

DOLLAR GENERAL

450 W CUMBERLAND RD, BROWNSTOWN, IL 62418



SINGLE TENANT ABSOLUTE NET DOLLAR GENERAL FOR SALE



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OFFERING SUMMARY

Sale Price	\$1,350,000
Cap Rate	6.85%
NOI	\$92,434
Price/PSQF	\$127.77
Tenant	Dollar General
Guarantor	Corporate
Building Size	10,566 SF
Total Lot Size	1.55 Acres
Lease Commencement	09/20/2022
Lease Expiration	09/30/2037
Term Remaining	11 Years
Original Lease Term	15 Years
Rental Increases	10% increase per option
Renewal Options	3, (5) year options
Lease Type	Absolute NNN
Landlord Obligations	None
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT
Current 09/30/2037	\$92,434.80	\$7,702.90
Option 1: 10/1/37 - 09/30/42	\$101,678.28	\$8,473.19
Option 2: 10/1/42 - 09/30/47	\$111,846.12	\$9,320.51
Option 3: 10/1/47 - 09/30/52	\$123,030.72	\$10,252.56

PROPERTY HIGHLIGHTS

- The property features a substantial 10,566-square-foot building, providing an efficient and versatile footprint capable of accommodating established business operations while offering investors a strong commercial asset with meaningful scale.
- Constructed in 2022, the property benefits from modern construction, newer building components, and contemporary design standards. Its relatively recent construction can help support long-term functionality and reduce concerns typically associated with older properties.
- The property's NZ zoning provides a defined framework for permitted uses and contributes to its overall functionality within the Brownstown market. This zoning designation adds clarity for current and future investment considerations.
- Positioned in a desirable Brownstown location, the property benefits from convenient accessibility and proximity to surrounding commercial activity. Its strategic location enhances tenant appeal and supports the property's long-term marketability.
- The property is currently 100% occupied, providing investors with an income-producing asset from day one. Full occupancy minimizes immediate vacancy exposure and demonstrates strong demand for the property within the local market.
- Strong Access — Positioned along U.S. Route 40, the primary thoroughfare serving the Brownstown area.
- Interstate Proximity — Approximately two miles west of the I-70 / U.S. Route 40 interchange.
- Limited Competition — Limited immediate retail competition strengthens Dollar General's position in the local market.
- Fayette County Fairgrounds — Strategically located adjacent to the Fayette County Fairgrounds.

