

FOR SALE

DOLLAR GENERAL

725 S. Main Street

Caseyville, Illinois 62232



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS

- NNN Lease/Zero Landlord Responsibilities
- 9,014 square foot Dollar General Store
- Freestanding Retail Building on 1.0 Acre
- Dollar General is a publicly traded Fortune 500 company with over 80 years in business and BBB Investment grade rated
- Corporate Guaranteed Lease
- Located 11 Miles East of the Missouri border
- Average Household Income Exceeds \$72,000 within a 5 Mile Radius

PRICE:	\$1,347,692
CURRENT NOI:	\$87,600
CAP RATE:	6.50%
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 YEARS
OPTIONS:	3 (5) YEAR OPTIONS
INCREASES:	10% IN EACH OPTION

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 9,014 SF Dollar General store located in Caseyville, Illinois. The property has an NNN Lease with zero Landlord responsibility. The lease has 3 (5) year options. The lease is corporately guaranteed by Dollar General Corp.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.

**DOLLAR
GENERAL®**

INVESTMENT SUMMARY

LIST PRICE:	\$1,347,692
CURRENT NOI:	\$87,600
INITIAL CAP RATE:	6.50%
BUILDING SIZE:	9,014 sq. ft.
LAND ACREAGE:	1.0 Acre
ZONING:	Commercial
TENANT:	Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, PARKING:	Tenant Responsibility
LEASE START DATE:	October 1, 2011
LEASE EXPIRATION DATE:	September 30, 2026
OPTIONS:	3 (5) Year Options
INCREASES:	10% in each Option
LEASE GUARANTOR:	Dollar General
TENANT WEBSITE:	www.dollargeneral.com

FOR MORE INFORMATION CONTACT:

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE

**DOLLAR
GENERAL®**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

TENANT OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	27.8 Billion
Net Worth:	22.825 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- Over 16,278 stores in the United States
- Ranked #354 as America's Best Employer by State in Forbes 2020
- Dollar General has over 143,000 Employees
- Ranked #179 as America's Largest Public company in Forbes 2018
- Launching a new retail concept - popshelf - designed to appeal to Consumers with more disposable income

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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
S. Main St & W Lincoln Ave NE	9,139	Total Population	21,802	78,387	337,814
S Main St & Hill Rd NE	8,834	Total Households	8,410	30,645	133,466
S Main St & Washington St SW	7,830	Average HH Income	\$68,421	\$72,510	\$77,110

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Caseyville is a village in St. Clair County, Illinois, United States.

A wealthy man named Charles Harbour built a house here, and in 1845 built a sawmill. There were deposits of coal in the area, and Harbour was one of several members of the Illinois Coal Company, along with Zadok Casey, Walter Seates, Malcomb Robinson, Charles Barrett and John Roy. Casey had held several offices including United States Representative and Lieutenant Governor of Illinois. In 1849, the Illinois Coal Company founded the town and named it for Casey. Coal mining began, and in 1851 the company constructed a railroad to nearby Brooklyn to transport the coal. In 1850 there were about 40 people here, and by 1851 this had increased to about 150; by 1881 the population was approximately 800. The first post office was established here in 1856, and the village was incorporated in May 1869. A school was built in 1872, and a church in 1879.



Cahokia Mounds State Historic Site

The Cahokia Mounds State Historic Site is the site of a pre-Columbian Native American city directly across the Mississippi River from modern St. Louis, Missouri. This historic park lies in south-western Illinois between East St. Louis and Collinsville. The park covers 2,200 acres, or about 3.5 square miles, and contains about 80 mounds, but the ancient city was much larger.



Frank Holten Park

Frank Holten State Recreation Area is an urban Illinois state park on 1,080 acres in unincorporated Centreville Township, St. Clair County, Illinois, United States. It is located less than five miles southeast of the Gateway Arch in Greater St. Louis. The park is bisected by Interstate 255.



Horseshoe Lake

Horseshoe Lake, a National Natural Landmark, is located in the American Bottom of Illinois within the greater St. Louis metropolitan area, is 2,400 acres in size, and is the second-largest natural lake in Illinois after Lake Michigan. An oxbow lake which is a remnant of a Mississippi River meander, the lake's elevation is 403 feet above sea level.



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