

# SINGLE TENANT NNN

Investment Opportunity

**DOLLAR  
GENERAL®**

(NYSE: DG | S&P: BBB)

**9+ Years Remaining | Corporate Guaranteed | Scheduled Rental Increases | I-55 Visibility | Strong Store Sales**



520 Veterans Memorial Drive

**LIVINGSTON** ILLINOIS

REPRESENTATIVE PHOTO



**SRS**

CAPITAL  
MARKETS

**EXCLUSIVELY MARKETING BY**

**DG**

**DAN ELLIOT**

**Senior Vice President**

**SRS National Net Lease Group**

dan.elliott@srsre.com

D: 312.279.5342 | M: 312.972.7978

125 S Wacker Drive, Suite 1910

Chicago, IL 60606

IL License No. 475144985

**SEAN LUTZ**

**Senior Vice President**

**SRS National Net Lease Group**

sean.lutz@srsre.com

D: 312.279.5345 | M: 312.437.8598

125 S Wacker Drive, Suite 1910

Chicago, IL 60606

IL License No. 475132482



NATIONAL NET LEASE



4

**INVESTMENT SUMMARY**

Offering Summary  
Investment Highlights

7

**PROPERTY OVERVIEW**

Aerials  
Site Plan  
Location Map

11

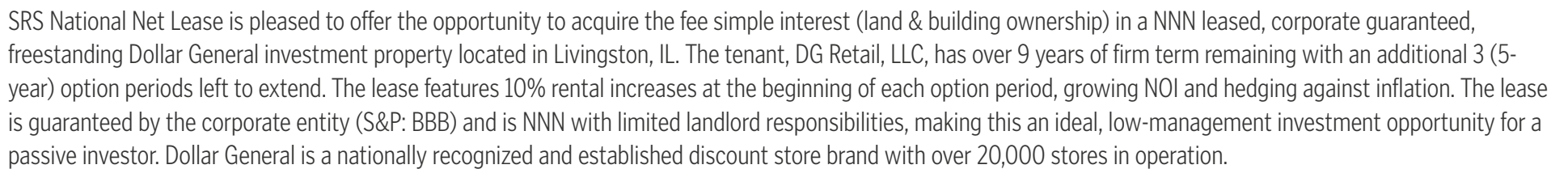
**AREA OVERVIEW**

Demographics

13

**FINANCIALS**

Rent Roll  
Pricing Summary  
Brand Profile



#### 4 ACTUAL SITE





OFFERING

Price	\$1,277,000
Net Operating Income	\$86,224
Cap Rate	6.75%
Guaranty	Corporate (NYSE: DG   S&P: BBB)
Tenant	DG Retail, LLC
Lease Type	NNN
Landlord Responsibilities	Taxes, subject to reimbursement

PROPERTY SPECIFICATIONS

Rentable Area	9,002 SF
Land Area	1.12 Acres
Property Address	520 Veterans Memorial Drive Livingston, Illinois 62058
Year Built	2019
Parcel Number	08-1-05-15-03-301-009, 08-1-05-15-03-301-007 & 08-1-05-15-03-301-008
Ownership	Fee Simple (Land & Building)

**9+ Years Remaining | Scheduled Rental Increases | NNN Leased |  
Corporate Guaranteed | Well-Known & Established Brand |  
Strong Store Sales**

- The tenant has over 9 years of firm term remaining with an additional 3 (5-year) option periods left to extend
- The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation
- The lease is NNN with landlord responsibilities consisting of paying for real estate taxes directly, subject to tenant reimbursement
- The lease is guaranteed by Dollar General Corporation
- Dollar General is a nationally recognized and established discount store brand with over 20,000 stores in operation
- The subject is a high performing store with strong store sales

**Hard Corner Intersection | Centralized Location | I-55 Visibility  
Strong Regional Tenant Presence | Limited Competition**

- Strategically located at the hard corner intersection of Nicholls Street and Henry Street
- The property also benefits from nearby access onto Interstate 55 (27,900 VPD), making this a centralized location with easy commutes
- The nearby tenants include Livingston Grocery, Country Inn Café & Motel, Pink Elephant Antique Mall, Twistee Treat Diner, Hard Dog Café, and others
- The strong regional tenant presence drives a steady stream of loyal, local consumers to the trade area and provides crossover store exposure
- The subject is the only variety store in the trade area, creating a large consumer draw with virtually no competition
- The subject benefits from excellent visibility via a large pylon sign and clear visibility along the intersecting streets and I-55