ADDITIONAL PHOTOS

DOLLAR GENERAL PLUS



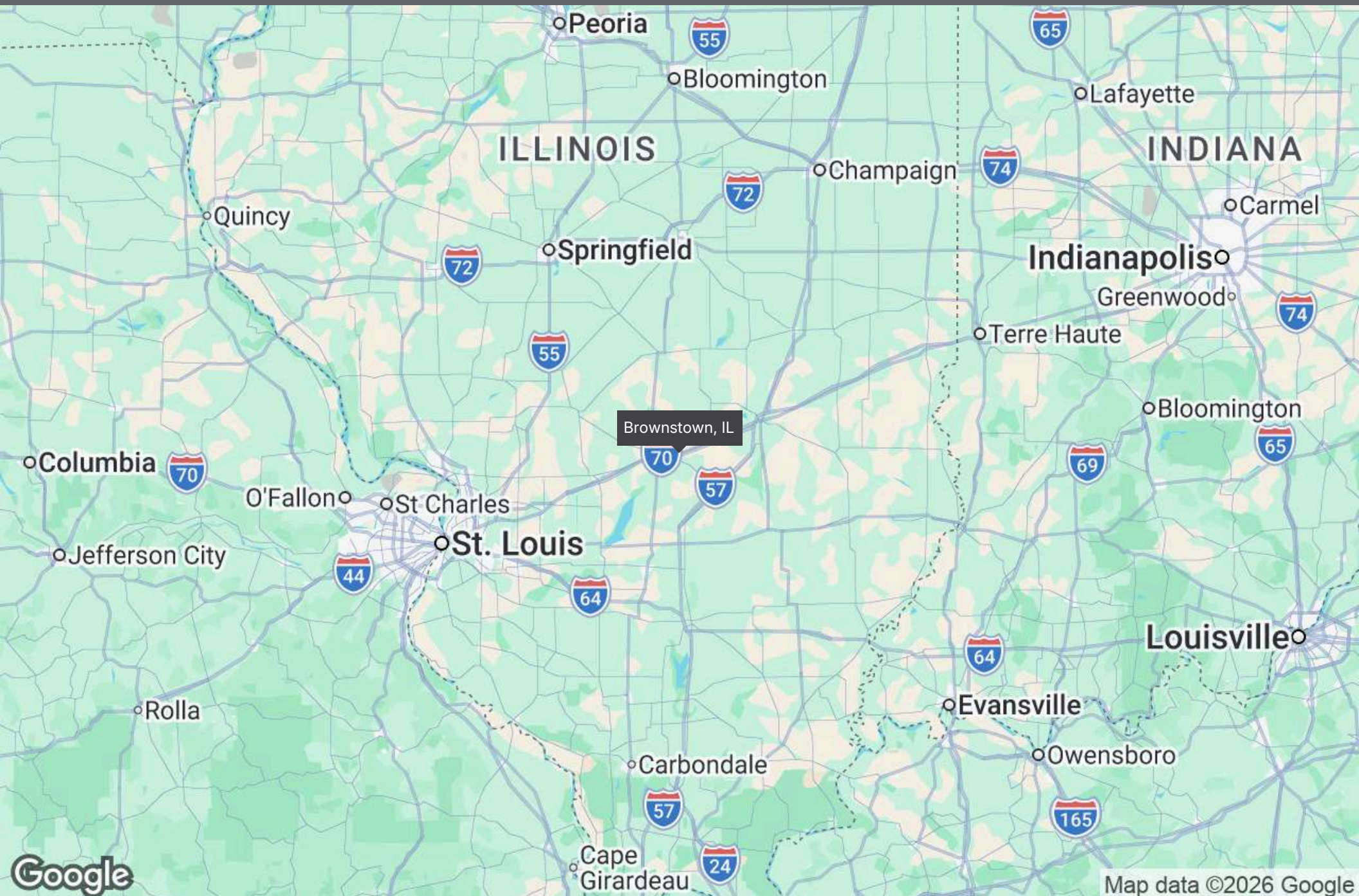
ADDITIONAL PHOTOS

DOLLAR GENERAL PLUS









DOLLAR GENERAL®

OVERVIEW

Dollar General is one of the nation's largest and fastest-growing discount retailers, operating more than 20,000 stores across the United States and serving millions of customers with convenient access to everyday essentials at affordable prices. The brand's resilient, necessity-based business model has consistently demonstrated strong performance throughout varying economic cycles, making it a reliable and recognizable retail operator. With a long-standing history of expansion, a loyal customer base, and a strategic focus on serving both rural and suburban communities, Dollar General continues to strengthen its market presence nationwide. For investors, a Dollar General-leased property represents an opportunity to acquire a stable, incomeproducing asset backed by a nationally recognized retailer with a proven operating history, strong brand recognition, and an ongoing commitment to longterm growth.

