

# **DOLLAR GENERAL®**

116 S SPALDING ST, SPRING VALLEY, IL 61362  
**OFFERING MEMORANDUM**

## **EXTENDED INITIAL TERM**

EXTENDED FIVE YEARS EARLY IN 2024

## **CORPORATE GUARANTEE**

MORE THAN 20,000 LOCATIONS

## **NEWLY REPAIRED & SEALCOATED PARKING LOT**

MAY 2026



# NEWLY REPAIRED & SEALCOATED PARKING LOT

MAY 2026



## EXECUTIVE SUMMARY

# DOLLAR GENERAL

116 S SPALDING ST, SPRING VALLEY, IL 61362

**OFFERING PRICE: \$1,616,000 CAP RATE: 7.50%**

GROSS LEASABLE AREA:	9,014 SF
PRICE / SF:	\$179.28
NET OPERATING INCOME:	\$121,184
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
TERM REMAINING:	5 Years
YEAR BUILT / RENOVATED:	2010 / 2025
LOT SIZE:	0.96 AC
TYPE OF OWNERSHIP:	Fee Simple

**PROPOSED FINANCING: 65% LTV / 3 YR TERM / 25 YR AMORT / 6.00% RATE**

**CASH ON CASH RETURN: \$39,971 / 7.07%**

**TOTAL RETURN: (PRINCIPAL REDUCTION) \$58,669 / 10.37%**



[CLICK TO VIEW ON GOOGLE MAPS](#)



[CLICK TO VISIT WEBSITE](#)



# STORE REMODEL

MAY 2025

## EXTENDED INITIAL TERM

EXTENDED FIVE YEARS EARLY IN 2024



### RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current – 11/30/2030	\$121,184	\$10,099	\$13.44	7.50%
Option 1	\$133,302	\$11,109	\$14.79	8.25%
Option 2	\$146,632	\$12,219	\$16.27	9.07%

### LEASE TERMS

LEASE TYPE:	Double-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	11/6/2010
LEASE EXPIRATION:	11/30/2030
RENT INCREASES:	At Next Option
OPTIONS:	Two – Five Years

**OFFERED INDIVIDUALLY OR AS A PORTFOLIO  
(CONTACT AGENT FOR OFFERING  
MEMORANDUMS)**

**OFFERING PRICE: \$8,720,000    CAP RATE: 7.83%    7 LOCATIONS IN 5 STATES**

LOCATION		TERM	BASE RENT	LIST PRICE	LIST CAP RATE	LEASE COMMENCEMENT	LEASE EXPIRATION	SQUARE FEET	PRICE PSF	RENT PSF
Evansville	IN	4.84	\$101,220	\$1,298,000	7.80%	3/30/2011	3/31/2031	9,100	\$142.64	\$11.12
Farmland	IN	4.26	\$83,276	\$1,041,000	8.00%	8/8/2010	8/31/2030	9,014	\$115.49	\$9.24
Avilla	IN	5.41	\$88,390	\$1,179,000	7.50%	10/8/2011	10/31/2031	9,026	\$130.62	\$9.79
Floralia	AL	2.28	\$69,696	\$820,000	8.50%	8/29/2003	8/28/2028	14,500	\$56.55	\$4.81
Dunbar	WV	1.55	\$98,252	\$1,156,000	8.50%	12/1/2012	11/30/2027	11,837	\$97.66	\$8.30
Marksville	LA	4.09	\$120,732	\$1,610,000	7.50%	6/27/2010	6/30/2030	12,480	\$129.01	\$9.67
Spring Valley	IL	4.50	\$121,184	\$1,616,000	7.50%	11/6/2010	11/30/2030	9,014	\$179.28	\$13.44
<b>TOTAL</b>		<b>3.84</b>	<b>\$682,750</b>	<b>\$8,720,000</b>	<b>7.83%</b>			<b>74,971</b>	<b>\$116.31</b>	<b>\$9.11</b>

