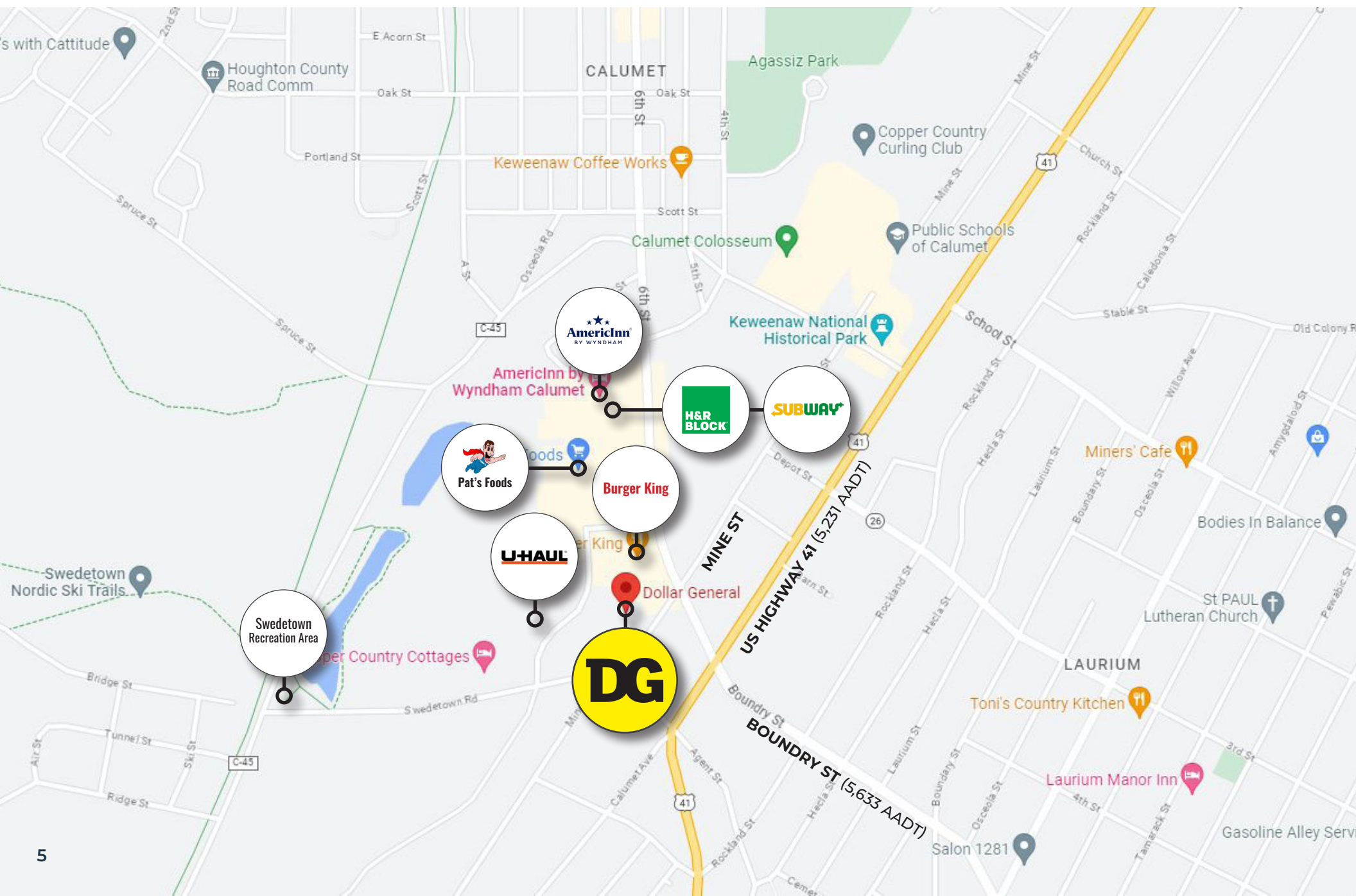
Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of 2022, Dollar General operated over 19,000 stores in 47 states and territories across 7,279 cities with an average rating of 4.11.

