

REPRESENTATIVE PHOTO

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



702 W BROADWAY | CENTRALIA, IL 62801



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

DOLLAR GENERAL®

702 W BROADWAY | CENTRALIA, IL 62801

BROKERAGE TEAM



MEGHAN CARROLL

ASSOCIATE
DIRECT +1 (949) 200-7903
MOBILE +1 (248) 227-0817
meghan.carroll@matthews.com
License No. 02151705 (CA)



CONNOR OLANDT

VICE PRESIDENT & SENIOR DIRECTOR
DIRECT +1 (949) 432-4504
MOBILE +1 (818) 618-4522
connor.olandt@matthews.com
License No. 01985082 (CA)

BROKER OF RECORD

MATTHEW M. FITZGERALD
License No. 478027547 (IL)

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±1.27 AC
LOT SIZE



±10,562 SF
GLA



2016
Year Built



Abs NNN
Lease Type

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- The property is located in the heart of Centralia, Illinois with national tenants nearby such as Walmart, Aldi, Ace Hardware, Big Lots, Taco Bell, Wendy's, & O'Reilly Auto Parts and a strong population of ±20,000 within a 5-mile radius.
- Attractive 7.75% return on a stabilized investment grade credit tenant.
- Absolute NNN lease structure provides zero management responsibility, providing an investor with long-term passive income.
- 2016 build-to-suit construction for Dollar General with ± 7 years remaining on an initial 15-year term.

TENANT

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±20,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±\$30 billion



REPRESENTATIVE PHOTO

*Buyer to Verify GLA & Lot Size with New Survey

FINANCIAL SUMMARY


\$1,286,868
 LIST PRICE

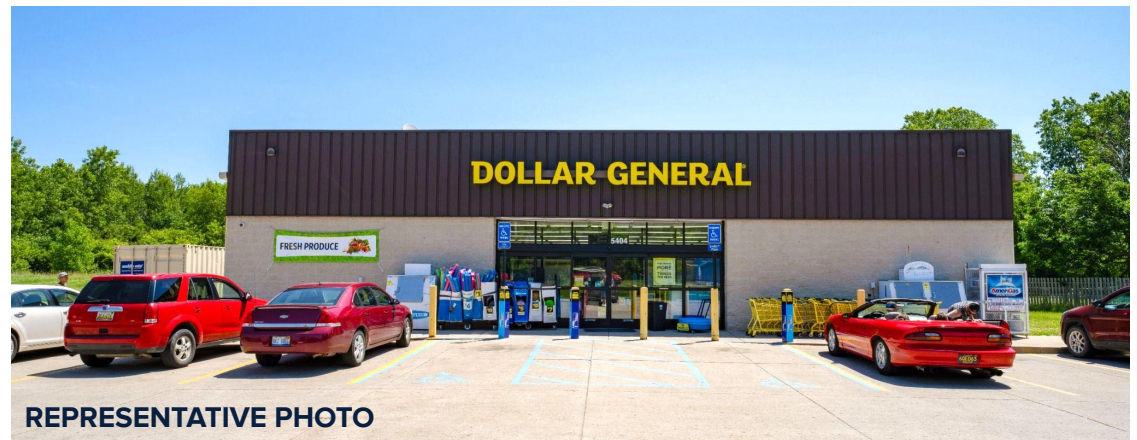

7.75%
 CAP RATE

TENANT SUMMARY

Tenant Name:	Dollar General
Type of Ownership:	Fee Simple
Lease Guarantor:	Dollar General Corporation
Lease Type:	Absolute NNN
Roof and Structure:	Tenant Responsible
Lease Term Remaining:	± 7 Years
Original Lease Term	15 Years
Lease Expiration Date:	3/31/2031
Increases:	10% Every 5-Years in Options
Options:	Five, 5-Year

ANNUALIZED OPERATING DATA

	DATE	MONTHLY RENT	ANNUAL RENT	INCREASES
	Current - 3/31/2031	\$8,311.02	\$99,732.24	-
Option 1	4/1/2031 - 3/31/2036	\$9,142.12	\$109,705.46	10%
Option 2	4/1/2036 - 3/31/2041	\$10,056.33	\$120,676.01	10%
Option 3	4/1/2041 - 3/31/2046	\$11,061.97	\$132,743.61	10%
Option 4	4/1/2046 - 3/31/2051	\$12,168.16	\$146,017.97	10%
Option 5	4/1/2051 - 3/31/2056	\$13,384.98	\$160,619.77	10%





HEADQUARTERS
Goodlettsville, TN

YEAR FOUNDED
1939

OF LOCATIONS
19,600+


DOLLAR GENERAL®

TENANT PROFILE

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,600 stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.