## INVESTMENT HIGHLIGHTS

### STNL DOLLAR GENERAL

- +/- 9,014 SQUARE FEET
- +/- 0.96 AC PARCEL
- BUILT IN 2010
- RECENT REMODEL IN 2025

### DOLLAR GENERAL COMPANY

- CORPORATE GUARANTEE – OPERATES 20,000+ STORES
- NYSE: DG
- FORTUNE 500 COMPANY
- S&P RATED: BBB

### LEASE OVERVIEW

- TOOK OCCUPANCY IN NOVEMBER OF 2010
- RECENT FIVE YEAR EXTENSION IN 2024
- CURRENT LEASE GOES THROUGH NOVEMBER 2030
- ABOUT FIVE YEARS REMAIN
- TWO-FIVE YEAR OPTIONS

### DOUBLE-NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE & PARKING LOT

### LOCATION

- ACROSS FROM SPRING VALLEY SUPERMARKET
- GREAT VISIBILITY FROM S SPALDING ST
- TRAFFIC COUNTS – 6,272 VPD

### DEMOGRAPHICS

- OVER 21,900 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$75,756 WITHIN FIVE MILES

**DOLLAR GENERAL®**

[CLICK HERE FOR MORE DOLLAR GENERAL CORPORATE INFORMATION](#)





## LEASE RESPONSIBILITIES

**REAL ESTATE TAXES**      Tenant Responsible For Reimbursement Of Real Estate Taxes

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**INSURANCE**      Tenant Responsible For Reimbursement Of Insurance

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**ROOF / STRUCTURE / PARKING LOT / CAM**

Landlord Responsible For Roof  
Landlord Responsible For Structure  
Landlord Responsible For Parking Lot Replacement

Tenant Responsible For Parking Lot Maint. & Repair – Not Replacement

Tenant Pays \$308/Month For The Care And Maintenance Of The Common Area

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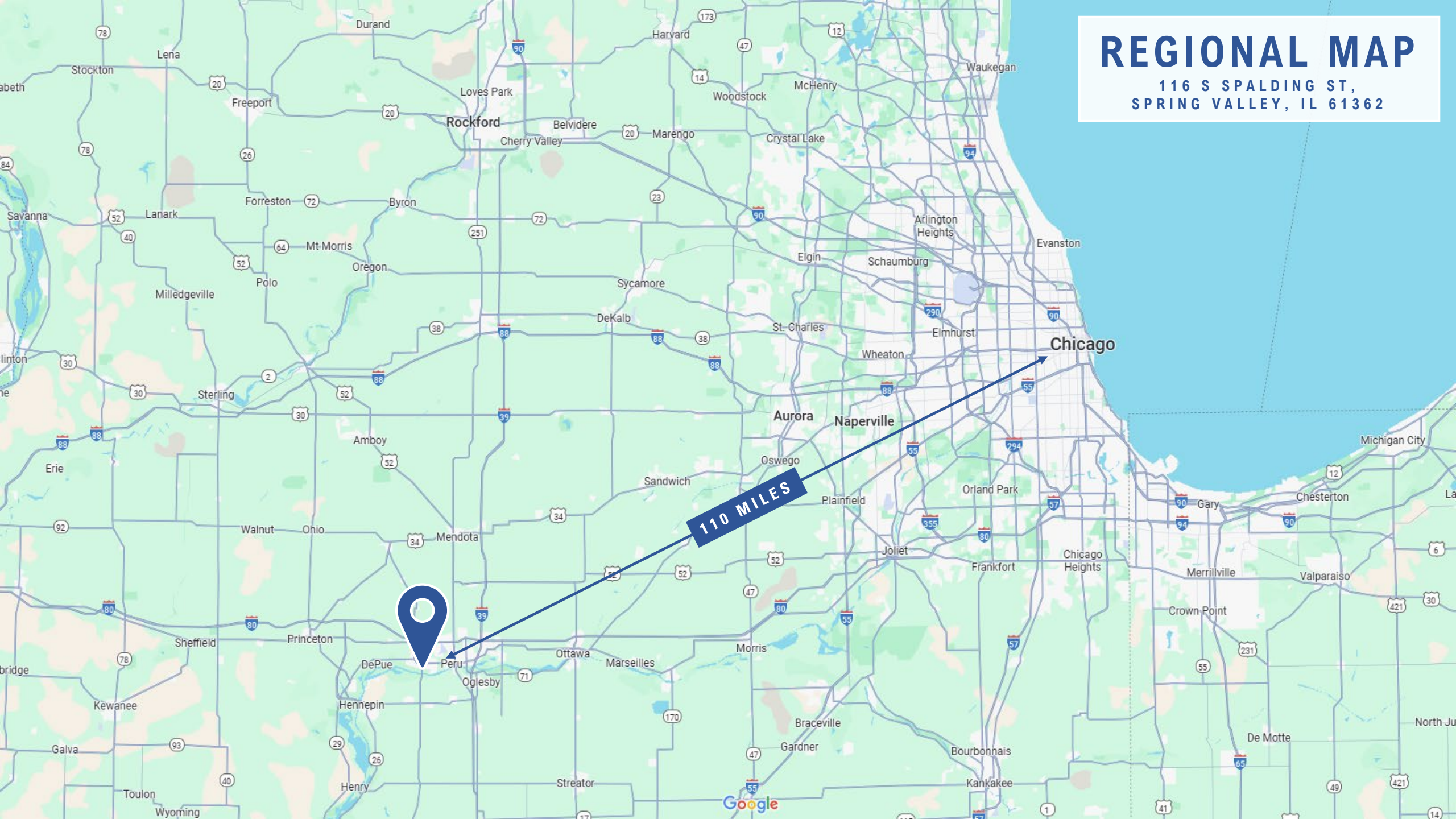
**UTILITIES**      Tenant Responsible For Utilities