**Direct Residential Consumer Base |  
Strong Demographics in 5-Mile Trade Area**

- The property is near numerous single-family communities, providing a direct residential consumer base
- More than 8,500 residents and 4,900 employees support the trade area
- \$75,519 average household income



## PROPERTY OVERVIEW

DG

### LOCATION



Livingston, Illinois  
Madison County

### ACCESS



Henry Street: 1 Access Point

### TRAFFIC COUNTS



Interstate 55: 27,900 VPD

### IMPROVEMENTS



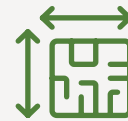
There is approximately 9,002 SF  
of existing building area

### PARKING



There are approximately 27 parking spaces on the  
owned parcel.  
The parking ratio is approximately 3.00 stalls per  
1,000 SF of leasable area.

### PARCEL



Parcel Number: 08-1-05-15-03-301-009, 08-1-05-15-  
03-301-007 & 08-1-05-15-03-301-008  
Acres: 1.12  
Square Feet: 48,788

### CONSTRUCTION



Year Built: 2019

### ZONING



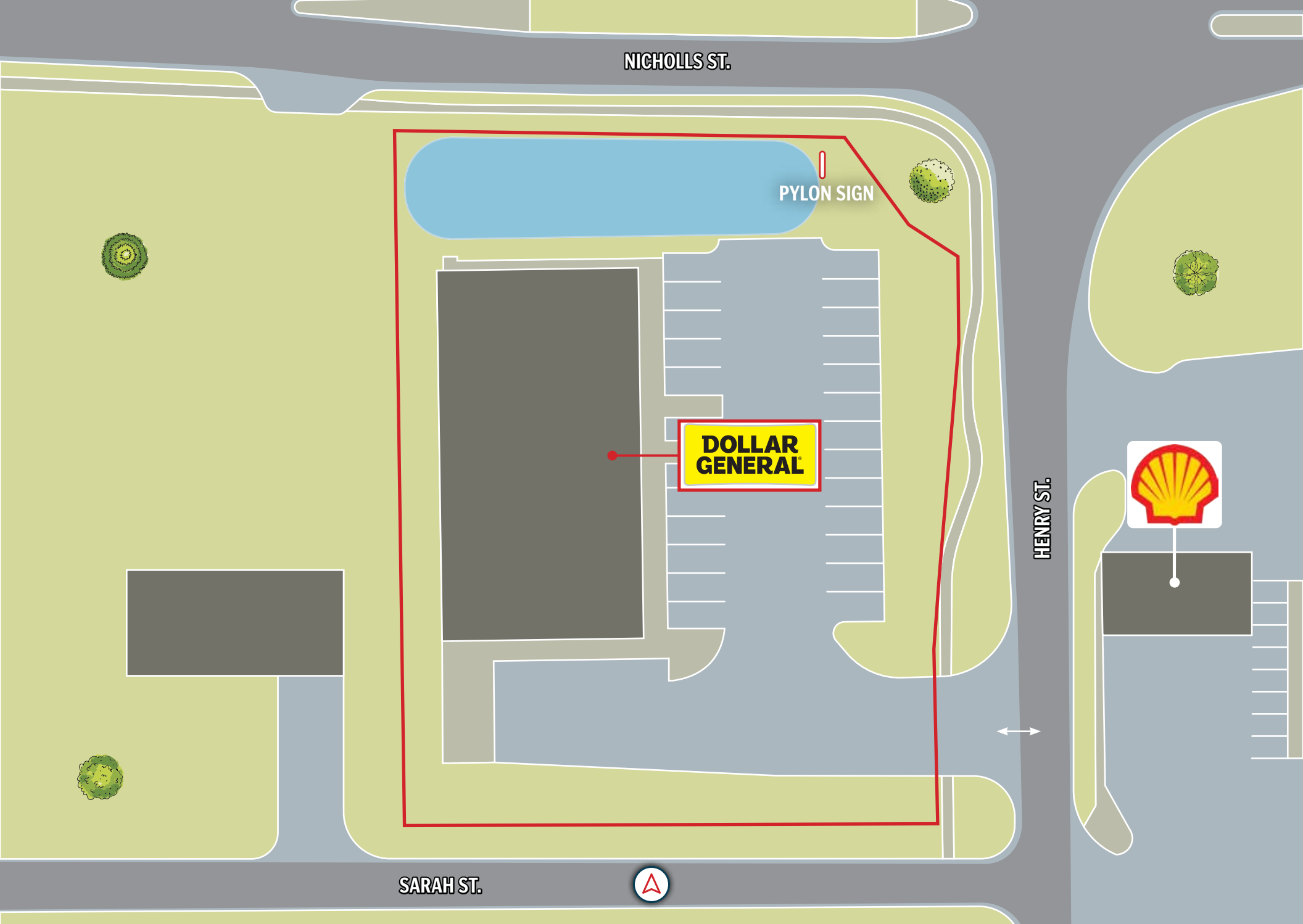
Commercial





2023 Estimated Population	
1 Mile	927
3 Miles	1,896
5 Miles	8,520
2023 Average Household Income	
1 Mile	\$74,239
3 Miles	\$77,378
5 Miles	\$75,519
2023 Estimated Total Employees	
1 Mile	77
3 Miles	312
5 Miles	4,938





NICHOLLS ST.

PYLON SIGN

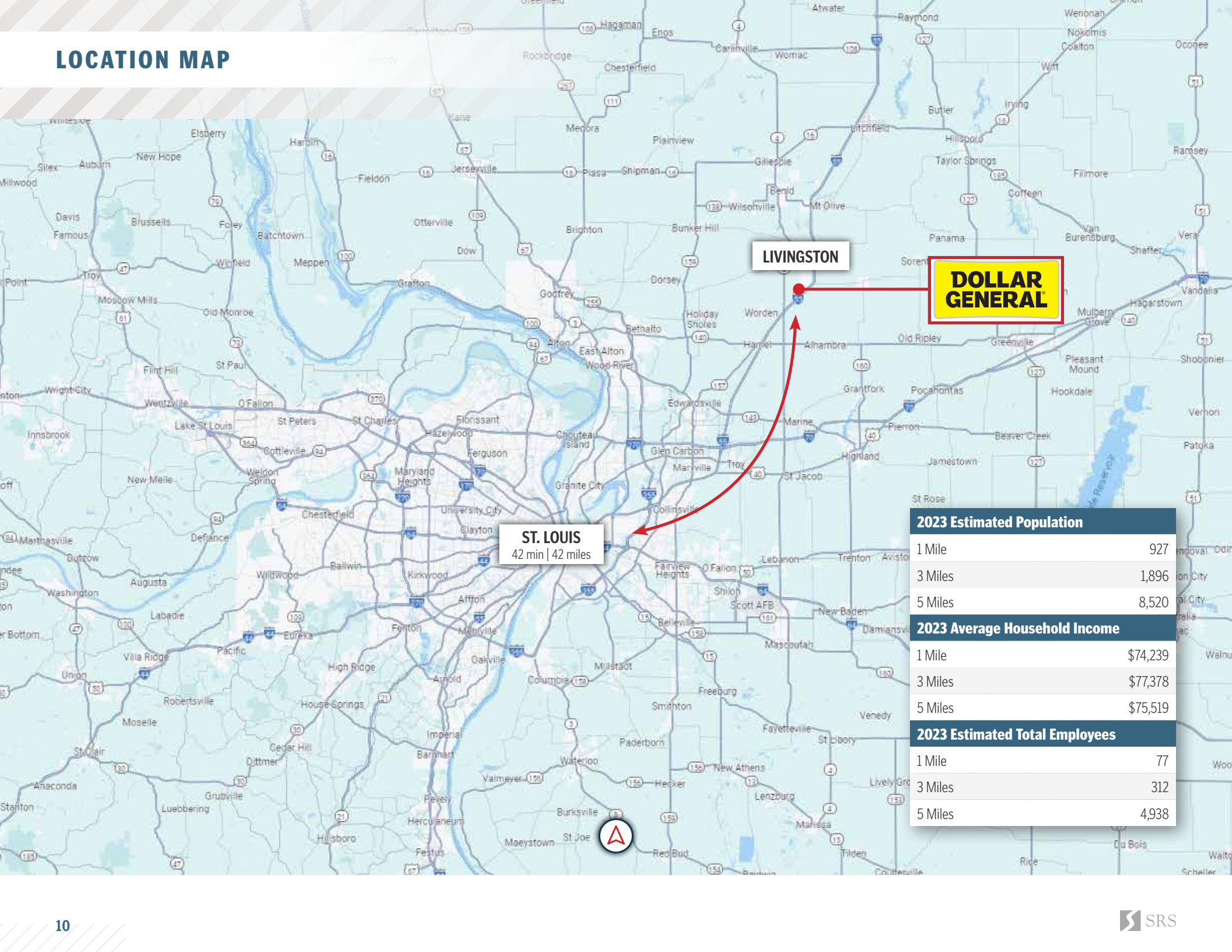
**DOLLAR  
GENERAL**

HENRY ST.