 CENTRAL CITY PARK

 CENTRAL CITY SCHOOL
349 STUDENTS

**DOLLAR
GENERAL**

 EXECUTIVE APARTMENTS
60 UNITS

 **MONKEN**

Walmart
Supercenter

 **BW** Best Western

 **McDonald's**

 **AT&T**

161

SUBWAY

W BROADWAY



 **SSMHealth**

 **All Pet**
ANIMAL HOSPITAL

 **Liberty
Village
Centralia**

 **Community
Trust Bank**

161

FAIRVIEW PARK PLAZA
 **SONIC**  **sears**
HOME SERVICES
 **TACO BELL**
 **SALLY BEAUTY**
Great Clips
 **HIBBETT**
SPORTS
 **BIG LOTS**
 **bealls**
OUTLET

 **Tequila**
Mexican Restaurant

 **DQ**  **Domino's**
PIZZA

 **McDonald's**

 **CIRCLE K**

 SCHILLER ELEMENTARY
178 STUDENTS

 CENTRALIA JUNIOR HIGH SCHOOL
643 STUDENTS

 **CENTRALIA MUNICIPAL
AIRPORT**


 CENTRALIA HIGH SCHOOL
882 STUDENTS

51

 **Casey's**

 **BIG 3**
PRECISION PRODUCTS

 **ups**

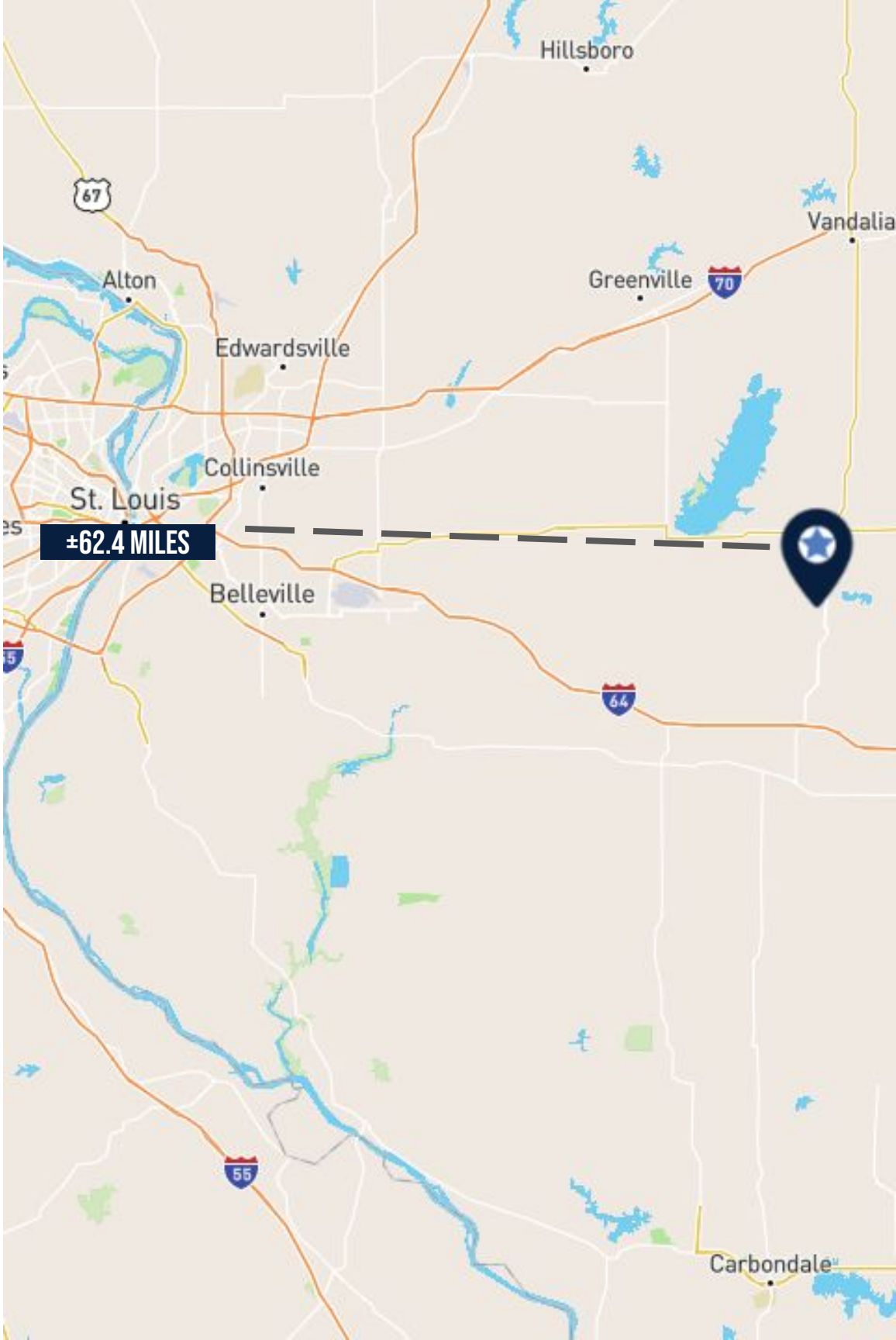
 ROTARY PARK

AREA OVERVIEW

Centralia, Illinois, is a welcoming city situated in the heart of southern Illinois, spanning Marion, Clinton, Jefferson, and Washington counties. Founded in 1853, Centralia is rich in history and offers a blend of small-town charm and modern amenities. The city is known for its friendly community, beautiful parks, and recreational opportunities, including the scenic Foundation Park and Raccoon Lake. Centralia's cultural attractions, such as the Centralia Carillon and the historic downtown district, provide residents and visitors with a variety of activities and events. The city hosts numerous annual festivals and events, fostering a strong sense of community and making it an enjoyable place to live and visit.

The economy of Centralia, Illinois, is diverse, with key sectors including manufacturing, healthcare, education, and retail. The presence of major employers like the Good Samaritan Regional Health Center and SSM Health St. Mary's Hospital plays a significant role in the local economy, providing numerous jobs and high-quality healthcare services. Manufacturing remains a crucial part of Centralia's economic landscape, with several factories and production facilities operating in the area. The city is also home to Kaskaskia College, which contributes to the local economy through education and workforce development. Centralia's strategic location along major transportation routes, including highways and railroads, supports commerce and attracts businesses, ensuring ongoing economic stability and growth.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	15,262	20,272	28,496
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	6,452	7,710	11,488
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$86,539	\$89,137	\$94,924



ST. LOUIS, MO MSA

