

# DOLLAR GENERAL®

HIRING.



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Chris Schellin  
President  
cschellin@westwoodnetlease.com  
314-922-6033

Brian Brockman – Broker  
License #:471020548  
Bang Realty-Illinois Inc  
bor@bangrealty.com  
513-898-1551

**Dollar General**  
5901 6th Street Frontage Road E.  
Springfield, IL 62703

## Executive Summary

Asking Price	<b>\$1,388,658</b>
Cap Rate	<b>7.00%</b>
Annual rental income	<b>\$97,206.12</b>
Lease Expiration	<b>8/31/2033</b>
Rent Increases	<b>10% in each option period</b>
Lease Guarantor	<b>Dollar General Corporation (\$42.7 billion in sales)</b>
Options	<b>Four (Five) Year Options</b>
Year Built	<b>2018</b>
Square Footage	<b>9,100 Sq. Ft.</b>
Land	<b>1.00± Acre</b>

## Highlights

- Rare Interstate location just off I-55 with 46,300 cars/day. Just 2+ miles to University of Illinois-Springfield with 4300+ students/
- Almost 70,000 people in a 5 mile radius with Average Household Income of \$118,000 in 3 mile radius
- Immediate retailers in the area include McDonald's, Cracker Barrel, Circle K, Wendy's, Taco Bell and Subway
- Corporate Guaranty from Dollar General with approx. 21,000 locations and \$42.7 billion in revenues, representing a 5.2% increase year-over-year. Growth was driven by a 3.0% increase in same-store sales and 581 new store openings, driven by demand for value-based products
- Store was remodeled in June 2025 at Tenant's expense
- Ranked in the top 20%+/- for foot traffic in 2025



## Population

1 mile      3 miles      5 miles

### 2025 Population

3,151      14,212      69,388

## Income

1 mile      3 miles      5 miles

### Average Household Income

2025      \$107,777      \$118,119      \$106,217



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