

RETAIL PROPERTY FOR SALE

# ULLIN, IL DOLLAR GENERAL

250 N Locust St  
Ullin, IL 62992

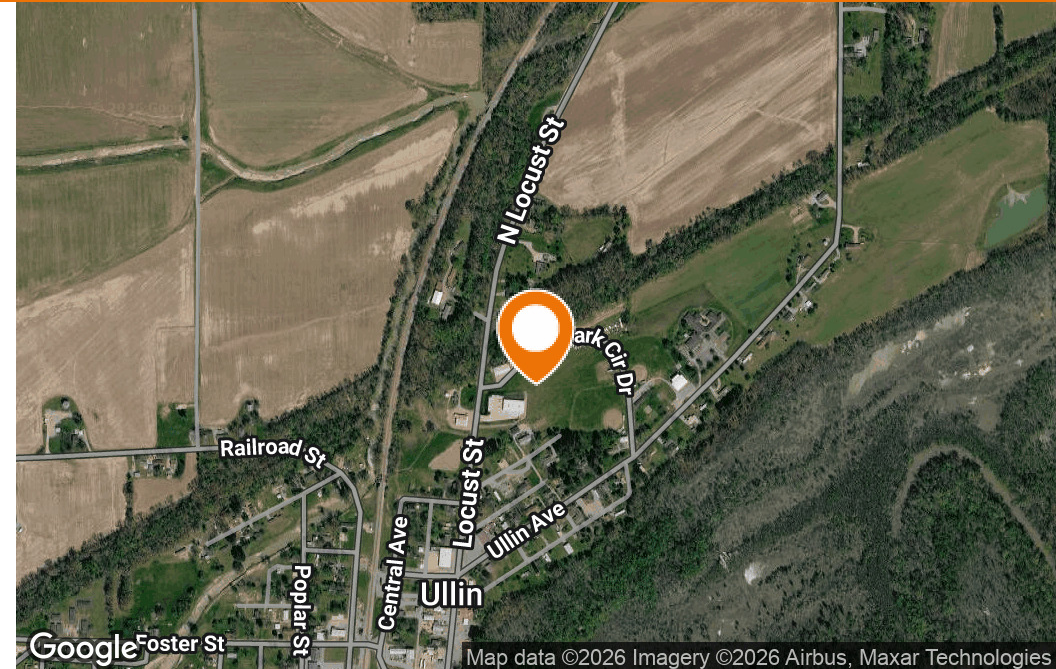
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Representative Photo



## PROPERTY HIGHLIGHTS

- Absolute NNN Lease - No Landlord Responsibilities
- 10+ Years Remaining on Current Lease Term
- Five (5) Year Options to Renew
- 10% Base Rent Increases at Each Option

## OFFERING SUMMARY

Sale Price:	\$1,043,221
Lot Size:	1.54 Acres
Building Size:	9,026 SF
NOI:	\$77,720.04
Cap Rate:	7.45%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	680	2,389	8,581
Total Population	1,545	5,441	20,543
Average HH Income	\$71,302	\$77,038	\$79,089

