



DOLLAR GENERAL
LA HARPE, IL 61450

REPRESENTATIVE IMAGE

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OFFERING SUMMARY



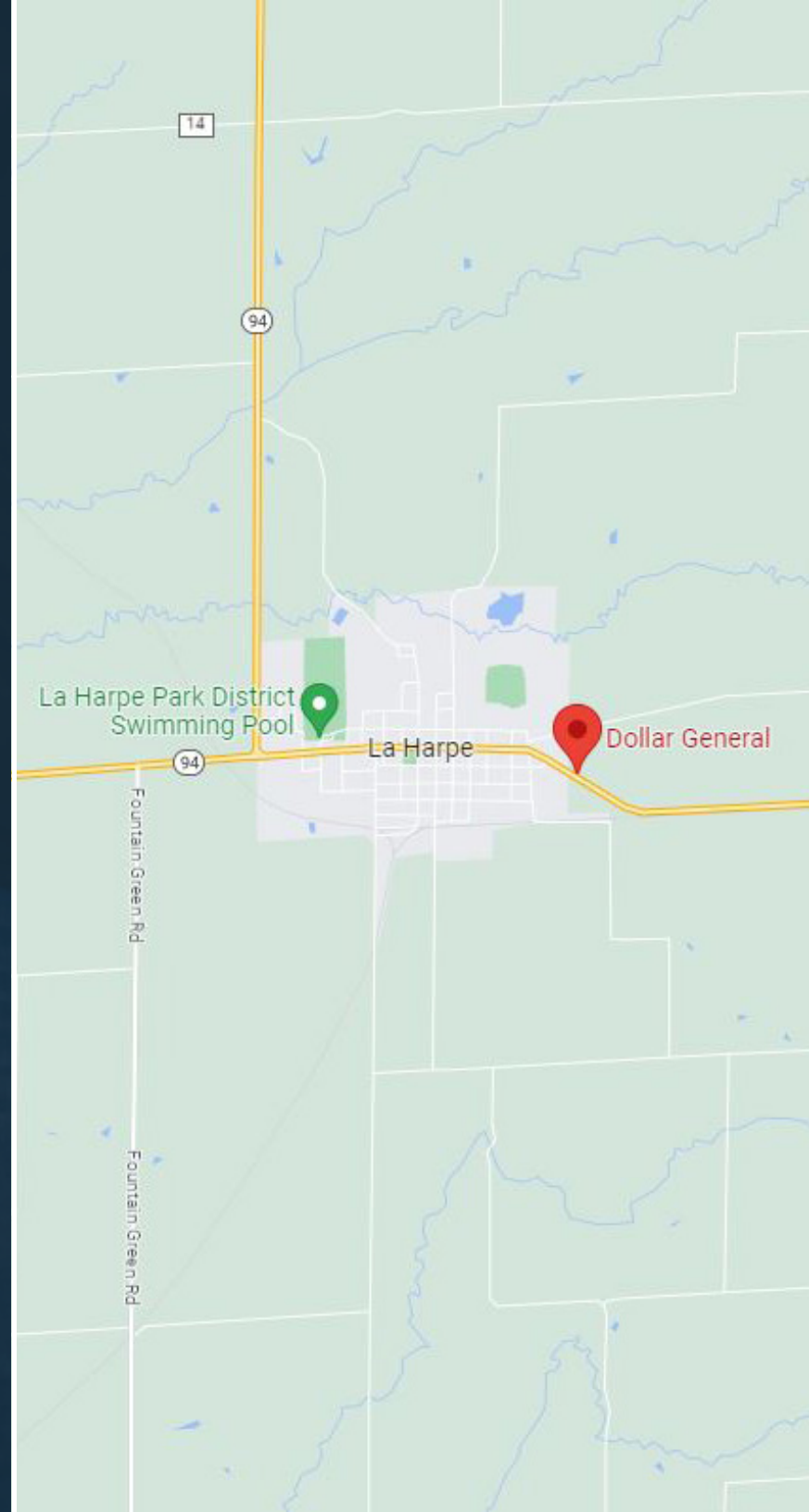
718 E MAIN ST | LA HARPE, IL 61450

FINANCIALS

PRICE	\$1,175,245
NOI	\$81,885
CAP RATE	6.97%
PRICE/SF	\$129.15
RENT/SF	\$9.00

OPERATIONAL

LEASE TYPE	Absolute Net
GUARANTOR	Corporate Guarantee
LEASE EXPIRATION	05/31/2026
RENEWAL OPTIONS	(2) Two 5-Year
INCREASES	10% every 5 Years
GROSS SF	9,100
RENTABLE SF	9,100
LOT SIZE	1.72 Acres (74,923 SF)
YEAR BUILT	2011



INVESTMENT HIGHLIGHTS



ABSOLUTE NNN LEASE

Favorable Lease Structure provides an investor with an easy to own asset with zero landlord responsibilities.