The city of St. Louis lies beside the confluence of Missouri and the Mississippi Rivers where the city's most recognizable feature is perched. The Gateway Arch, the centerpiece of the Jefferson National Expansion Memorial, is the tallest man-made monument in the United States. St. Louis is occupied by nearly 40 colleges, universities, and technical schools some of the largest being Washington University in St. Louis, Saint Louis University, and University of Missouri–St. Louis. In addition to its importance as a biotech and business center, the rivers and Port of St. Louis play a large role in moving goods throughout the country.

ECONOMY

Its metro area is home to major corporations, including Anheuser-Busch, Express Scripts, Energizer, Panera, Enterprise, Peabody Energy, Monsanto, Go Jet, Purina, and Sigma-Aldrich. Eight Fortune 500 companies are located within the St. Louis metropolitan area including Centene, Emerson Electric, Reinsurance Group of America, Edward Jones, Graybar Electric, Olin, Ameren, and Post Holdings.

The city acts as a regional hub for a number of sectors, including technology, manufacturing, healthcare, and finance. St. Louis has long been a top choice for companies looking for logistical advantages due to its great position along the Mississippi River and well-connected transit system. Express Scripts, Emerson Electric, and Centene Corporation, among other large companies, have made the city their headquarters, fostering job growth and economic prosperity.

TOURISM

There is a wide variety of tourist attractions and cultural experiences in St. Louis, Missouri. The Gateway Arch, a spectacular stainless steel monument that represents the city's function as the Gateway to the West, is one of the most recognizable sights. The Mississippi River and the city may be seen in magnificent detail from the top, where visitors can ride. A refuge for outdoor enthusiasts, Forest Park is a huge urban park that is bigger than Central Park in New York City. The Missouri History Museum, the Saint Louis Zoo, and the renowned Saint Louis Art Museum are all located there and offer a mix of historical, natural history, and artistic displays.

The City Museum, an eclectic and interactive museum built in a converted shoe factory, is another must-see destination. It has interesting architectural features, slides, and tunnels to explore.

Soulard is a very busy and historic district known for its thriving nightlife, extensive cultural history, and the well-known Soulard Market. By watching a live performance at The Pageant, a renowned music venue that has played host to recognized musicians, visitors can fully immerse themselves in the city's music scene.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **702 W BROADWAY, CENTRALIA, IL, 62801** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



EXCLUSIVELY LISTED BY

MEGHAN CARROLL

ASSOCIATE

DIRECT +1 (949) 200-7903

MOBILE +1 (248) 227-0817

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