



 **Dollar General**
502 N US-45, Tigerton, WI



OFFERING
MEMORANDUM

\$1,930,000
PRICE

6.65%
CAP RATE

TABLE OF CONTENTS

FINANCIAL OVERVIEW

04

OPERATING DATA

05

RENT SCHEDULE

DG

PROPERTY OVERVIEW

07

TENANT PROFILE

08

INVESTMENT HIGHLIGHTS

DG

MARKET OVERVIEW

10

LOCAL MAP

11

REGIONAL MAP

DG



FINANCIAL OVERVIEW

502 US-45, TIGERTON, WI 54486

DOLLAR GENERAL®

DOLLAR GENERAL502 N US-45,
Tigerton, WI 54486**\$1,930,000**

PRICE

6.65%

CAP RATE

NOI	\$128,297
RENTABLE SQ FT	9,026
YEAR BUILT	2026
APN:	550500650
TENANT	Dollar General
GUARANTOR	DOLGENCORP, LLC
LEASE TYPE	Absolute Net
LEASE COMMENCEMENT	June 1, 2026
LEASE EXPIRATION	May 31, 2041
TERM REMAINING	15 Years
INCREASES	Every 5 Years
OPTIONS	(5), 5-Year
TENANT RESPONSIBILITIES	CAM, Taxes, Insurance, Roof/Structure & HVAC
LANDLORD RESPONSIBILITY	None

RENT SCHEDULE

	ANNUAL RENT	MONTHLY RENT
CURRENT:	\$128,297	\$10,691
Years 6-10:	\$134,711	\$11,225
Years 11-15:	\$141,447	\$11,787
Option I:	\$148,519	\$12,376
Option II:	\$155,945	\$12,995
Option III:	\$163,743	\$13,645
Option IV:	\$171,930	\$14,327
Option V:	\$180,526	\$15,043

LEASE ABSTRACT

Parking Lot:	Tenant Directly Responsible
Real Estate Taxes:	Tenant Reimburses
HVAC:	Tenant Directly Responsible
Insurance:	Tenant Directly Responsible
Roof & Structure:	Tenant Directly Responsible

RENT SCHEDULE | 05



LEASE TERM	YEAR	DATE	RENT INCREASE	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
CURRENT	YEAR 1	6/1/2026		\$128,297	\$10,691	\$14.21	6.65%
	Year 2	6/1/2027		\$128,297	\$10,691	\$14.21	6.65%
	Year 3	6/1/2028		\$128,297	\$10,691	\$14.21	6.65%
	Year 4	6/1/2029		\$128,297	\$10,691	\$14.21	6.65%
	Year 5	6/1/2030		\$128,297	\$10,691	\$14.21	6.65%
INCREASE	Year 6	6/1/2031	5% Increase	\$134,771	\$11,225	\$14.92	6.98%
	Year 7	6/1/2032		\$134,771	\$11,225	\$14.92	6.98%
	Year 8	6/1/2033		\$134,771	\$11,225	\$14.92	6.98%
	Year 9	6/1/2034		\$134,771	\$11,225	\$14.92	6.98%
	Year 10	6/1/2035		\$134,771	\$11,225	\$14.92	6.98%
INCREASE	Year 11	6/1/2036	5% Increase	\$141,447	\$11,787	\$15.67	7.33%
	Year 12	6/1/2037		\$141,447	\$11,787	\$15.67	7.33%
	Year 13	6/1/2038		\$141,447	\$11,787	\$15.67	7.33%
	Year 14	6/1/2039		\$141,447	\$11,787	\$15.67	7.33%
	Year 15	6/1/2040		\$141,447	\$11,787	\$15.67	7.33%
OPTION I	Year 16	6/1/2041	5% Increase	\$148,519	\$12,376	\$16.45	7.70%
	Year 17	6/1/2042		\$148,519	\$12,376	\$16.45	7.70%
	Year 18	6/1/2043		\$148,519	\$12,376	\$16.45	7.70%
	Year 19	6/1/2044		\$148,519	\$12,376	\$16.45	7.70%
	Year 20	6/1/2045		\$148,519	\$12,376	\$16.45	7.70%
OPTION II	Year 21	6/1/2046	5% Increase	\$155,945	\$12,995	\$17.28	8.08%
	Year 22	6/1/2047		\$155,945	\$12,995	\$17.28	8.08%
	Year 23	6/1/2048		\$155,945	\$12,995	\$17.28	8.08%
	Year 24	6/1/2049		\$155,945	\$12,995	\$17.28	8.08%
	Year 25	6/1/2050		\$155,945	\$12,995	\$17.28	8.08%
OPTION III	Year 26	6/1/2051	5% Increase	\$163,743	\$13,645	\$18.14	8.48%
	Year 27	6/1/2052		\$163,743	\$13,645	\$18.14	8.48%
	Year 28	6/1/2053		\$163,743	\$13,645	\$18.14	8.48%
	Year 29	6/1/2054		\$163,743	\$13,645	\$18.14	8.48%
	Year 30	6/1/2055		\$163,743	\$13,645	\$18.14	8.48%
OPTION IV	Year 31	6/1/2056	5% Increase	\$171,930	\$14,327	\$19.05	8.91%
	Year 32	6/1/2057		\$171,930	\$14,327	\$19.05	8.91%
	Year 33	6/1/2058		\$171,930	\$14,327	\$19.05	8.91%
	Year 34	6/1/2059		\$171,930	\$14,327	\$19.05	8.91%
	Year 35	6/1/2060		\$171,930	\$14,327	\$19.05	8.91%
OPTION V	Year 36	6/1/2061	5% Increase	\$180,526	\$15,043	\$20.00	9.35%
	Year 37	6/1/2062		\$180,526	\$15,043	\$20.00	9.35%
	Year 38	6/1/2063		\$180,526	\$15,043	\$20.00	9.35%
	Year 39	6/1/2064		\$180,526	\$15,043	\$20.00	9.35%
	Year 40	6/1/2065		\$180,526	\$15,043	\$20.00	9.35%