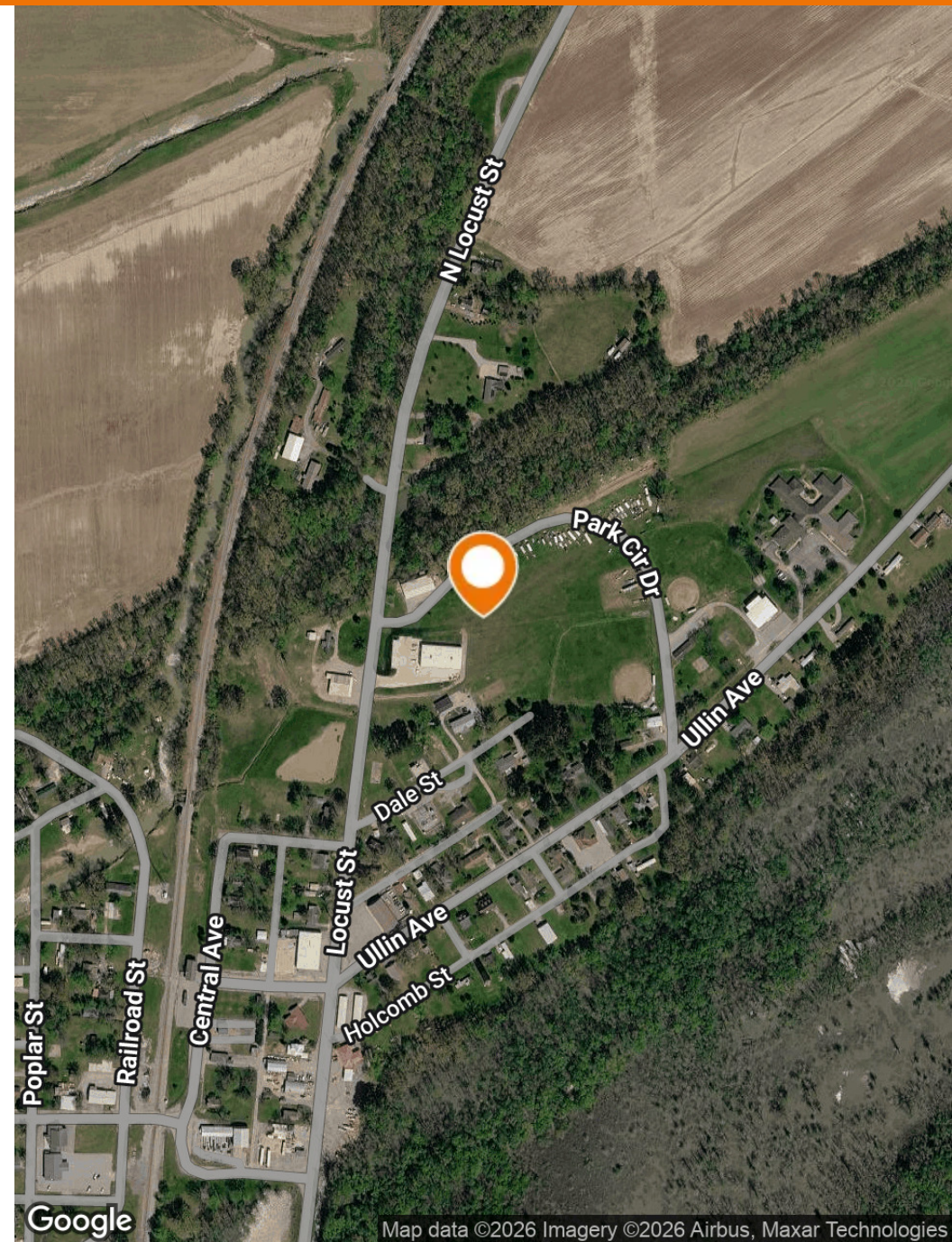
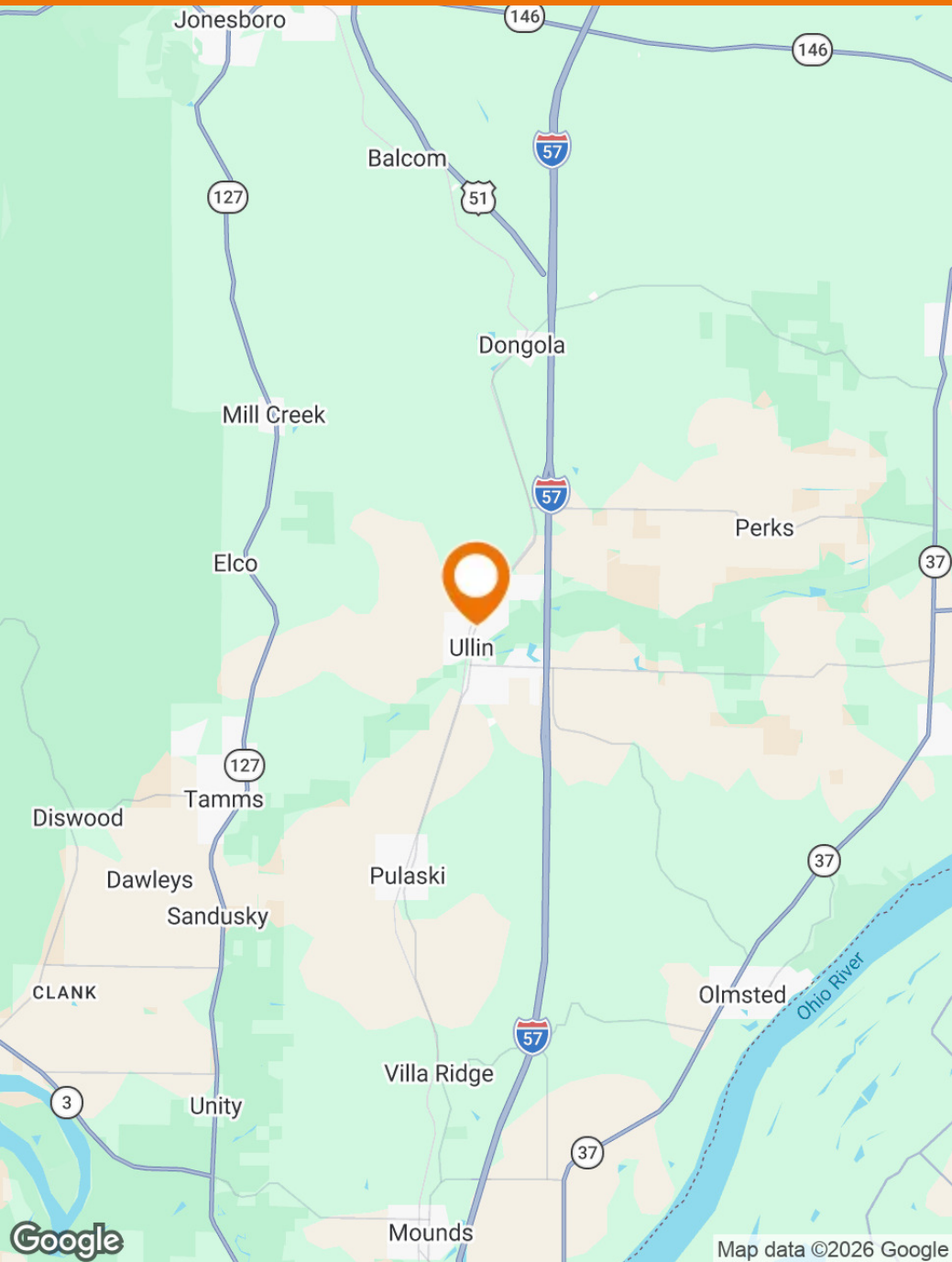


