

# OFFERING MEMORANDUM



194 E FULTON  
SHAWNEETOWN, IL 62984

## King Realty Advisors

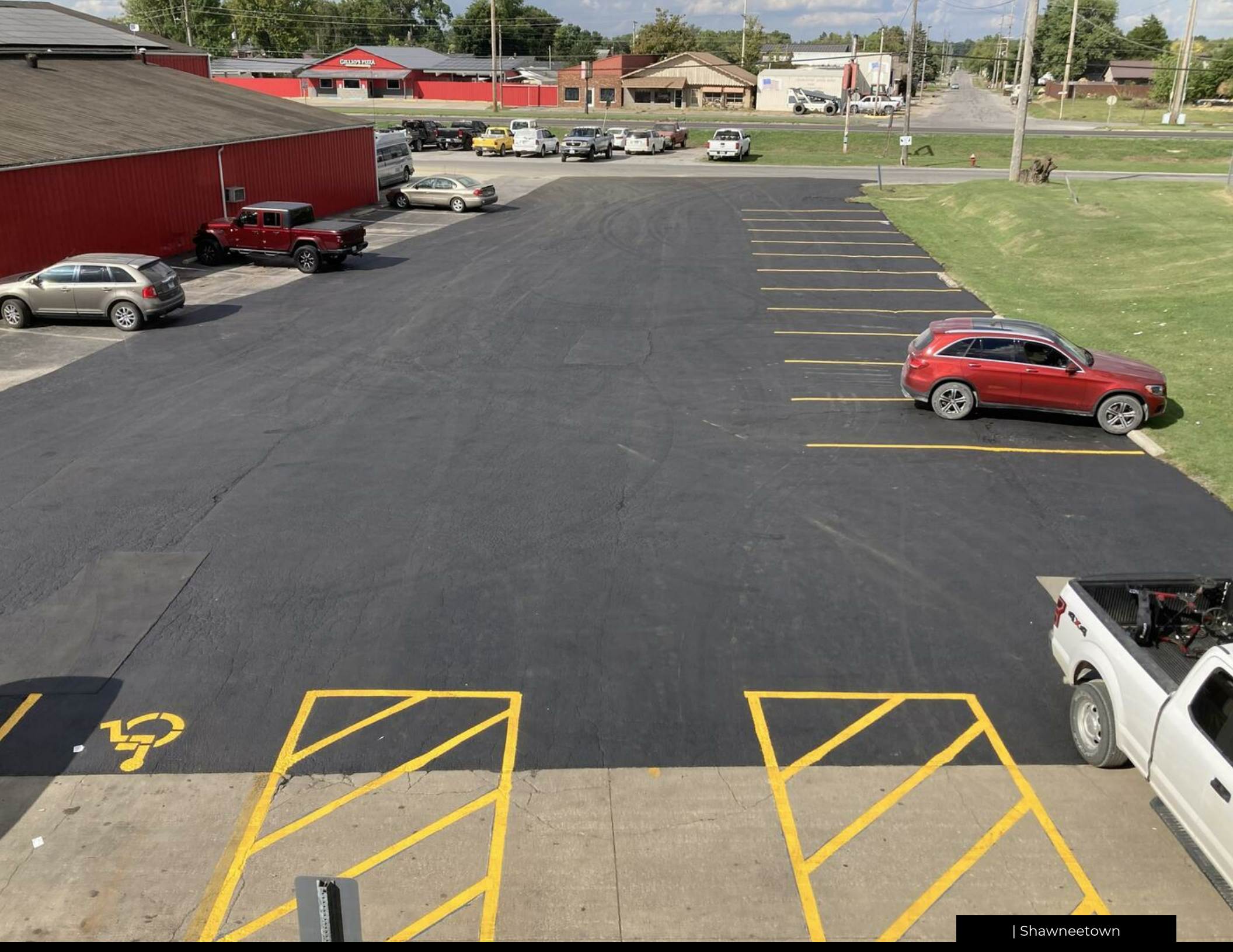
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## Bryan King

Principal  
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## PROPERTY SUMMARY

Offering Price	\$948,965.00
Building SqFt	9,014 SqFt
Year Built	2007
Lot Size (acres)	0.74
Parcel ID	05-002-158-09
Zoning Type	Commercial
County	Gallatin
Coordinates	37.711683,-88.184718