TENANT OVERVIEW

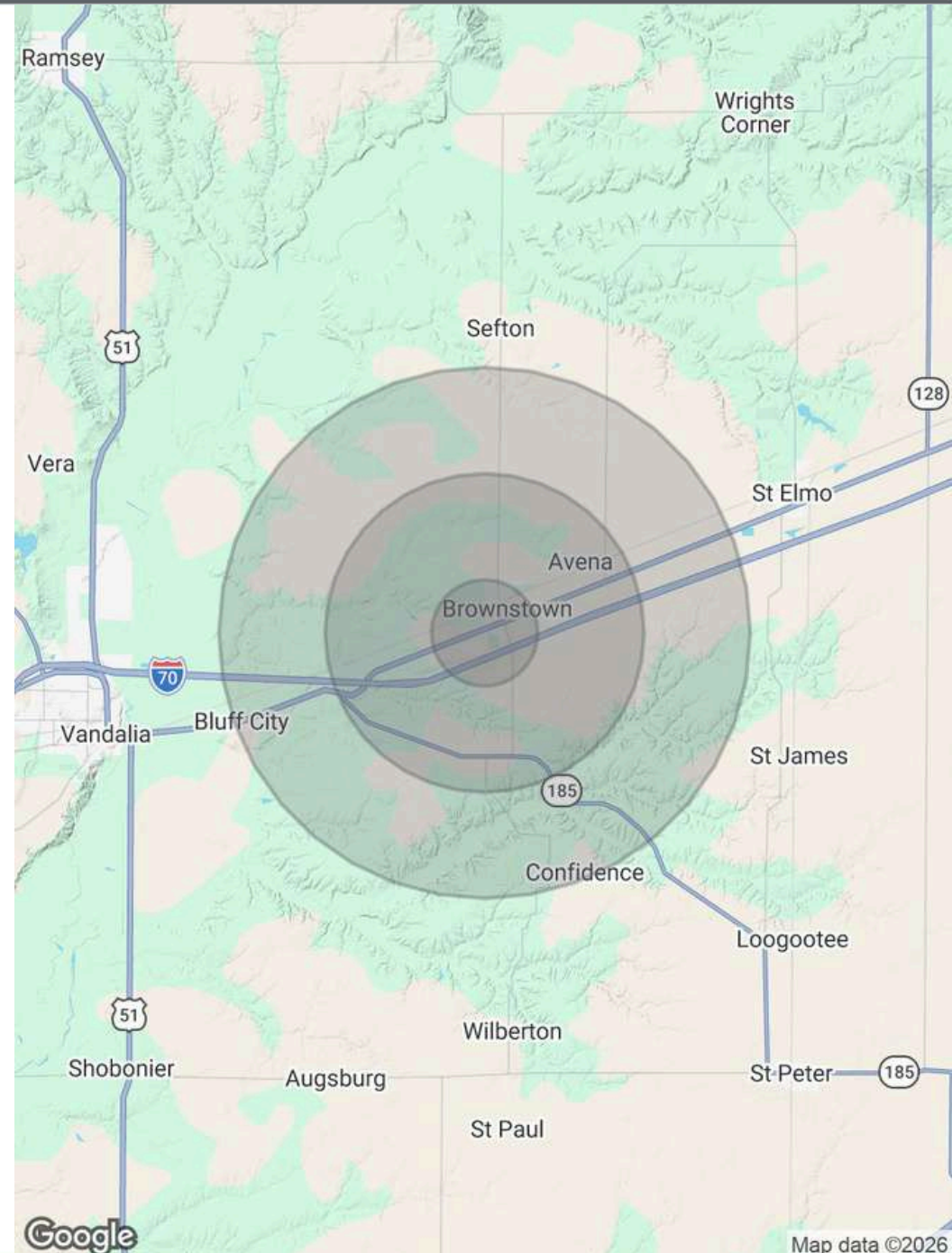
Company:	Dollar General
Founded:	1939
Locations:	20,388
Total Revenue:	\$37,885 B
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

DEMOGRAPHICS MAP & REPORT

DOLLAR GENERAL

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	131	874	1,942
Average Age	37.7	38.1	40.8
Average Age (Male)	35.8	37.1	40.8
Average Age (Female)	38.7	38.3	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	50	333	747
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$77,288	\$76,570	\$73,991
Average House Value	\$114,477	\$123,217	\$123,656
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	129	854	1,877
Total Population - Black	0	0	4
Total Population - Asian	0	1	9
Total Population - Hawaiian	0	3	8
Total Population - American Indian	0	4	5
Total Population - Other	0	0	0

2023 American Community Survey (ACS)





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