The company first began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky by James Luther Turner and Cal Turner. In 1968 the name changed to Dollar General Corporation and the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2018 reached #123. Dollar General has grown to become one of the most profitable stores in the rural United States with net worth reaching \$48.52B in 2023.

- TENANT HIGHLIGHTS
- The company Cal Turner co-founded went public as DG Corporation in 1968
 - In 2000 Dollar General opened a new corporate HQ in Goodlettsville, TN
 - In 2016, Dollar General announced plans to hire 10,000 new employees
 - In 2023, Dollar General plans 1,050 new stores



LOCAL MAP





Calumet

MICHIGAN

LOCATION AND GEOGRAPHY

Calumet is situated in Houghton County, surrounded by the scenic landscapes of the Keweenaw Peninsula. The town is located near Lake Superior, offering breathtaking views and opportunities for outdoor activities such as boating, fishing, hiking, and camping. The area is known for its rugged terrain, picturesque forests, and stunning waterfronts.

HISTORICAL SIGNIFICANCE

Calumet has a significant historical background tied to the copper mining boom of the late 19th and early 20th centuries. The town was once a thriving center of the copper industry, and remnants of its mining heritage can be seen in its architecture, museums, and historic sites. The Calumet Historic District is listed on the National Register of Historic Places.

COMMUNITY AND CULTURE

The tight-knit community of Calumet fosters a friendly and welcoming atmosphere. Residents take pride in their town's history and actively participate in preserving its heritage. The area hosts various cultural events, including music festivals, art exhibitions, and community celebrations. Calumet also has a vibrant arts scene, with local artists showcasing their talents through galleries and studios.

EDUCATION

Calumet is home to Calumet Public Schools, which provide education to the local community. The schools offer a range of academic and extracurricular programs, ensuring students receive a well-rounded education. For higher education, nearby Michigan Technological University in Houghton offers various degree programs and research opportunities.

OUTDOOR RECREATION

The natural surroundings of Calumet provide ample opportunities for outdoor enthusiasts. The Keweenaw Peninsula offers a wealth of recreational activities, including hiking trails, biking routes, cross-country skiing, snowmobiling, and snowshoeing. The stunning coastline of Lake Superior attracts visitors for swimming, kayaking, and exploring its beautiful beaches.

TOURISM

Calumet attracts tourists who are drawn to its history, natural beauty, and recreational opportunities. Visitors can explore the numerous historical sites, including the Calumet Theatre, the Coppertown USA Mining Museum, and the Delaware Copper Mine. The town also serves as a gateway to the attractions of the Keweenaw Peninsula, such as the historic towns of Copper Harbor and Eagle River, as well as the scenic Brockway Mountain Drive.

ECONOMY

While the mining industry is no longer dominant, Calumet's economy has diversified over the years. The town now relies on a combination of tourism, small businesses, local services, and educational institutions to sustain its economy. There is also a growing interest in sustainable development and renewable energy in the area.

4,181

POPULATION IN
1 MILE RADIUS

\$39,964

MEDIAN HOUSEHOLD INCOME
IN 1 MILE RADIUS

39.7

MEDIAN AGE
IN 1 MILE RADIUS

SWEDETOWN RECREATION AREA

The Swedetown Recreation Area is a popular outdoor destination located 0.4 miles away from Dollar General in Calumet, Michigan. It offers a variety of recreational activities for visitors of all ages throughout the year.

LOCATION AND SETTING

The Swedetown Recreation Area is situated in a scenic woodland setting in the Keweenaw Peninsula. It covers a vast area of over 1,500 acres, providing ample space for outdoor exploration and activities.