## INVESTMENT SUMMARY

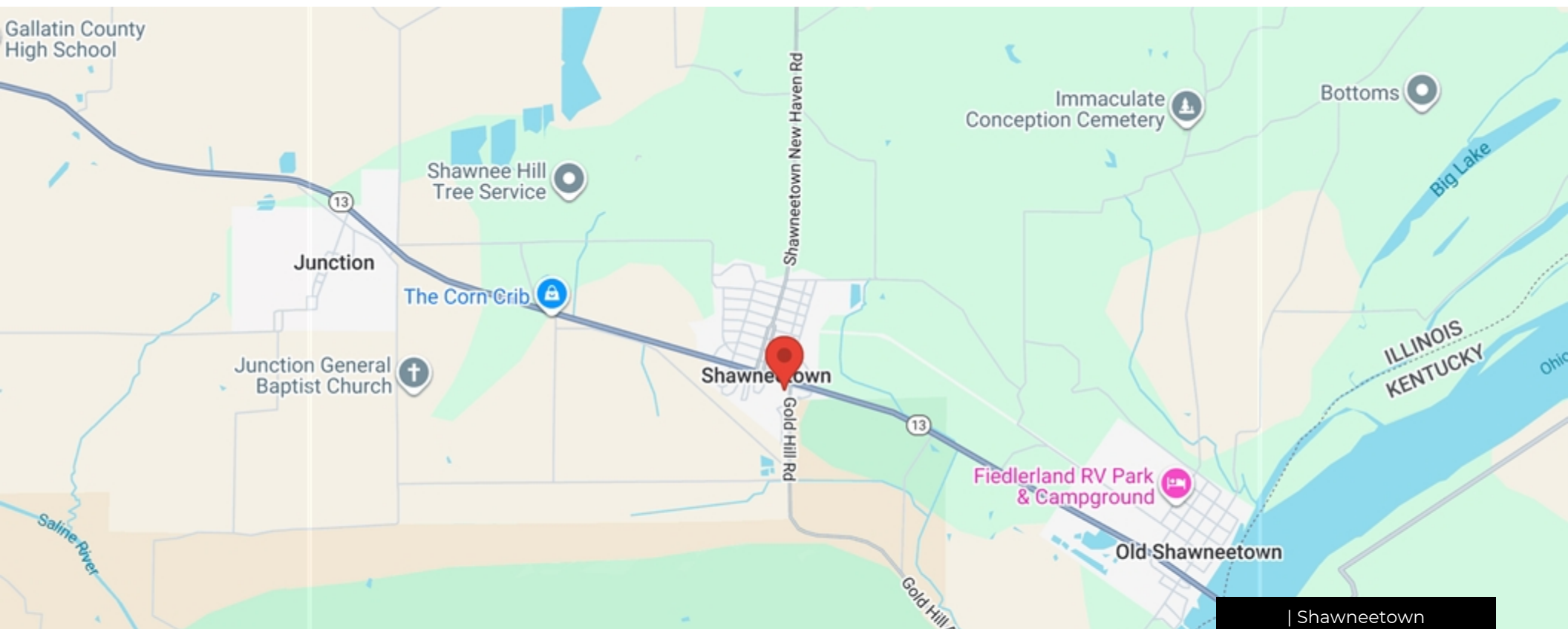
This store is located just off State Highway 13, a heavily traveled connector from Harrisburg IL to Morganfield KY and many recreational destinations in between. The commuter traffic combined with the local service area make this a GREAT location for this Dollar General. The subject property is a 9,014 square foot building leased to Dollar General Corporation as a long-term tenant. Built in 2007 to better serve the community. Dollar General extended the lease term in 2016 and again in 2025, now expiring May 31, 2030. This gives approximately 4.5 years of current term remaining with (3) five year options. These extensions and options combined shows confidence by Dollar General in this store location.

The image shows the Dollar General logo, which consists of the words "DOLLAR GENERAL" in a bold, black, sans-serif font. The text is centered on a bright yellow rectangular background. A registered trademark symbol (®) is located at the end of the word "GENERAL". The entire logo is enclosed within a white border with a slight drop shadow, giving it a three-dimensional appearance.

**DOLLAR  
GENERAL®**

## INVESTMENT HIGHLIGHTS

- Dollar General recently exercised their option for 5 more years.
- DG Corporate Guaranty.
- Recent CapEx Improvements including roof coating, parking lot seal coat, and restripe.
- Built specifically for DG in 2007.
- [TIF Note included with sale.](#)
- Additional development land adjacent to subject property can also be available.
- Additional TIF dollars are available via Shawneetown if future improvements are made.

