



DOLLAR GENERAL

4110 AVENUE OF THE CITIES, MOLINE, IL 61265

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

ELI SCHULTZ

FORTIS NET LEASE
30445 NORTHWESTERN HIGHWAY, STE. 275
FARMINGTON HILLS, MI 48334
773.491.0068

INVESTMENT SUMMARY

List Price:	\$550,000
Current NOI:	\$49,837.00
Initial Cap Rate:	9.06%
Land Acreage:	0.46
Year Built	1967
Building Size:	12,760 SF
Price PSF:	\$43.10
Lease Type:	NN
Lease Term:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Dollar General store located at 4110 Avenue Of The Cities, Moline, IL 61265. Encumbered with a 10 Year NN lease. There are Minimal landlord responsibilities and one, five-year option to renew with a ten percent rent bumps at said option. This Location has been designated to be converted into a Dollar General Market Location in February of 2025. 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 positioned near the corner of Avenue of the Cities and 41st st. seeing a combined 43,000+ VPD. This location is set in a highly dense demographic with the 5 mile population exceeding 131,500 residents. The five mile median home value exceeds \$148,227 and the five-mile average household income exceeds \$77,411 making this a prime location 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 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 \$550,000



CAP RATE 9.06%



LEASE TYPE NN



TERM REMAINING 1 Year

INVESTMENT HIGHLIGHTS

- 12,760 SF Dollar General
- **Encumbered with 10 Year NN Lease**
- Corporate Guaranteed Lease | S&P Rating BBB
- **3 Mile Population Exceeds 62,604**
- 5 Mile Population Exceeds 131,756
- **5 Mile Median Home Value Exceeds \$148,227**
- 5 Mile Average Household Income Exceeds \$77,411

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$49,837.00	\$3.91
NET OPERATING INCOME	\$49,837.00	\$3.91

PROPERTY SUMMARY

Year Built:	1967
Lot Size:	0.46 Acres
Building Size:	12,760 SF
Zoning:	Commercial

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	NN
Primary Lease Term:	10 Years
Annual Rent:	\$49,897.60
Rent PSF:	\$3.91
Landlord Responsibilities:	Roof, Structure, & Parking
Taxes, Insurance & CAM:	Reimbursed By Tenant, CAM Landlord Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Expiration Date:	02/28/2025
Lease Term Remaining:	1 Year
Rent Bumps:	10% Rent Bumps at Each Option
Renewal Options:	One, Five Year Option to Renew
Lease Guarantor:	Corporate
Lease Guarantor Strength:	S&P Rating "BBB"
Tenant Website:	www.dollargeneral.com



GROSS SALES:
\$37.8 BILLION



STORE COUNT:
19,000+

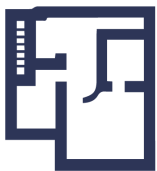


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	12,760		2/28/2025	\$49,897.60	100.0	\$3.91
Totals/Averages	12,760			\$49,897.60		\$3.91



TOTAL SF
12,760



TOTAL ANNUAL RENT
\$49,897.60



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$3.91



NUMBER OF TENANTS
1

DOLLAR GENERAL

4110 AVENUE OF THE CITIES, MOLINE, IL 61265

 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

DOLLAR GENERAL

Population Counts:

- 2 Miles: 11,300< Patrons
- 3 Miles: 141,400< Patrons
- 5 Miles: 294,480< Patrons

Avenue of the Cities (23,900+ VPD)

41st Street (22,000+ VPD)



FNL

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 FORTIS NET LEASE™



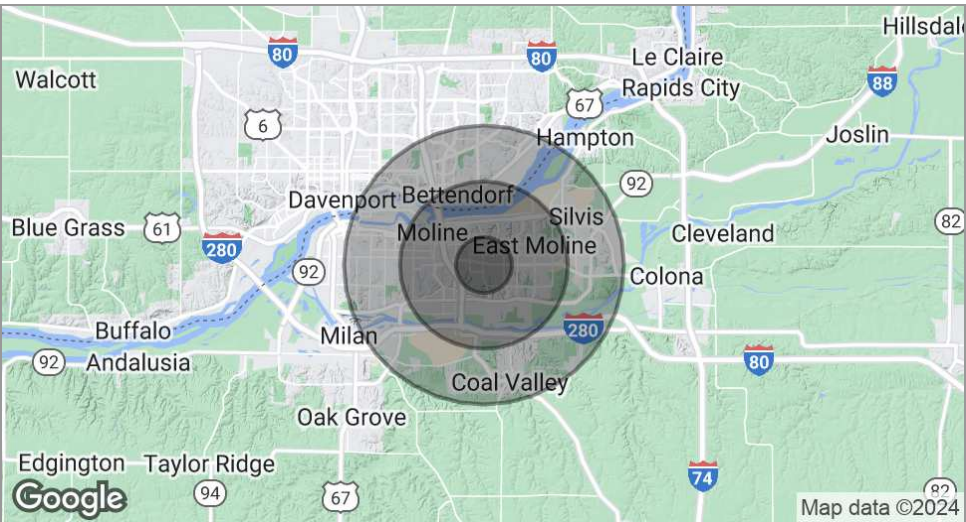


Nestled along the majestic Mississippi River, Moline is a vibrant city in the heart of the Quad Cities region. With a population of approximately 43,000 residents, Moline offers a unique blend of urban amenities, natural beauty, and Midwestern charm.

We are excited to present a prime commercial real estate property for sale in the heart of Moline. This property represents an exceptional opportunity for businesses looking to establish or expand their presence in this dynamic and growing community. With its strategic location, ample parking, and excellent visibility, this property is ideally suited for a wide range of businesses, including retail stores, restaurants, offices, and service-oriented establishments.

Moline's economy is diverse and resilient, with key sectors including manufacturing, healthcare, education, and transportation. The city is home to a thriving business community, with numerous industrial parks, corporate headquarters, and locally-owned businesses that contribute to its economic vibrancy.

POPULATION	2 MILES	3 MILES	5 MILES
Total Population 2023	36,963	62,604	131,756
Median Age	41.7	40.8	40.5
# Of Persons Per HH	2.3	2.3	2.3
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	16,095	27,079	55,936
Average HH Income	\$75,186	\$71,343	\$77,411
Median House Value	\$145,478	\$139,441	\$148,227





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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