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**HVAC**      Tenant Responsible For HVAC Repair & Replacement

# REGIONAL MAP

116 S SPALDING ST,  
SPRING VALLEY, IL 61362



110 MILES

CASEY'S

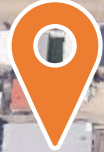
SHELL

JIMMY JOHN'S

SPRING VALLEY CITY BANK

USPS

VALLEY COIN-  
JEWELRY-PAWN  
INC.

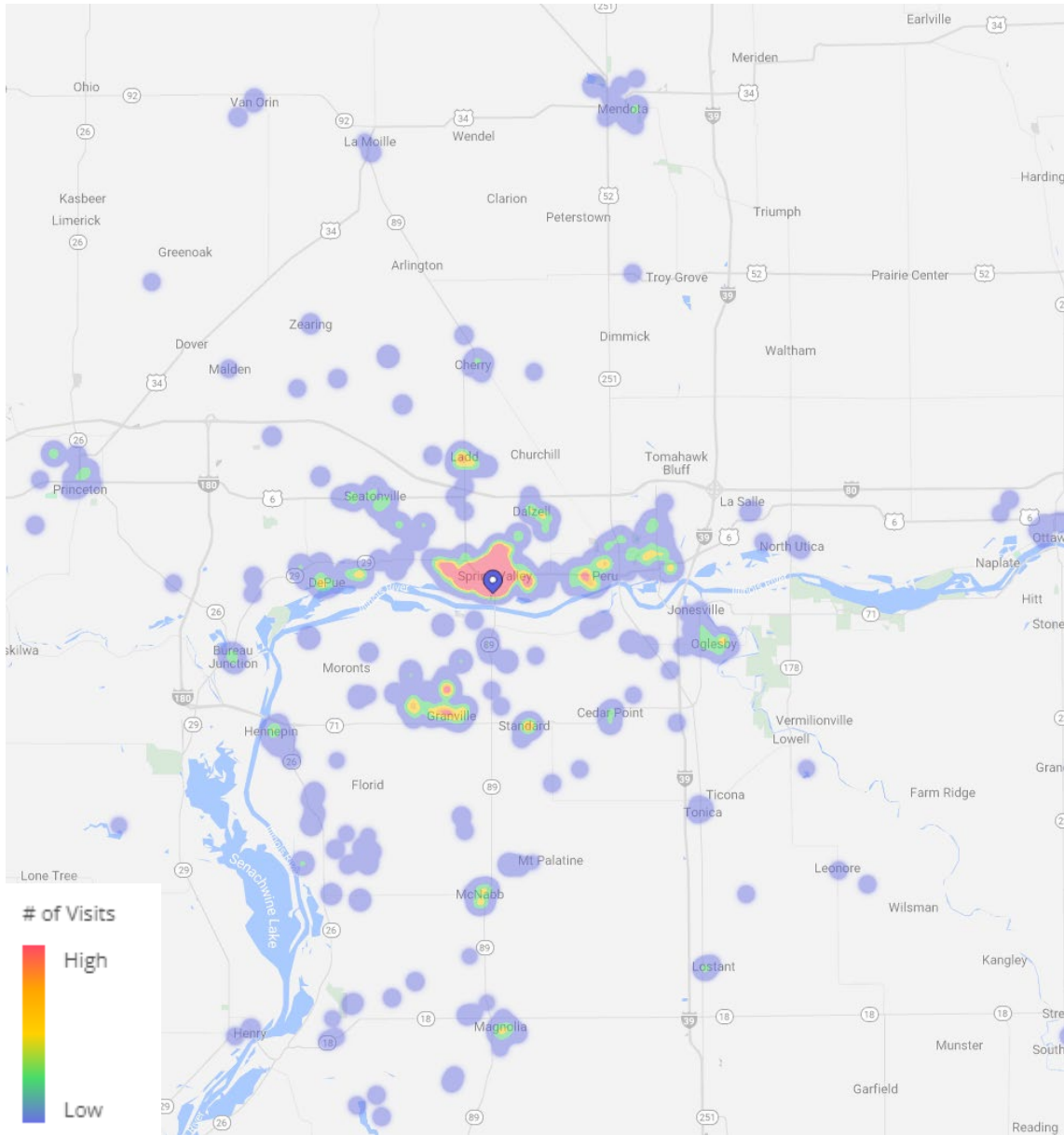


SPRING VALLEY  
SUPERMARKET