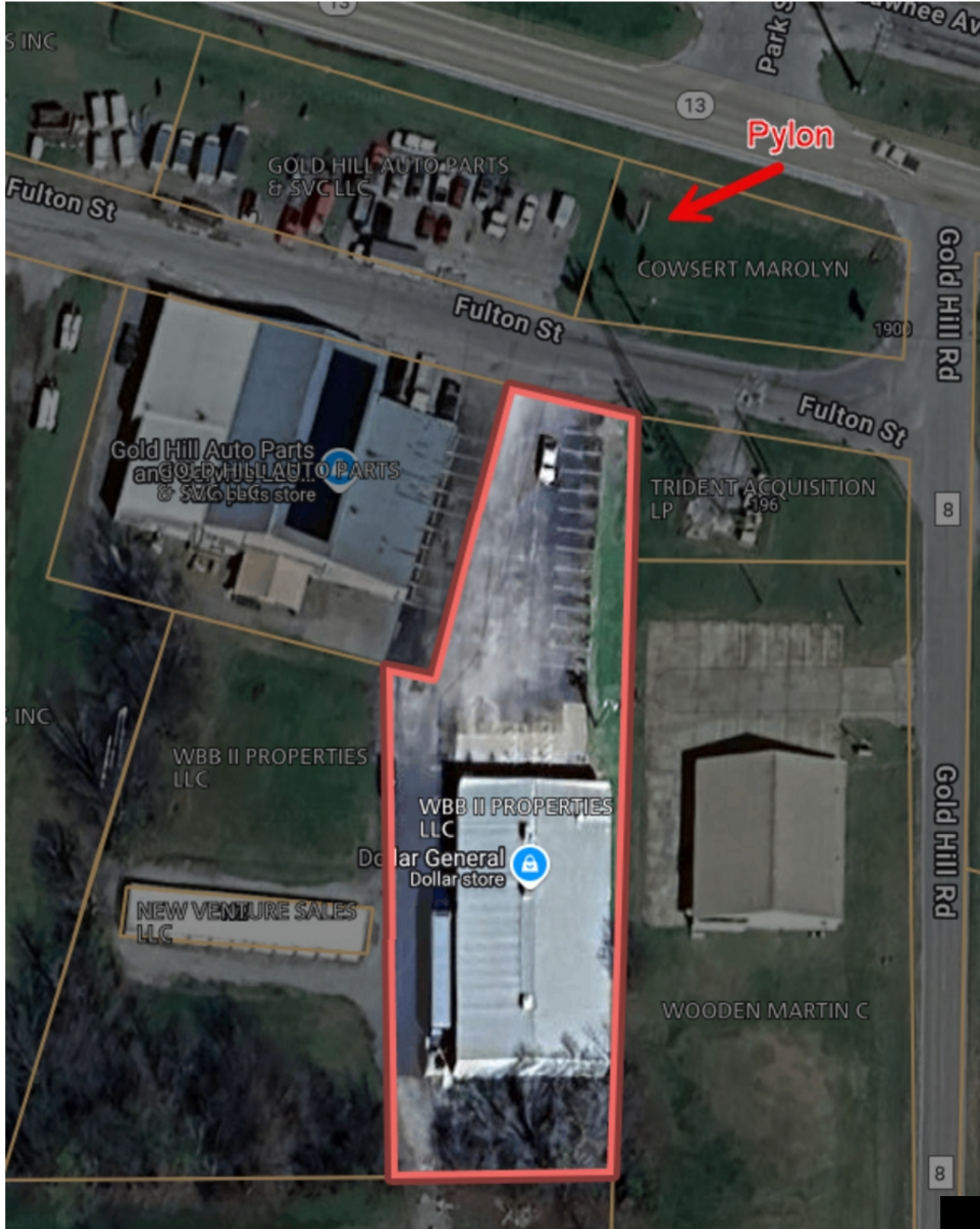


# RENT ROLL

UNIT#	TENANT NAME	SQUARE FOOTAGE	ANNUAL RENT/ SF	ANNUAL BASE RENT	EXPENSE REIMBURSEMENTS	LEASE TYPE	LEASE START	LEASE END	NOTES
194	Dollar General	9,014	\$6.66	\$60,000.00	\$18,605.00	NN	10/02/2007	05/31/2030	
N/A	TIF Note	0	\$0.00	\$8,800.00		TBD		10/02/2030	
	Total Occupied	9014	\$68,800.00						
	<b>TOTAL</b>	<b>9014</b>	<b>\$68,800.00</b>		<b>\$18,605.00</b>				

# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$68,800.00	\$68,800.00
SCHEDULED BASE RENTAL REVENUE	\$68,800.00	\$68,800.00
EXPENSE REIMBURSEMENT	\$18,605.00	\$18,605.00
TOTAL POTENTIAL GROSS REVENUE	\$87,405.00	\$87,405.00
EFFECTIVE GROSS REVENUE	\$87,405.00	\$87,405.00
OPERATING EXPENSES		
PROPERTY TAX	\$13,647.00	\$13,647.00
GENERAL EXPENSES	\$4,958.00	\$4,958.00
TOTAL OPERATING EXPENSES	\$18,605.00	\$18,605.00
NET OPERATING INCOME	\$68,800.00	\$68,800.00
CAP RATE	7.25%	7.25%



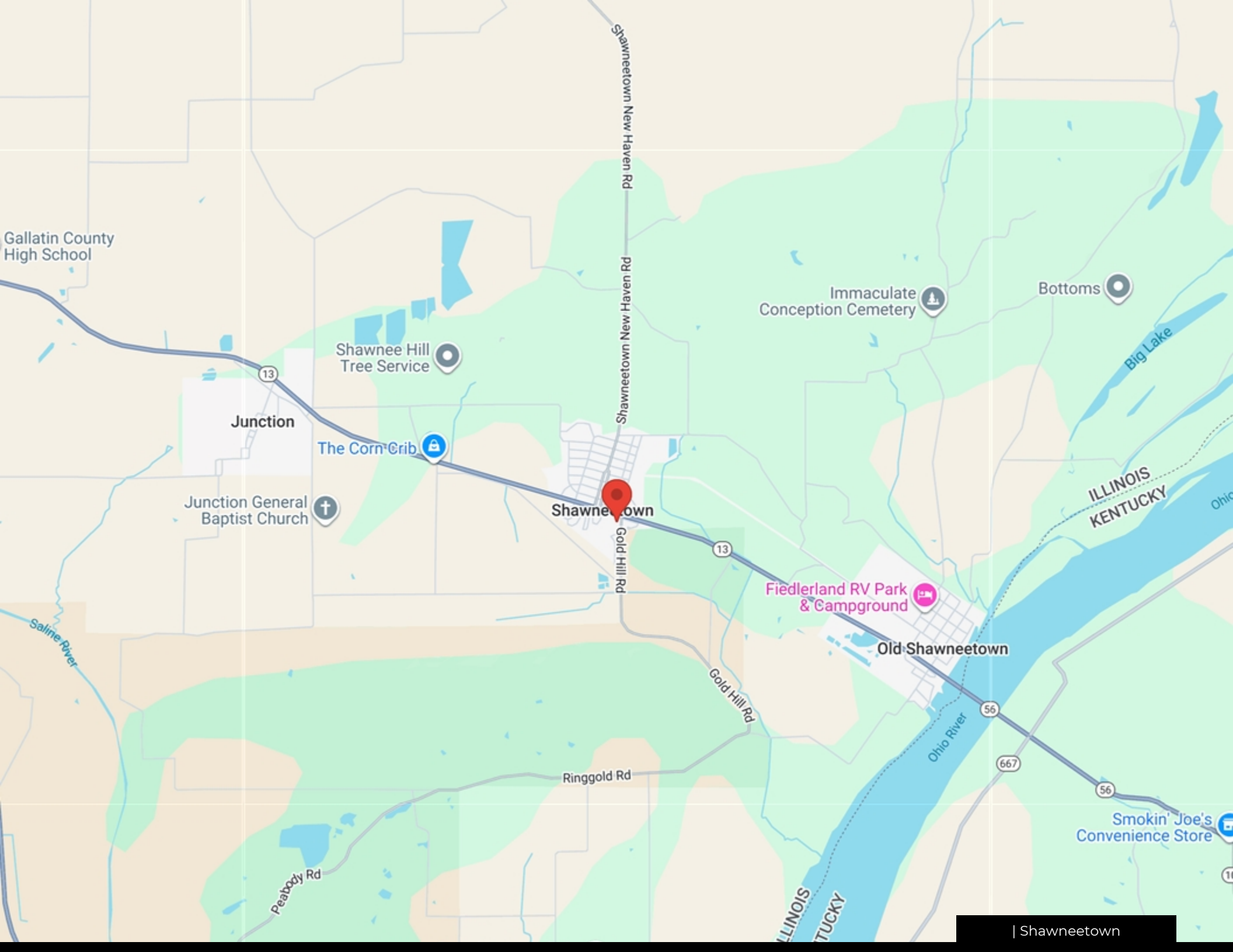
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,499	2,108	2,384
2010 Population	1,301	1,796	2,023
2025 Population	1,008	1,399	1,601
2030 Population	922	1,284	1,471
2025-2030 Growth Rate	-1.77 %	-1.7 %	-1.68 %
2025 Daytime Population	1,003	1,269	1,656

