



DOLLAR GENERAL

21 S WASHINGTON ST, DU QUOIN, IL 51246

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EXCLUSIVELY LISTED BY:

DOUG PASSON

MANAGING PARTNER
D: 248.254.3407
DPASSON@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
11427 REED HARTMAN HWY #236
CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$593,333
Current NOI:	\$53,400.00
Initial Cap Rate:	9.00%
Land Acreage:	0.66
Building Size:	7,040 SF
Price PSF:	\$84.28
Lease Type:	NN
Lease Term:	7 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Dollar General store located at 21 S. Washington St, Du Quoin, IL. Encumbered with a 10 Year NN lease that was renewed in May 2015. There are minimal landlord responsibilities and expenses The lease has a corporate guarantee from Dollar General which has a “BBB” S&P rating and is considered an investment grade tenant.

The subject property is strategically located 21 S Washington St. located in downtown Du Quoin situated along Poplar street heading straight through Du Quoin. This location is ranked within the top 15% of all Dollar General's via Placer.ai. The five mile population exceeds 9,351 patrons. The three mile median home value exceeds \$81,924 and the five-mile average household income exceeds \$63,691. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store.



PRICE \$593,333



CAP RATE 9.00%



LEASE TYPE NN



TERM REMAINING 1.5 Years

INVESTMENT HIGHLIGHTS

- 7,040 SF Property Positioned on 0.66 Acres
- **Encumbered with 10 Year NN Lease with 2 Years Remaining**
- Corporate Guaranteed Lease | S&P Rating BBB
- **Ranked Within top 15% of All Dollar General's Via Placer.AI**
- 3 Mile Median Home Value Exceeds \$81,924
- **5 Mile Average Household Income Exceeds \$63,691**

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$53,400.00	\$7.59
NET OPERATING INCOME	\$53,400.00	\$7.59

PROPERTY SUMMARY

Lot Size:	0.66 Acres
Building Size:	7,040 SF
Roof Type:	New Roof in 2018(15 Year Warranty)
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	7 Years
Annual Rent:	\$53,400.00
Rent PSF:	\$7.59
Landlord Responsibilities:	Roof, Structure, Parking
Taxes, Insurance & CAM:	Reimbursed By Tenant, Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	05/01/2018
Lease Expiration Date:	05/31/2025
Lease Term Remaining:	1.5 Years
Lease Guarantor:	Corporate
Lease Guarantor Strength:	S&P Rating "BBB"
Tenant Website:	www.dollargeneral.com



GROSS SALES:
\$34.2 BILLION



STORE COUNT:
18,500+

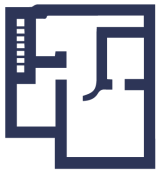


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	7,040	05/01/2018	05/30/2025	\$53,400.00	100.0	\$7.59
Totals/Averages	7,040			\$53,400.00		\$7.59



TOTAL SF
7,040



TOTAL ANNUAL RENT
\$53,400.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$7.59