TRY-COUNTY  
AUTO SALES

# TRUE TRADE AREA

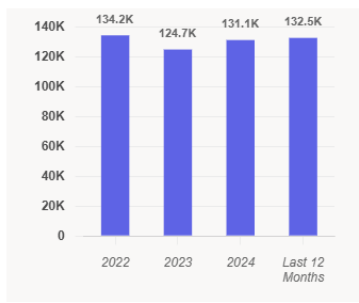
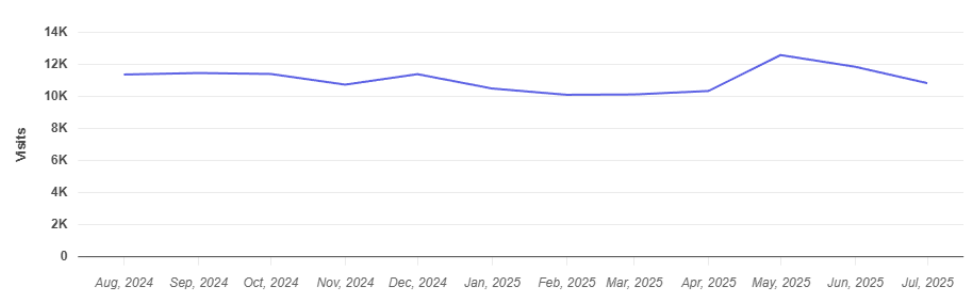
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)  
LAST 12 MONTHS



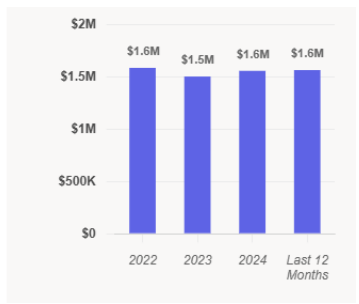
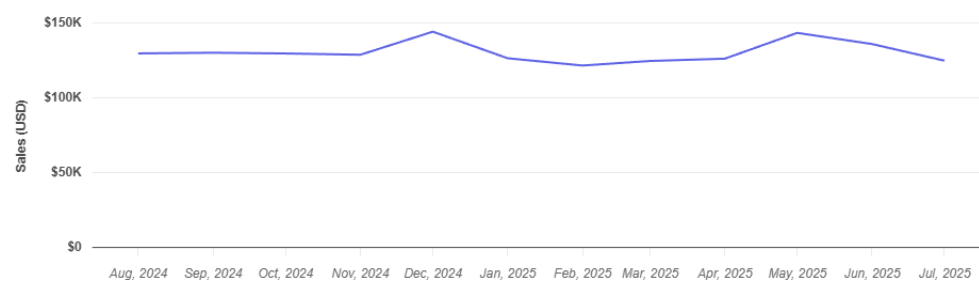
## VISITS DATA

Visits	132.5K	Visit Frequency	7.09
Visits / sq ft	14.19	Avg. Dwell Time	13 min
Visitors	18.7K		