TRAIL SYSTEM

One of the main highlights of the Swedetown Recreation Area is its extensive trail system. It offers approximately 25 miles of groomed trails, making it a haven for outdoor enthusiasts. These trails cater to a range of activities, including hiking, trail running, mountain biking, cross-country skiing, snowshoeing, and fat biking during winter months. The trails wind through forests, meadows, and hills, providing stunning natural views and a chance to connect with nature.

CROSS-COUNTRY SKIING

Swedetown Recreation Area is particularly renowned for its cross-country skiing trails. The well-maintained trails, suitable for skiers of all skill levels, make it a popular destination for both locals and visitors. Skiers can enjoy classic skiing or skate skiing, and there are separate trails for each style. The winter landscape covered in snow adds to the charm of cross-country skiing in the area.

AMENITIES AND FACILITIES

The recreation area offers a range of amenities to enhance visitors' experiences. There is a trailhead with parking facilities, restrooms, and a warming shelter. The shelter provides a cozy spot to rest and warm up during colder months. Picnic areas are also available, allowing visitors to relax and enjoy a meal amidst the beautiful

1,900

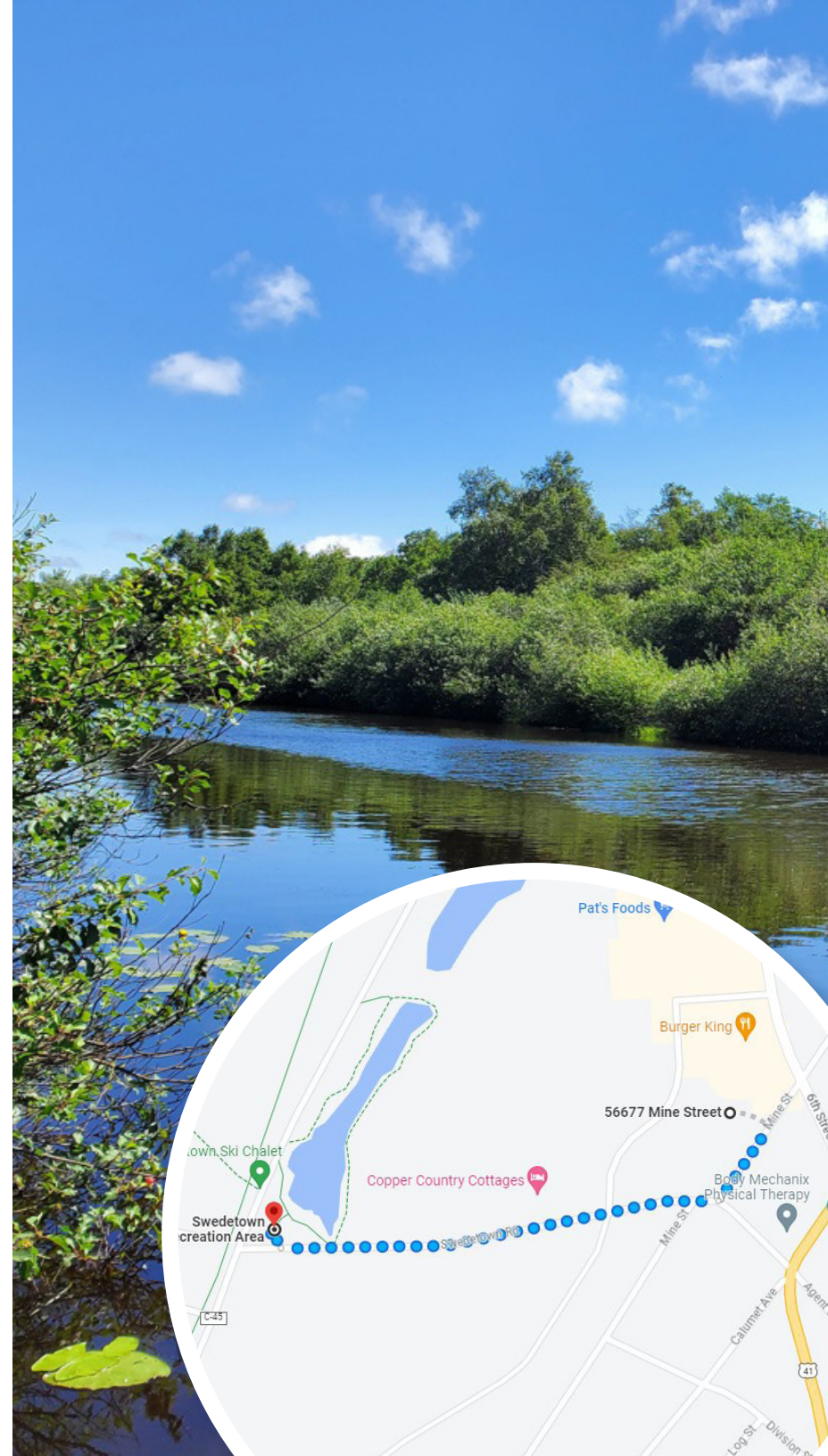
ACRES

25

MILES OF MOUNTAIN
BIKE TRAILS

26K

OF GROOMED CROSS
COUNTRY SKIS



AREA DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	4,181	6,163	9,617
2022 Estimate			
Total Population	4,225	6,217	9,645
2010 Census			
Total Population	4,410	6,458	9,859
2000 Census			
Total Population	4,773	6,901	10,416
Daytime Population			
2022 Estimate	4,005	5,682	7,819
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	1,838	2,627	4,065
2022 Estimate			
Total Households	1,859	2,649	4,067