PROPERTY OVERVIEW

502 US-45, TIGERTON, WI 54486

DOLLAR GENERAL®

DOLLAR GENERAL

American Chain of Variety Stores | NYSE: "DG"



20,155

LOCATIONS



\$40.61B

ANNUAL REVENUE



1939

YEAR FOUNDED



"DG"

NYSE TICKER SYMBOL

COMPANY OVERVIEW

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General operates 20,150+ stores across the United States. The company was founded in 1939 as J.L. Turner and Son and then in 1968 as Dollar General Corporation. The company reports annual (TTM) revenue of \$40.61 Billion for 2025. There are more than 170,000 employees. The company is publicly traded on the New York Stock Exchange under the ticker symbol "DG" and is an S&P 500 Component with a S&P credit rating of BBB.



[Website](#)



BRAND NEW 2026 CONSTRUCTION

- Lease Commenced June 1, 2026
- Build-to-Suit construction to Dollar General prototype



ABSOLUTE NET LEASE

- Zero Landlord responsibilities



FRESH 15-YEAR LEASE

- 15 years of firm term remaining
- Lease just commenced in June leaving a full fresh term for the buyer



RARE RENT BUMPS EVERY 5 YEARS

- 5% rent increases every 5 years in the base lease term
- Five, five-year renewal options with rent bumps every 5 years



PRO-FORMA YEAR 11 CAP RATE: 7.33%

- Base term rent increases provided rent growth for future landlord
- Pro-forma cap rate of 9.35% by Option V



CORPORATELY GUARANTEED LEASE

- Dollar General has an investment grade “BBB” credit rating (Standard & Poors)
- Publicly traded on the New York Stock Exchange “DG”
- Dollar General has 20,100+ Locations



DOLLAR GENERAL CONTINUES EXPANSION IN 2026

- Dollar General plans to open 450 new stores in 2026
- Remodels for thousands of existing stores



INFLATION RESILIENT TENANT

- Dollar General has historically performed well during inflationary periods
- Continues to be well-positioned to perform in future inflationary environments





