



ACTUAL STORE

DOLLAR GENERAL**627 N COUNTY HWY 22, COWDEN, IL 62422**

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY

11427 REED HARTMAN HWY #236

CINCINNATI, OH 45241

513.898.1551

INVESTMENT SUMMARY

List Price:	\$853,481
Current NOI:	\$69,132.00
Initial Cap Rate:	8.10%
Land Acreage:	0.96
Year Built	2015
Building Size:	9,251 SF
Price PSF:	\$92.26
Lease Type:	Absolute NNN
Lease Term:	15 years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 9,251 SF Dollar General store located in Cowden, IL. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease has remaining 3 (5 year) options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store has been open & operating successfully since October 2015.

This Dollar General is highly visible as it is strategically positioned along N County Hwy 22 which sees 3,277 vehicles per day. The ten mile population from the site is 5,636 while the ten mile average household income \$71,648 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of 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 \$853,481



CAP RATE 8.10%



LEASE TYPE Absolute NNN



TERM REMAINING 6.5 Years

INVESTMENT HIGHLIGHTS

- **15 Year Absolute NNN Lease**
- Zero Landlord Responsibilities
- **3 (5 Year) Options | 10% Increases At Each Option**
- 10 Mile Average Household Income \$71,648
- 10 Mile Population 5,636
- 3,277 Vehicles Per Day
- Investment Grade Dollar Store With "BBB" Credit Rating

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$69,132.00	\$7.47
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$69,132.00	\$7.47

PROPERTY SUMMARY

Year Built:	2015
Lot Size:	0.96 Acres
Building Size:	9,251 SF
Zoning:	Commercial
Construction Style:	Prototype

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 years
Annual Rent:	\$69,132.00
Rent PSF:	\$7.47
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	10/28/2015
Lease Expiration Date:	10/31/2030
Lease Term Remaining:	6.5 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Three (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$37.8 BILLION



STORE COUNT:
19,000+

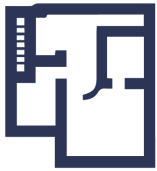


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	9,251	10/28/2015	10/31/2030	\$69,132.00	100.0	\$7.47
Totals/Averages	9,251			\$69,132.00		\$7.47



TOTAL SF
9,251



TOTAL ANNUAL RENT
\$69,132.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$7.47



NUMBER OF TENANTS
1

DOLLAR GENERAL

627 N COUNTY HWY 22, COWDEN, IL 62422

 FORTIS NET LEASE™



10.6% INCREASE
IN NET SALES



1,050 STORES
OPENING IN 2023



\$37.8 BIL
IN SALES



84 YEARS
IN BUSINESS



4.3%
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 19,000+ stores with more than 173,000 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, but now they are expanding into more densely populated areas. DG opened 1,110 new stores in 2022, and planning to open an additional 1,050 in 2023. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