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

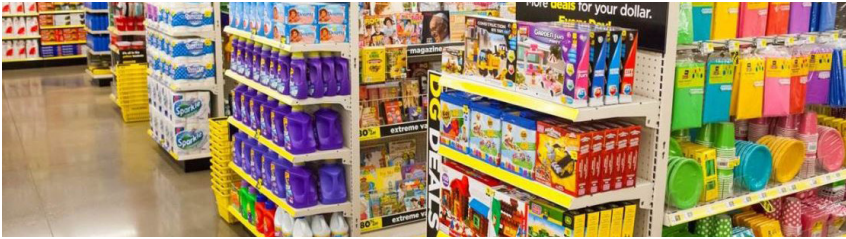
LOCAL MARKET DOMINANCE

Closest grocery store is 20 miles away. This Dollar General has complete market share and is the one stop shop for all essentials. Traffic Counts along E Main St exceeds 3,150 AADT (average annual daily traffic)

STRONG CORPORATE GUARANTEE

Dollar General has an Investment Grade Credit Rating of BBB by the S&P

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

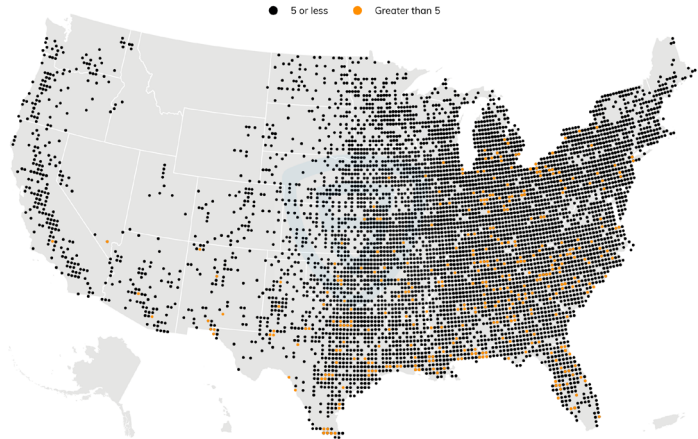
TENANT HIGHLIGHTS

- 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

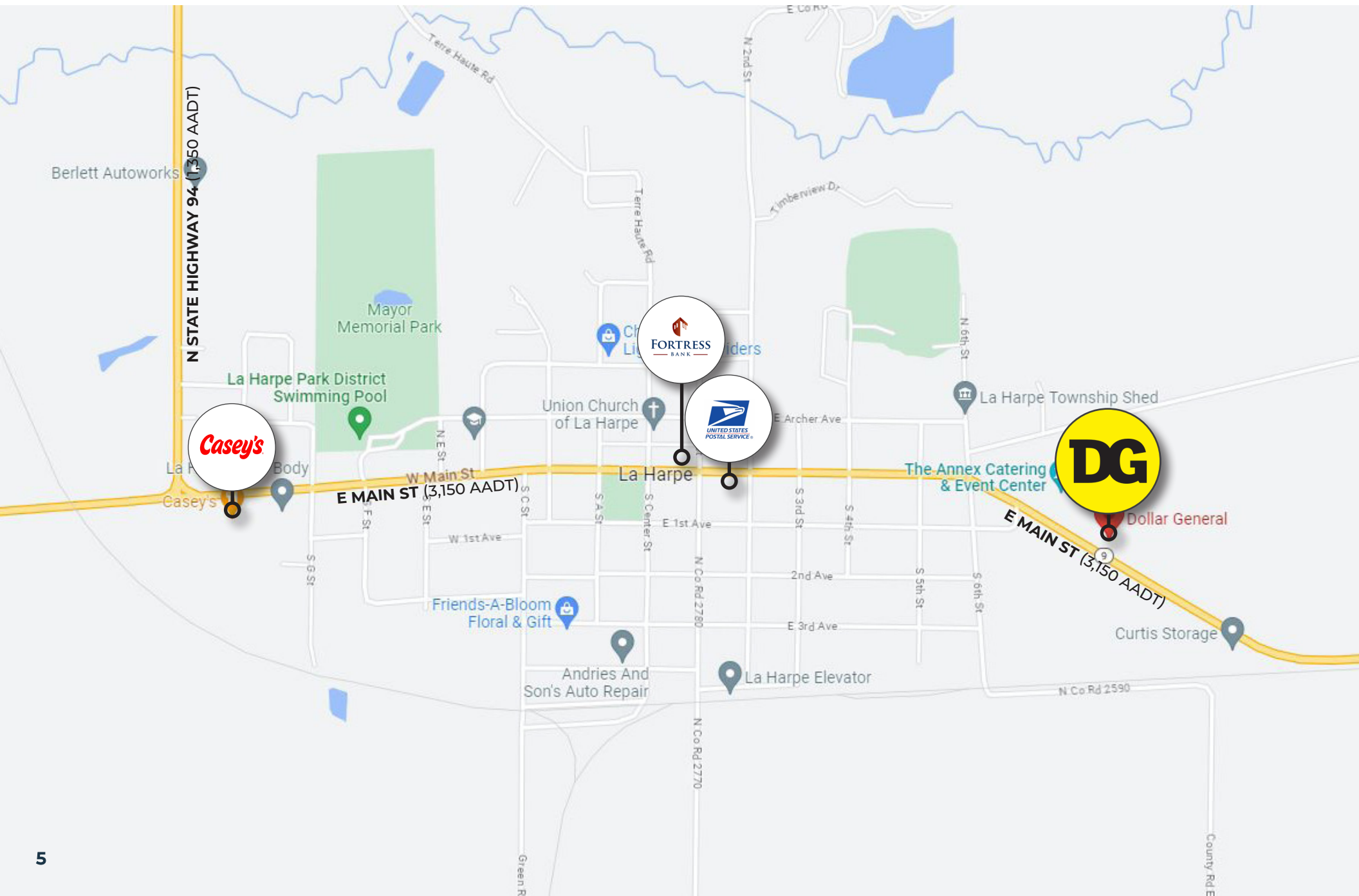
TENANT OVERVIEW

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.



LOCAL MAP



AREA DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	1,009	1,349	1,856
2022 Estimate			
Total Population	1,009	1,349	1,862
2010 Census			
Total Population	1,061	1,419	1,975
2000 Census			
Total Population	1,169	1,564	2,201
Daytime Population			
2022 Estimate	714	949	1,255
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	452	589	819
2022 Estimate			
Total Households	450	586	819
Average (Mean) Household Size	2.3	2.3	2.3
2010 Census			
Total Households	462	603	851
2000 Census			
Total Households	472	616	880
Occupied Units			
2027 Projection	553	721	1,011
2022 Estimate	545	711	999
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	5.9%	5.8%	5.1%
\$100,000-\$149,999	11.7%	11.7%	11.2%