MARKET OVERVIEW

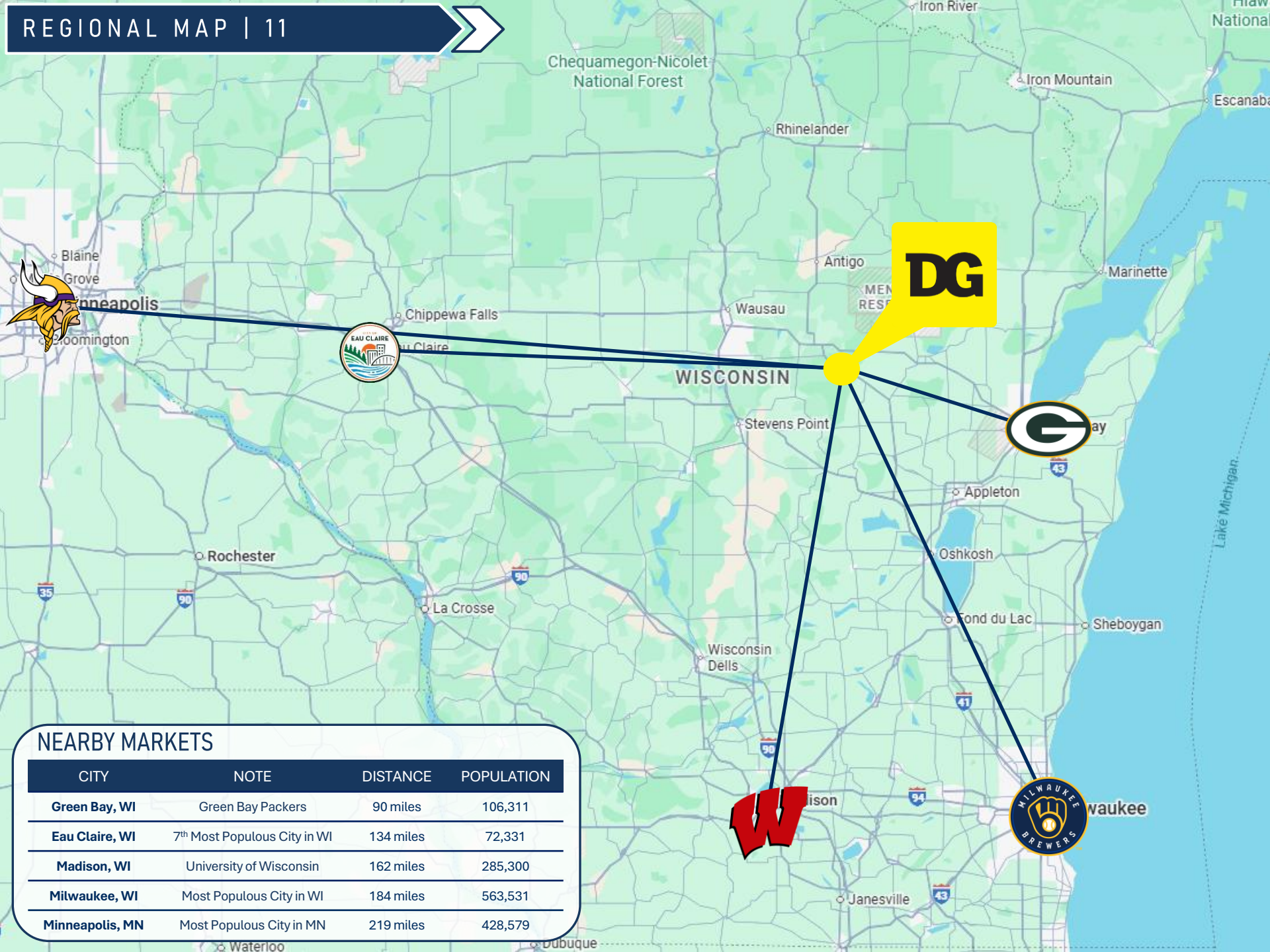
502 US-45, TIGERTON, WI 54486

DOLLAR GENERAL®



DEMOGRAPHICS

Population	3-Miles	5-Miles	10-Miles
2029 Projection	1,039	1,483	6,822
2024 Population	1,047	1,512	6,981
Income	3-Miles	5-Miles	10-Miles
2024 Average HH Income	\$67,079	\$69,793	\$75,560



NEARBY MARKETS

CITY	NOTE	DISTANCE	POPULATION
Green Bay, WI	Green Bay Packers	90 miles	106,311
Eau Claire, WI	7th Most Populous City in WI	134 miles	72,331
Madison, WI	University of Wisconsin	162 miles	285,300
Milwaukee, WI	Most Populous City in WI	184 miles	563,531
Minneapolis, MN	Most Populous City in MN	219 miles	428,579

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. All property showings are by appointment only. Please consult your Marcus & Millichap agent for details.

DOLLAR GENERAL®



DOLLAR GENERAL

Wisconsin BOR:

Todd Lindblom

License: 56163-90

DOLLAR GENERAL®