## PROPERTY DESCRIPTION

Holman Partners is pleased to present a 100% fee simple interest in a Dollar General property located at 250 N Locust Street, Ullin IL 62992. The 9,026 SF store, completed in July 2021, is operated on a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. Included with the 10+ years remaining on the initial lease term is Five (5) Year Options to Renew, with 10% base rent increases at each. Dollar General is the largest discount retailer in the United States by the number of stores with over 20,400 neighborhood stores in 48 states. Not to mention they are among the largest retailer of top-quality products made by America's most trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg, General Mills, Nabisco, PepsiCo, and Coca-Cola.

## LOCATION DESCRIPTION

Ullin is a city in Pulaski County, Illinois. The town was originally established as a site along the Illinois Central Railroad, also known as the "Main Line of Mid-America" in the 1850's. It is situated along the Cache River, most of which is protected by Illinois state conservation departments. The Cypress Creek Wildlife Refuge, east of Ullin, provides a habitat for over 100 protected and endangered species. Southern Illinois is a popular area for outdoor activities like hiking and canoeing, with an abundance of natural areas, such as the Trail of Tears State Forest and Shawnee National Forest also located in surrounding area of Ullin. Ullin is located directly off of Interstate 57, which spans the entire length of Illinois from Chicago and down through the bootheel of Missouri. Dollar General is strategically located in the center of Ullin along the main thoroughfare, North Locust St also known as Old US Hwy 51, which connects many towns in Southern Illinois. Additionally, Dollar General has a large service area of 3.1 miles to the north, and 6 miles in every other direction servicing a population of over 2300. All of this combines to make an excellent location for Dollar General.