NUMBER OF TENANTS
1



DOLLAR GENERAL

21 S WASHINGTON ST, DU QUOIN, IL 51246

 FORTIS NET LEASE™



2.8% INCREASE
IN NET SALES Q4



1,110 STORES
OPENING IN 2022



\$34.2 BIL
IN SALES



83 YEARS
IN BUSINESS



31 YEARS
SAME STORE GROWTH

DOLLAR GENERAL is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



18,000+ STORES ACROSS 47 STATES





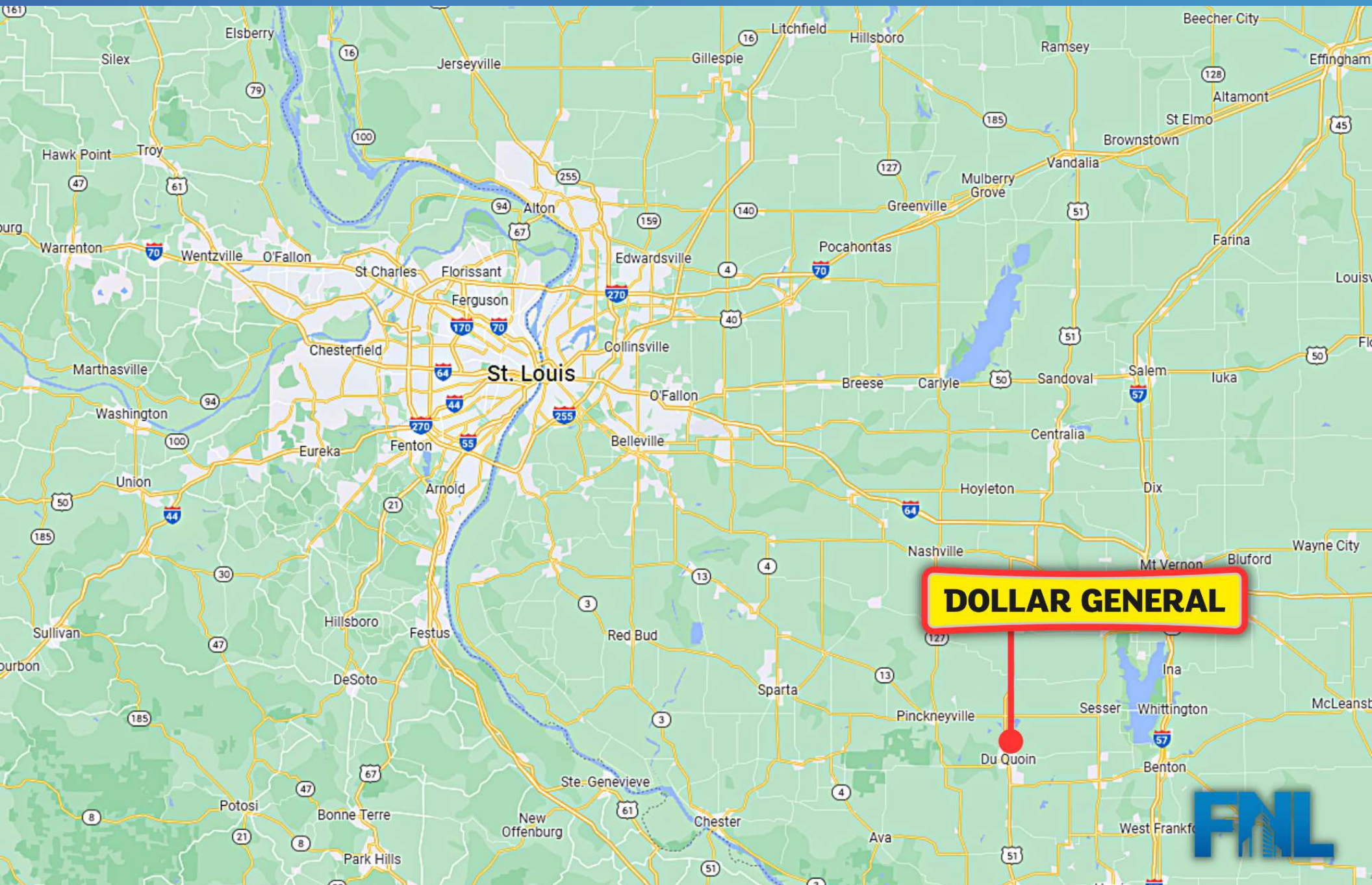
PLACER.AI RANKING

- NATIONAL: 2,402/16,693
- ILLINOIS: 84/574
- 15 MILE RADIUS: 2/8

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 FORTIS NET LEASE™



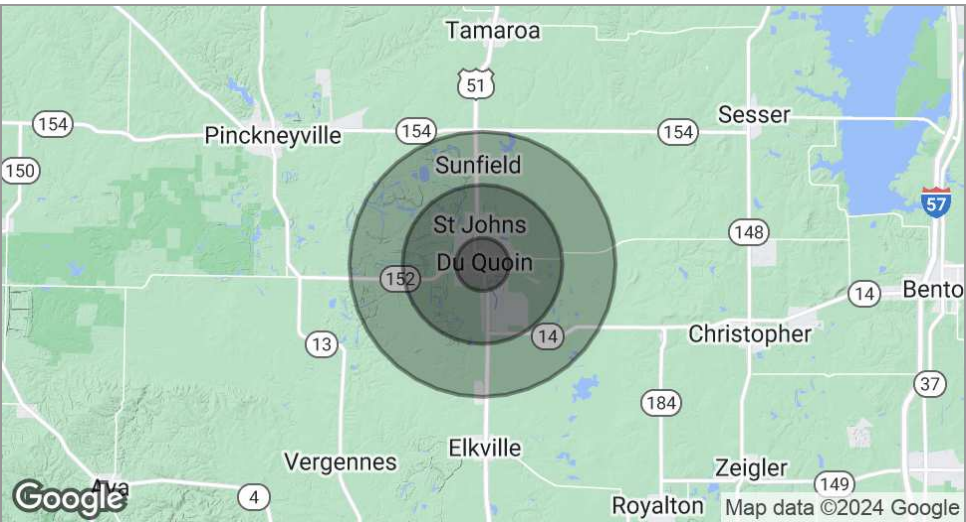


Du Quoin is a charming and historic town nestled in southern Illinois, known for its small-town charm, friendly community, and rich cultural heritage. With a population of approximately 6,000 residents, Du Quoin offers a peaceful and close-knit environment for businesses to thrive.

We are excited to present a prime commercial real estate property for sale in the heart of Du Quoin. This property provides a fantastic opportunity for businesses looking to establish a presence in this vibrant and welcoming community. With its central location, ample parking, and excellent visibility, this property is perfectly suited for a variety of businesses, including retail, office, and service-oriented operations.

Du Quoin boasts a diverse and resilient economy, with a focus on agriculture, manufacturing, and tourism. The town is surrounded by beautiful countryside, rich in fertile farmland and natural resources, providing ample opportunities for agricultural ventures. Du Quoin is also home to various manufacturing industries, contributing to the local economy and providing employment

POPULATION	3 MILE	5 MILES	10 MILES
Total Population 2024	7,668	9,351	20,667
Median Age	39.7	40.7	41.7
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total Households	3,190	3,884	7,668
Average HH Income	\$62,849	\$63,691	\$61,665
Median House Value	\$81,924	\$87,391	\$88,917





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

EXCLUSIVELY LISTED BY:

DOUG PASSON

MANAGING PARTNER

D: 248.254.3407

DPASSON@FORTISNETLEASE.COM