19,000+ STORES ACROSS 47 STATES

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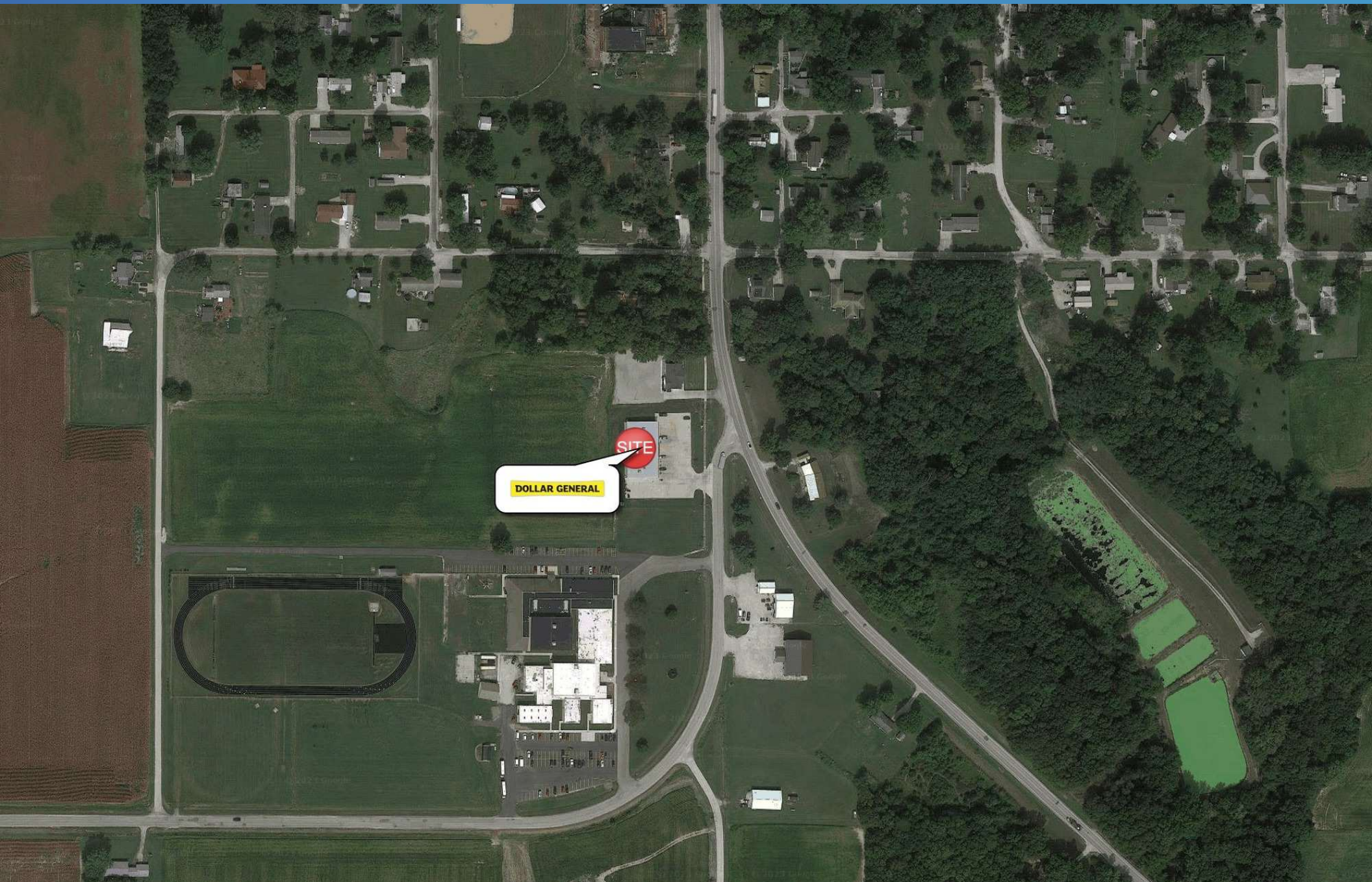