\$75,000-\$99,999	12.0%	12.0%	13.1%
\$50,000-\$74,999	23.0%	23.1%	24.2%
\$35,000-\$49,999	12.4%	12.4%	12.9%
Under \$35,000	34.9%	35.0%	33.5%
Average Household Income	\$64,523	\$64,412	\$63,857
Median Household Income	\$53,027	\$52,978	\$53,603
Per Capita Income	\$28,991	\$28,234	\$28,260

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$110,946	\$110,881	\$112,278
Consumer Expenditure Top 10 Categories			
Housing	\$19,296	\$19,283	\$19,513
Transportation	\$9,183	\$9,177	\$9,217
Food	\$6,437	\$6,434	\$6,470
Healthcare	\$5,881	\$5,879	\$5,995
Personal Insurance and Pensions	\$5,800	\$5,796	\$5,872
Entertainment	\$2,763	\$2,762	\$2,831
Gifts	\$1,862	\$1,861	\$1,883
Cash Contributions	\$1,551	\$1,549	\$1,631
Apparel	\$1,420	\$1,420	\$1,430
Education	\$730	\$729	\$728
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	1,009	1,349	1,862
Under 20	19.1%	19.1%	19.7%
20 to 34 Years	15.5%	15.4%	14.8%
35 to 39 Years	5.1%	5.2%	5.3%
40 to 49 Years	10.9%	10.9%	11.0%
50 to 64 Years	23.2%	23.2%	22.7%
Age 65+	26.2%	26.2%	26.6%
Median Age	49.5	49.5	49.4
Population 25+ by Education Level			
2022 Estimate Population Age 25+	770	1,029	1,413
Elementary (0-8)	1.4%	1.5%	1.4%
Some High School (9-11)	5.8%	5.8%	5.8%
High School Graduate (12)	43.5%	43.5%	42.3%
Some College (13-15)	19.0%	19.1%	19.9%
Associate Degree Only	10.6%	10.6%	10.1%
Bachelor's Degree Only	15.4%	15.3%	15.9%
Graduate Degree	4.1%	4.1%	4.5%

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