## VISITS VARIANCE



## ESTIMATED SALES



## TENANT RANKINGS

<p>Nationwide</p> <p><b>8,958</b> / 19,247</p> <p><a href="#">View List</a></p> <p>53%</p>	<p>Illinois</p> <p><b>256</b> / 681</p> <p><a href="#">View List</a></p> <p>62%</p>	<p>Local: 15mi</p> <p><b>4</b> / 11</p> <p><a href="#">View List</a></p> <p>72%</p>
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## DEMOGRAPHICS SUMMARY

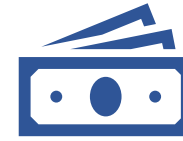
POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	7,621	21,653	41,130
2024 Population	7,624	21,906	41,765
2020 Population	7,150	21,685	42,030
Median Age	43.1	44.2	43

INCOME	3 Miles	5 Miles	10 Miles
Average	\$72,934	\$75,756	\$75,160
Median	\$58,538	\$59,647	\$60,412

TRAFFIC COUNTS	
S Spalding St	6,272 (2025)

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	3,187	9,352	17,542
2024 Households	3,191	9,468	17,817
2020 Households	3,001	9,400	17,938

Source: © 2022 Experian.



AVERAGE HOUSEHOLD  
INCOME FIVE MILE RADIUS

**\$75,756**



HOUSEHOLDS WITHIN FIVE  
MILE RADIUS

**9,468**



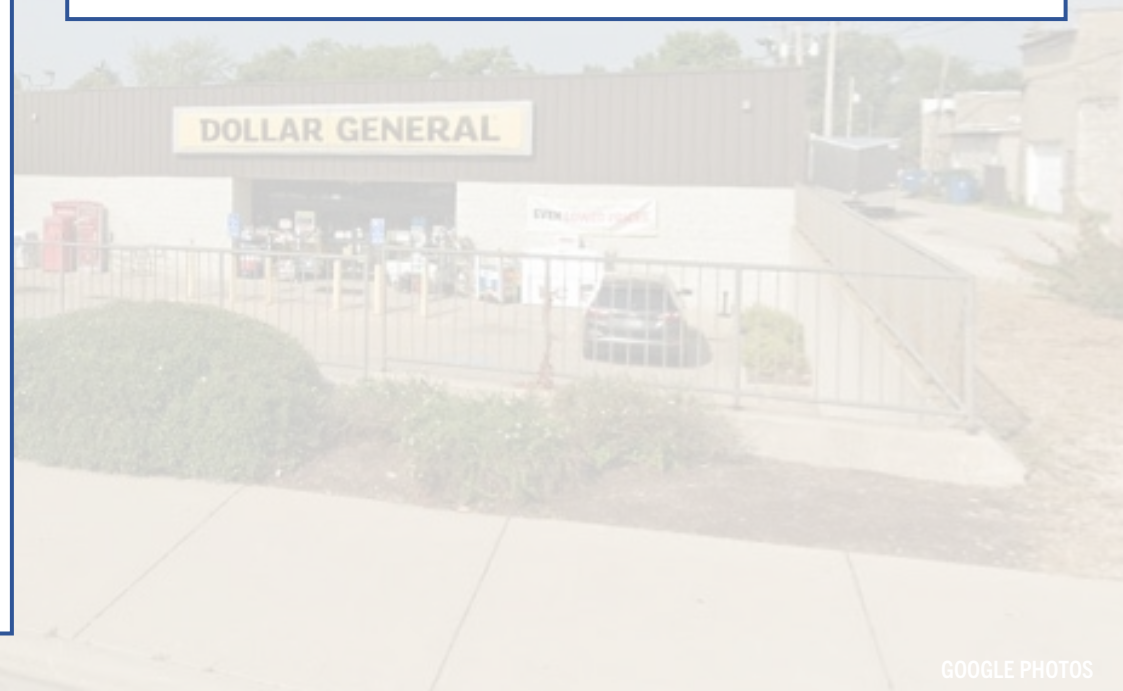
POPULATION WITHIN FIVE  
MILE RADIUS

**21,906**



DAILY TRAFFIC COUNTS

**6,272**



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ACTIVITY ID: XXXX

# **DOLLAR GENERAL®**

**116 S SPALDING ST, SPRING VALLEY, IL 61362**  
**OFFERING MEMORANDUM**

## **EXCLUSIVELY LISTED:**

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