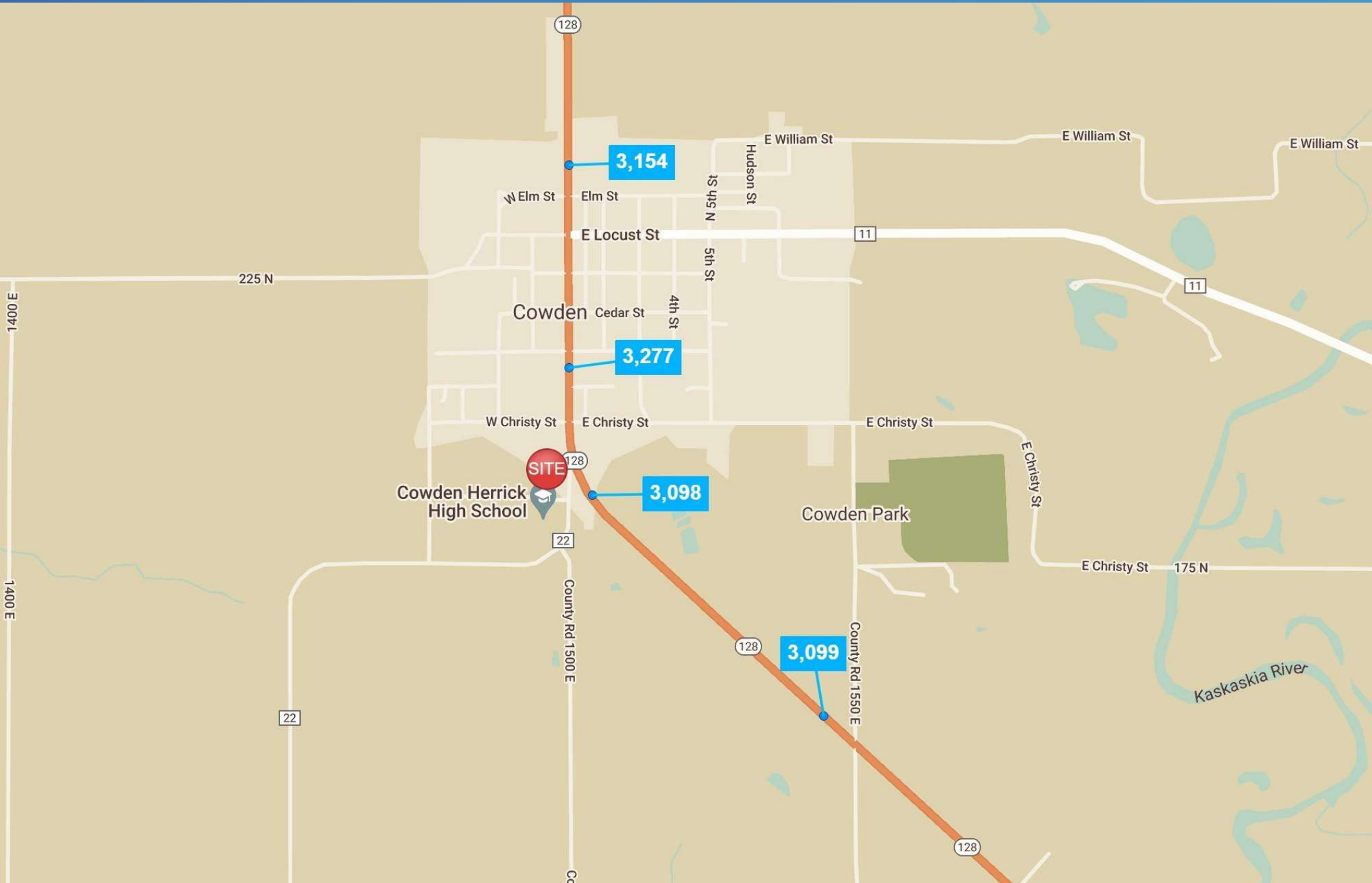


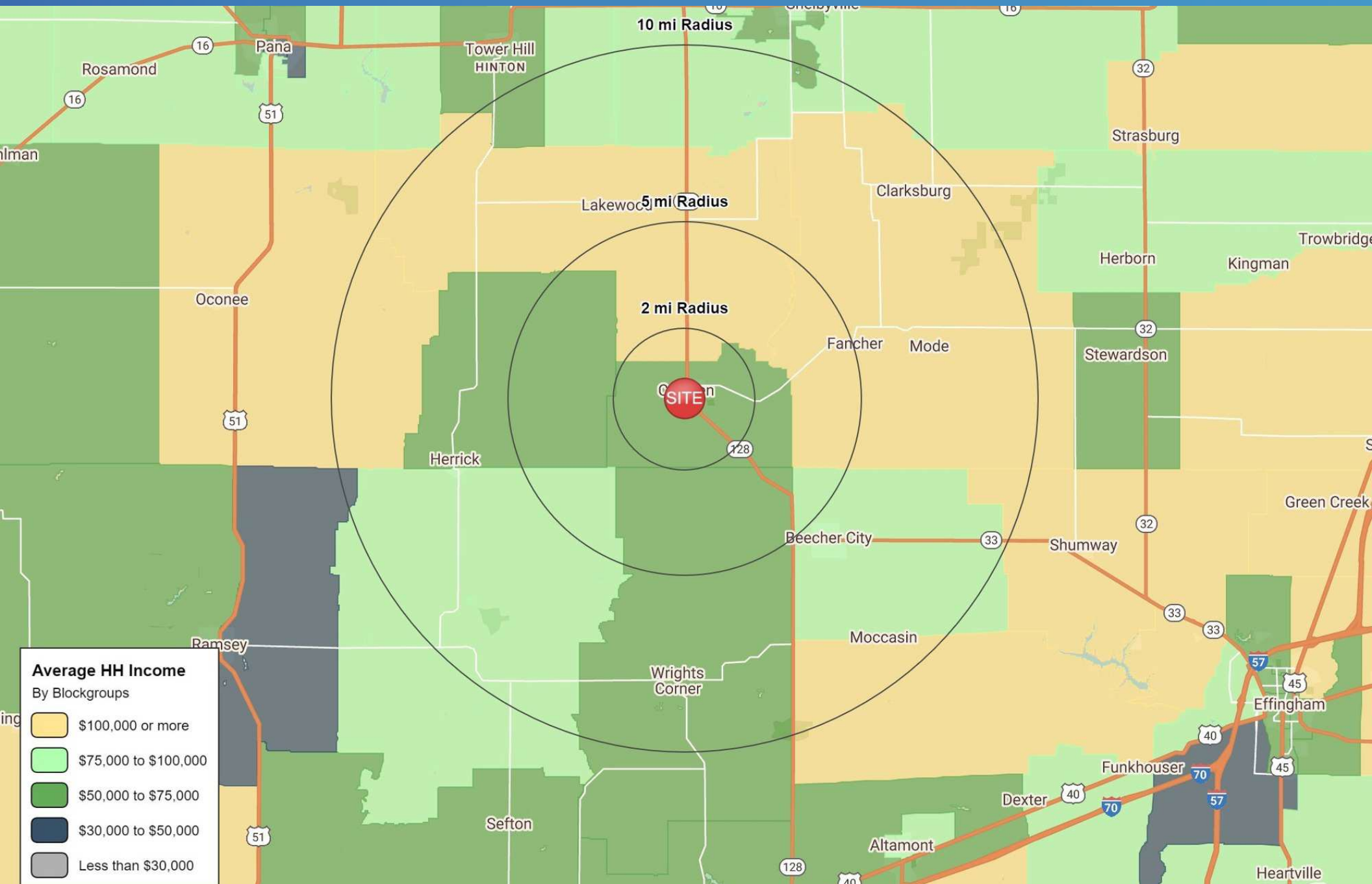
DOLLAR GENERAL

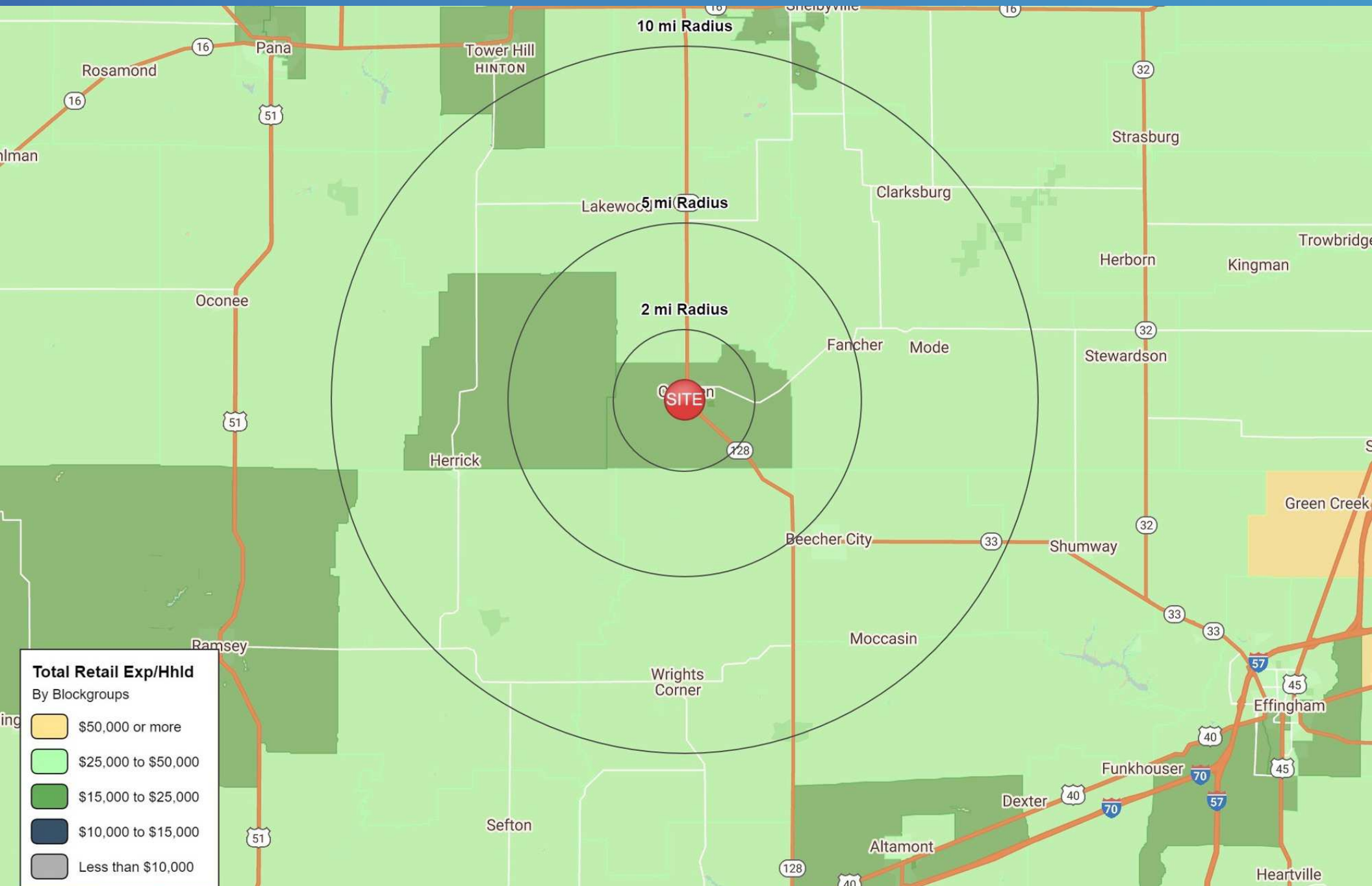
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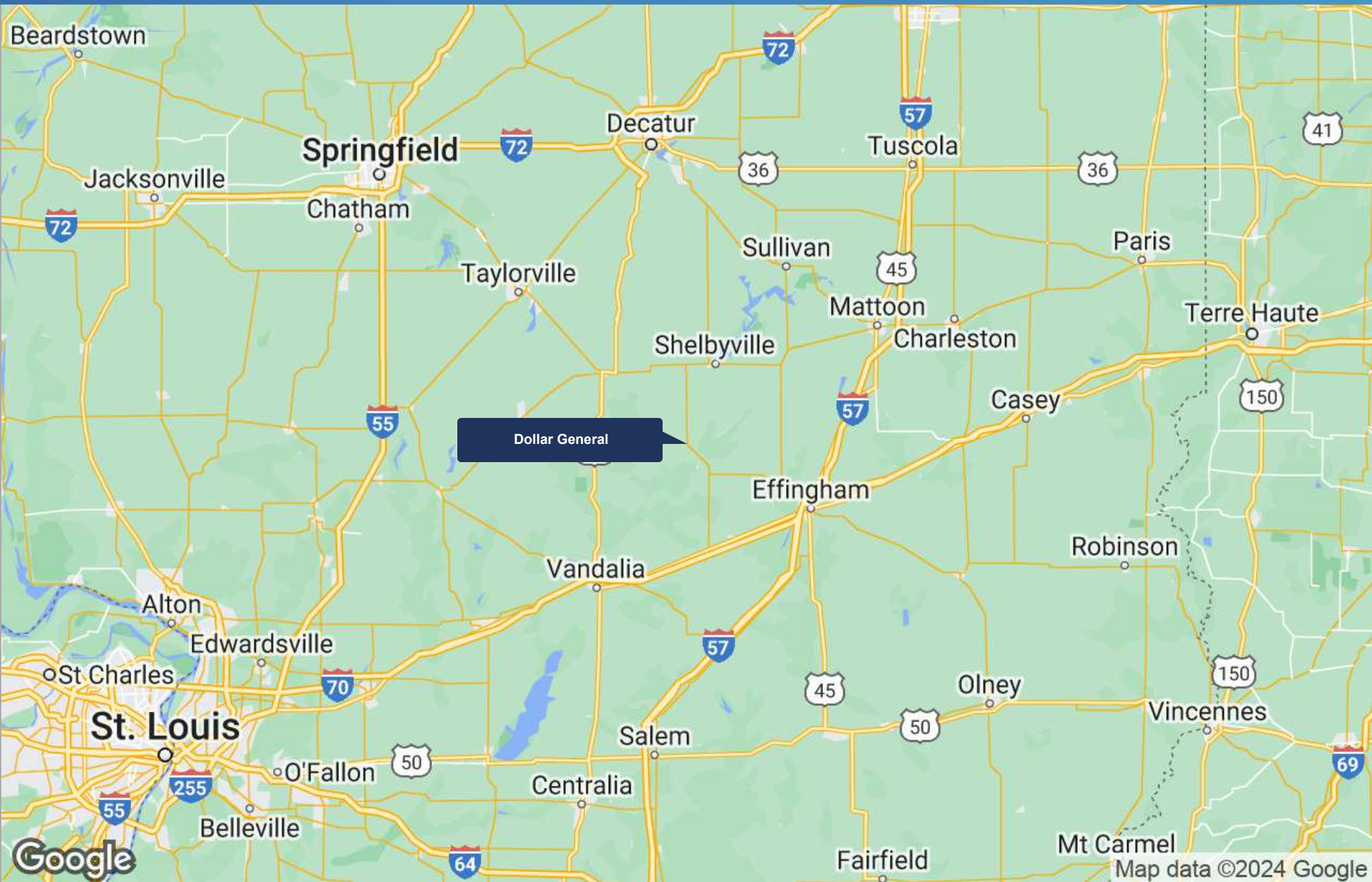
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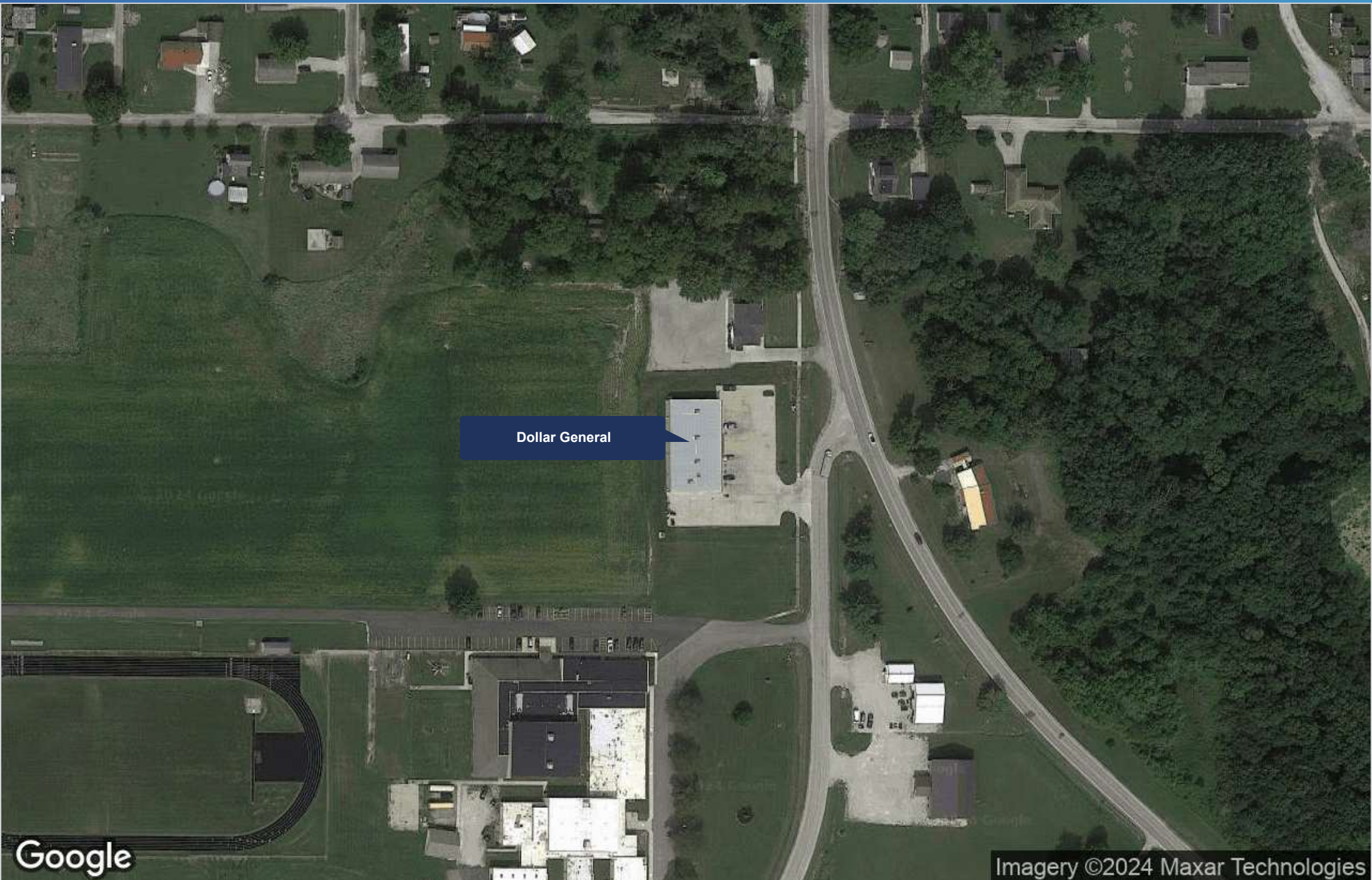




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Dollar General

Google

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POPULATION	2 MILES	3 MILES	5 MILES
Total Population 2024	826	1,501	5,636
Total Population 2029	782	1,425	5,468
Median Age	41.9	42.7	43.7
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	322	584	2,226
Average HH Income	\$58,871	\$63,482	\$71,684
Median House Value	\$83,881	\$103,356	\$129,651
Consumer Spending	\$8.9M	\$16.9M	\$68.2M

Cowden is a quaint village located in central Illinois, USA. With a population of approximately 600 residents, it embodies the essence of small-town America. Nestled amidst the expansive fields of the Illinois prairie, Cowden offers a peaceful and tight-knit community where residents enjoy a slower pace of life and a strong sense of community. The town's historic downtown area features a mix of old-fashioned storefronts and modern conveniences, making it a charming place to visit and call home.

Agriculture plays a significant role in the economy of Cowden and the surrounding area, with vast farmlands dominating the landscape. The town also hosts annual events and festivals that celebrate its rural heritage, including agricultural fairs and community gatherings. For those seeking a serene and tranquil lifestyle away from the urban hustle and bustle, Cowden, Illinois, provides a welcoming environment and a glimpse into the heart of rural America.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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