Average (Mean) Household Size	2.3	2.3	2.3
2010 Census			
Total Households	1,923	2,725	4,120
2000 Census			
Total Households	2,034	2,865	4,283
Occupied Units			
2027 Projection	2,505	3,552	5,516
2022 Estimate	2,515	3,554	5,482
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	2.3%	2.3%	2.5%
\$100,000-\$149,999	6.4%	6.4%	6.2%
\$75,000-\$99,999	9.8%	9.8%	9.8%
\$50,000-\$74,999	17.9%	18.1%	18.8%
\$35,000-\$49,999	18.6%	19.2%	19.5%
Under \$35,000	45.0%	44.2%	43.1%
Average Household Income	\$49,727	\$50,280	\$51,021
Median Household Income	\$38,964	\$39,408	\$40,248
Per Capita Income	\$21,999	\$21,529	\$21,701

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$91,126	\$91,693	\$92,894
Consumer Expenditure Top 10 Categories			
Housing	\$13,743	\$13,798	\$13,928
Transportation	\$8,801	\$8,830	\$8,944
Food	\$5,382	\$5,401	\$5,453
Healthcare	\$4,821	\$4,876	\$4,941
Personal Insurance and Pensions	\$4,462	\$4,486	\$4,574
Entertainment	\$2,809	\$2,840	\$2,900
Cash Contributions	\$1,823	\$1,860	\$1,896
Apparel	\$982	\$983	\$1,002
Education	\$901	\$926	\$953
Gifts	\$867	\$878	\$885
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	4,225	6,217	9,645
Under 20	27.7%	27.9%	26.6%
20 to 34 Years	17.0%	16.3%	15.5%
35 to 39 Years	5.6%	5.6%	5.4%
40 to 49 Years	11.0%	11.0%	10.9%
50 to 64 Years	18.1%	18.0%	18.9%
Age 65+	20.6%	21.1%	22.7%
Median Age	39.7	40.1	42.3
Population 25+ by Education Level			
2022 Estimate Population Age 25+	2,781	4,092	6,523
Elementary (0-8)	2.2%	2.2%	2.3%
Some High School (9-11)	8.4%	8.3%	7.4%
High School Graduate (12)	35.5%	36.4%	38.1%
Some College (13-15)	21.9%	21.4%	20.7%
Associate Degree Only	10.1%	10.1%	10.1%
Bachelor's Degree Only	15.1%	14.8%	14.1%
Graduate Degree	6.9%	6.9%	7.2%



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