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	84	117	132
\$15000-24999	47	68	76
\$25000-34999	28	39	45
\$35000-49999	75	100	112
\$50000-74999	69	91	102
\$75000-99999	38	47	52
\$100000-149999	65	83	90
\$150000-199999	20	26	29
\$200000 or greater	46	68	79
Median HH Income	\$ 50,290	\$ 49,185	\$ 49,122
Average HH Income	\$ 81,776	\$ 82,684	\$ 83,430



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	655	888	993
2010 Total Households	560	753	841
2025 Total Households	473	639	717
2030 Total Households	442	597	671
2025 Average Household Size	2.13	2.19	2.23
2025 Owner Occupied Housing	377	509	571
2030 Owner Occupied Housing	360	486	546
2025 Renter Occupied Housing	96	130	146
2030 Renter Occupied Housing	82	111	125
2025 Vacant Housing	95	115	136
2025 Total Housing	568	754	853



Gallatin County High School

Junction

Junction General Baptist Church

Shawnee Hill Tree Service

The Corn Crib

Shawneetown

Immaculate Conception Cemetery

Bottoms

Big Lake

ILLINOIS KENTUCKY

Fiedlerland RV Park & Campground

Old Shawneetown

Smokin' Joe's Convenience Store

## ABOUT SHAWNEETOWN

Shawneetown is a city in Gold Hill Township, Gallatin County, Illinois, United States. The population was 1,054 at the 2020 United States census. It is the county seat of Gallatin County.

This store is located just off State Highway 13, a heavily traveled connector from Harrisburg IL to Morganfield KY and many recreational destinations in between. The commuter traffic combined with the local service area make this a GREAT location for this Dollar General.

Laid out in 1810 on the Ohio River, Shawneetown became a crucial gateway for settlers moving west and served as a major trading and financial center for Illinois. In fact, the state's first bank - The Shawneetown Bank-- opened here in 1816.



## CITY OF SHAWNEETOWN

COUNTY

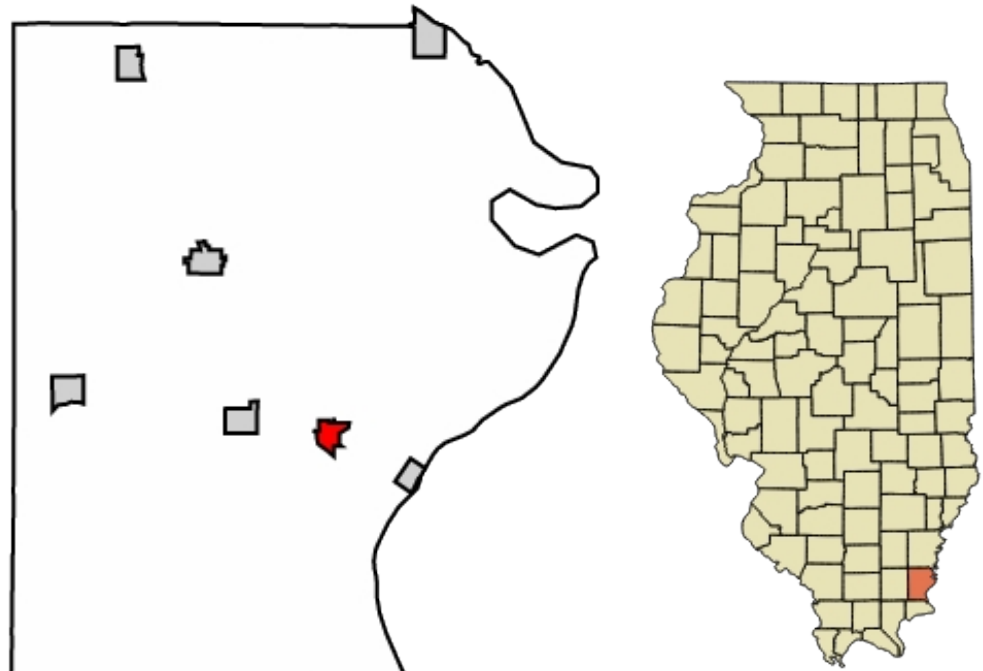
GALLATIN

## AREA

## POPULATION

CITY

0.7 SQ MI



## CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE KING REALTY ADVISORS ADVISOR FOR MORE DETAILS.**

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