First State Bank of Dongola

**DOLLAR GENERAL**



Honey's Service Station & Tire

Ullin Market Place

Triple E Barbbque

Phoenix Mill

Illinois State Police



Pulaski County Jail

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

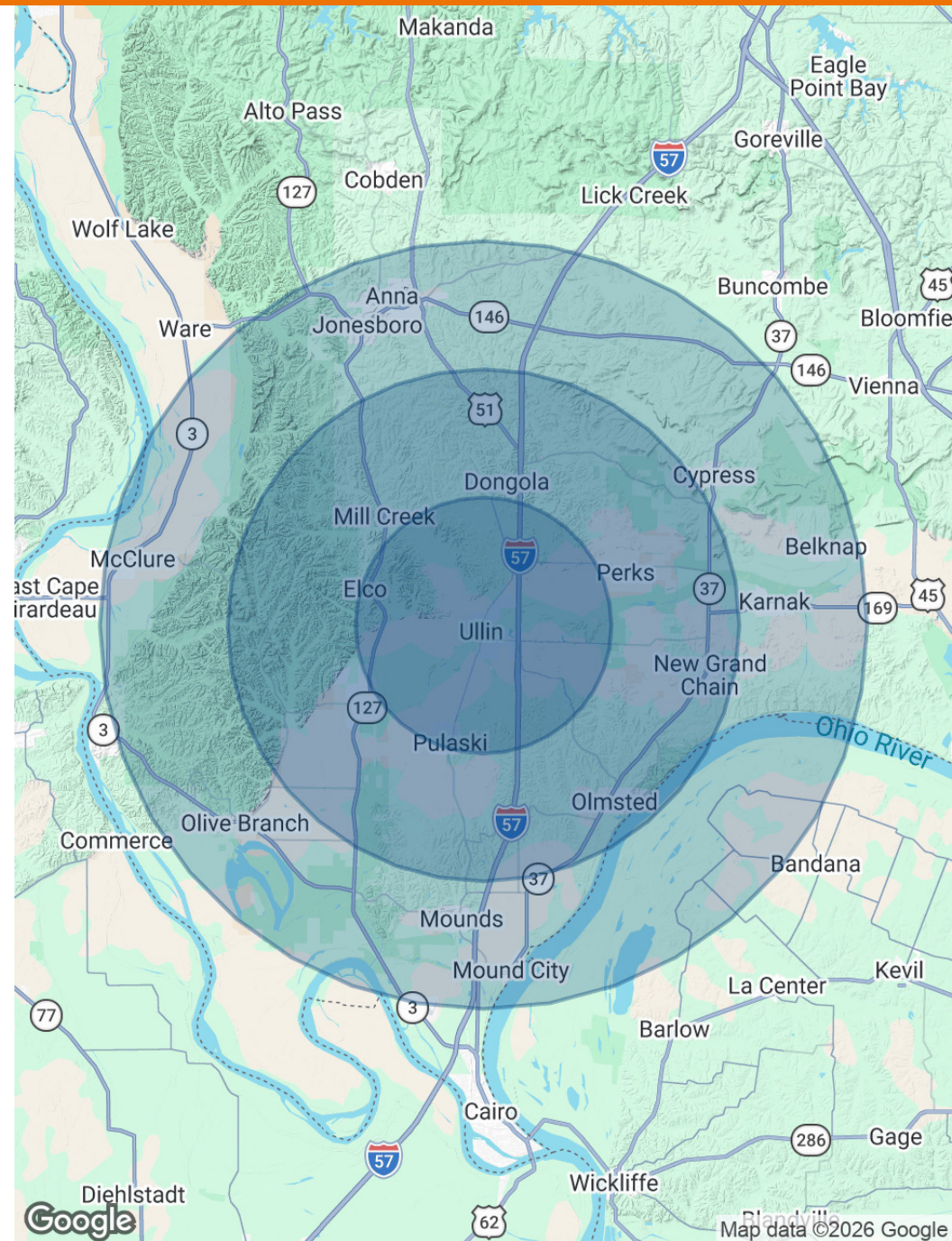
Lease Term	Monthly Rent	Annual Rent	Lease Start	Lease End
Current Term	\$6,476.67	\$77,720.04	July 1, 2021	June 30, 2036
Option 1	\$7124.33	\$85,491.96	July 1, 2036	June 30, 2041
Option 2	\$7836.77	\$94,041.24	July 1, 2041	June 30, 2046
Option 3	\$8,620.44	\$103,445.20	July 1, 2046	June 30, 2051
Option 4	\$9,482.49	\$113,789.88	July 1, 2051	June 30, 2056
Option 5	\$10,430.74	\$125,168.88	July 1, 2056	June 30, 2061

<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	1,545	5,441	20,543
Average Age	45	45	44
Average Age (Male)	45	45	44
Average Age (Female)	46	46	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	680	2,389	8,581
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$71,302	\$77,038	\$79,089
Average House Value	\$122,464	\$125,678	\$140,843

2020 American Community Survey (ACS)





# DOLLAR GENERAL®

## TENANT HIGHLIGHTS

- Over 20,000 locations in 47 States as of March 2024
- S&P Credit Rating of BBB
- Same-Store Sales Growth of 0.2% in 2023
- \$38.7B in Sales in 2023
- Opening 800 New Stores and 1,500 Remodels in 2024

## DOLLAR GENERAL SUMMARY

DG strives to make shopping convenient and affordable with more than 20,000 locations across 47 states and one store in Mexico. Their stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products, and much more. Dollar General's successful prototype makes shopping a truly hassle-free experience. They design small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. The average Dollar General customer completes his or her shopping trip in less than 10 minutes, and with 75% of Americans living within 5 minutes of a Dollar General store, convenience has never been this close to home.



## TENANT OVERVIEW

Company:	-Dollar General Corp (NYSE: DG)
Founded:	-1939
Locations:	-20,000+
Total Revenue:	-\$38.7B (2023)
Net Income:	-\$1.7B (2023)
Headquarters:	-Goodlettsville, TN
Website:	- <a href="http://www.dollargeneral.com">www.dollargeneral.com</a>



## WILL HOLMAN

Managing Director

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## PROFESSIONAL BACKGROUND

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars (\$1,600,000,000) in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

## MEMBERSHIPS

National Association of Realtor

Missouri Association of Realtors

Accredited CE instructor Missouri Real Estate Commission

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