SARAH ST.



LOCATION MAP



2023 Estimated Population	
1 Mile	927
3 Miles	1,896
5 Miles	8,520
2023 Average Household Income	
1 Mile	\$74,239
3 Miles	\$77,378
5 Miles	\$75,519
2023 Estimated Total Employees	
1 Mile	77
3 Miles	312
5 Miles	4,938





### LIVINGSTON, ILLINOIS

Livingston is a village in Madison County, Illinois and has a population of 836 as of July 1, 2023.

The largest industries in Livingston are Health Care & Social Assistance, Transportation & Warehousing, and Manufacturing, and the highest paying industries are Transportation & Warehousing, Utilities, and Public Administration.

Madison County, incorporated in 1812, is predominantly urban and suburban. The overall size of the county is 734 square miles with a population estimated at 263,864. The county is located in the southwestern region of Illinois across the Mississippi River and northeast of St. Louis, Missouri. The County is considered part of the St. Louis greater metropolitan area.

The employment base of the County remains diverse. The industrial sector continues to play an important role in the County's economy with oil refining and steel manufacturing. Manufacturing also remains steady in the principal employers list with two of the top ten rankings. For the first time, agriculture (food production) has moved into the top ten principal employers ranking with the relocation of Prairie Farms Dairy, Inc. headquarters to Madison County. Logistics/distribution facilities continue to be a factor in supporting the local economy. Higher education continues to be a major contributor in the local economy with a State University holding the second ranking in the principal employers list. Healthcare accounted for three of the top ten rankings on the list of principal employers.

Madison County, located in southwestern Illinois, is home to a diverse range of attractions and landmarks. Visitors can explore the charming city of Edwardsville, known for its historic architecture and the beautiful Edwardsville Arts Center. Nature enthusiasts can enjoy the natural beauty of Madison County by visiting the stunning Horseshoe Lake State Park, a popular destination for hiking, fishing, and birdwatching. History buffs will find the Cahokia Mounds State Historic Site fascinating, featuring the largest prehistoric Native American city north of Mexico. With its blend of natural beauty and cultural heritage, Madison County offers something for everyone to enjoy.

## AREA DEMOGRAPHICS

DG

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	927	1,896	8,520
2028 Projected Population	910	1,851	8,284
2010 Census Population	951	1,979	9,012
<b>Households &amp; Growth</b>			
2023 Estimated Households	386	783	3,619
2028 Projected Households	382	774	3,568
2010 Census Households	404	808	3,738
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	92.79%	93.95%	94.50%
2023 Estimated Black or African American	0.11%	0.16%	0.27%
2023 Estimated Asian or Pacific Islander	0.54%	0.63%	0.46%
2023 Estimated American Indian or Native Alaskan	0.54%	0.32%	0.25%
2023 Estimated Other Races	0.22%	0.47%	0.43%
2023 Estimated Hispanic	2.70%	2.32%	2.12%
<b>Income</b>			
2023 Estimated Average Household Income	\$74,239	\$77,378	\$75,519
2023 Estimated Median Household Income	\$55,995	\$59,890	\$57,799
2023 Estimated Per Capita Income	\$31,208	\$32,471	\$31,522
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	19	36	237
2023 Estimated Total Employees	77	312	4,938





Tenant Name	Square Feet	LEASE TERM		Begin	Increase	RENTAL RATES					Options
		Lease Start	Lease End			Monthly	PSF	Annually	PSF	Recovery Type	
DG Retail, LLC	9,002	3/1/2019	2/28/2034	Current	-	\$7,185	\$0.80	\$86,224	\$9.58	NNN	3 (5-Year)
(Corporate Guaranty)											10% Increase at the Beg. of Each Option

## FINANCIAL INFORMATION

Price	\$1,277,000
Net Operating Income	\$86,224
Cap Rate	6.75%
Lease Type	NNN

## PROPERTY SPECIFICATIONS

Year Built	2019
Rentable Area	9,002 SF
Land Area	1.12 Acres
Address	520 Veterans Memorial Drive Livingston, Illinois 62058





## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 20,000

**2024 Employees:** 185,800

**2024 Revenue:** \$38.69 Billion

**2024 Net Income:** \$1.66 Billion

**2024 Assets:** \$30.80 Billion

**2024 Equity:** \$6.75 Billion

**Credit Rating:** S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of November 3, 2023, the Company's 20,000 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: [newscenter.dollargeneral.com](https://newscenter.dollargeneral.com), [finance.yahoo.com](https://finance.yahoo.com)





## THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.