



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING

Dollar General

Low Rent & Price Point | 2021 Build | 10+ Yrs | Triple Net
Pana, IL

DOLLAR GENERAL



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REPRESENTATIVE IMAGE

Investment Highlights

- » **Extremely low rent and price** for a recently constructed Dollar General (compared to many for \$2M+)
- » Long-term lease with **over 10 years remaining**
- » Absolute triple net lease with **no landlord responsibilities**
- » Positioned at a **hard corner along Illinois Route 29**, a major thoroughfare in Pana
- » **Strong retail trade area featuring** AutoZone, Walgreens, McDonald's, Save A Lot, County Market, Casey's, Dairy Queen, Subway, and many others
- » **Recently constructed building** (2021)
- » Approximately **95 miles northeast of Downtown St. Louis**
- » Dollar General is an **investment grade rated company** (S&P: BBB)
- » Dollar General is a **best-in-class operator** that is an e-commerce resistant and recession-proof company
- » Dollar General is **planning to open 450+ stores in 2026** and continues to experience same-store sales growth



Investment Overview



PRICE
\$1,228,500



CAP RATE
7.00%



NOI
\$85,995.96



ADDRESS
[346 Illinois Route 29](#)
[Pana, IL 62557](#)

RENT COMMENCEMENT:

September 10, 2021

LEASE EXPIRATION:

September 30, 2036

RENTAL ESCALATIONS:

10% in Each Option

RENEWAL OPTIONS:

Three 5-Year

TENANT:

Dollar General

CREDIT RATING:

Investment Grade (S&P: BBB)

LEASE TYPE:

Absolute Triple Net

LANDLORD RESPONSIBILITIES:

None

BUILDING SIZE:

9,100 SF

LAND SIZE:

1.2 Acres

YEAR BUILT:

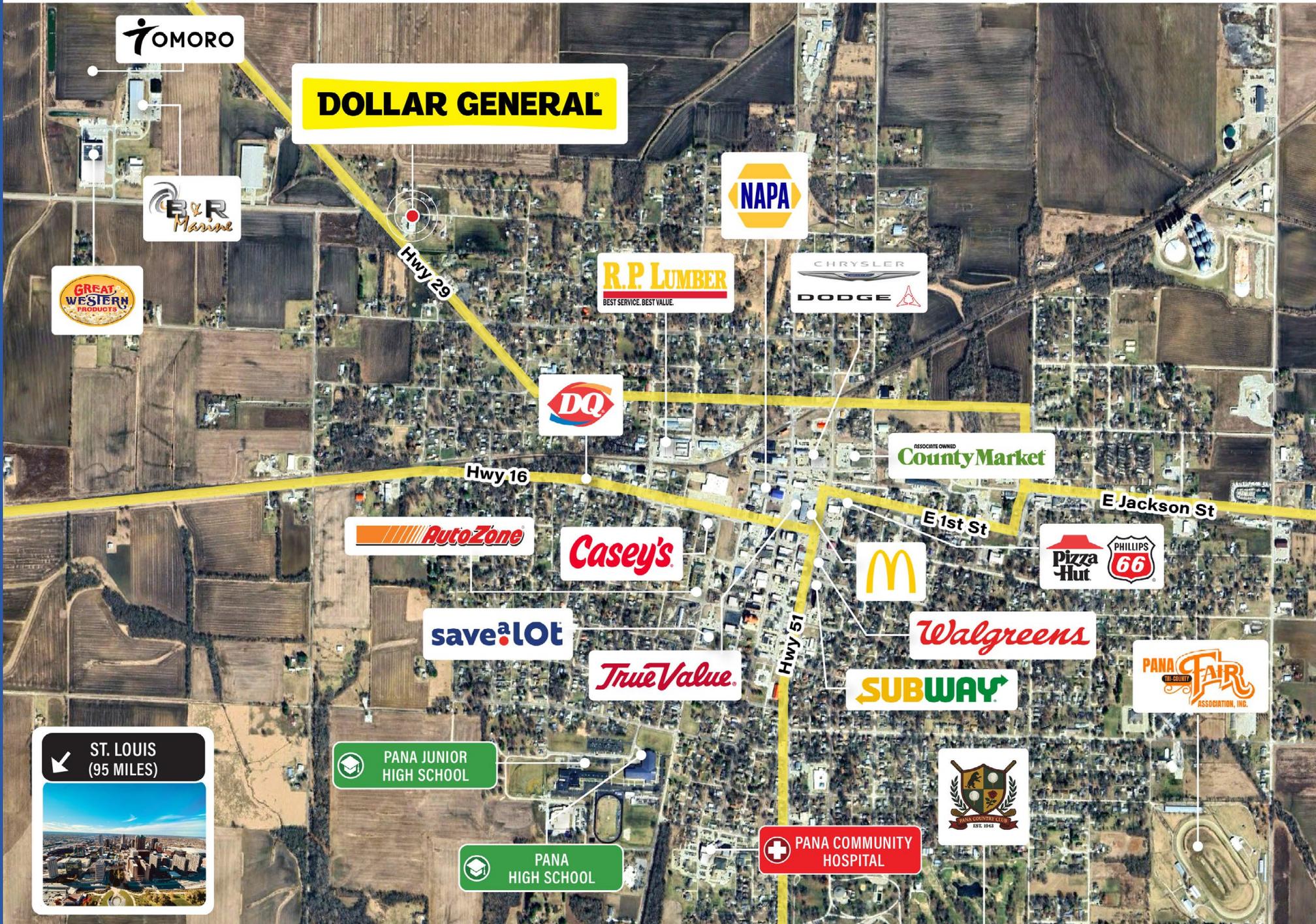
2021

NOI SCHEDULE:

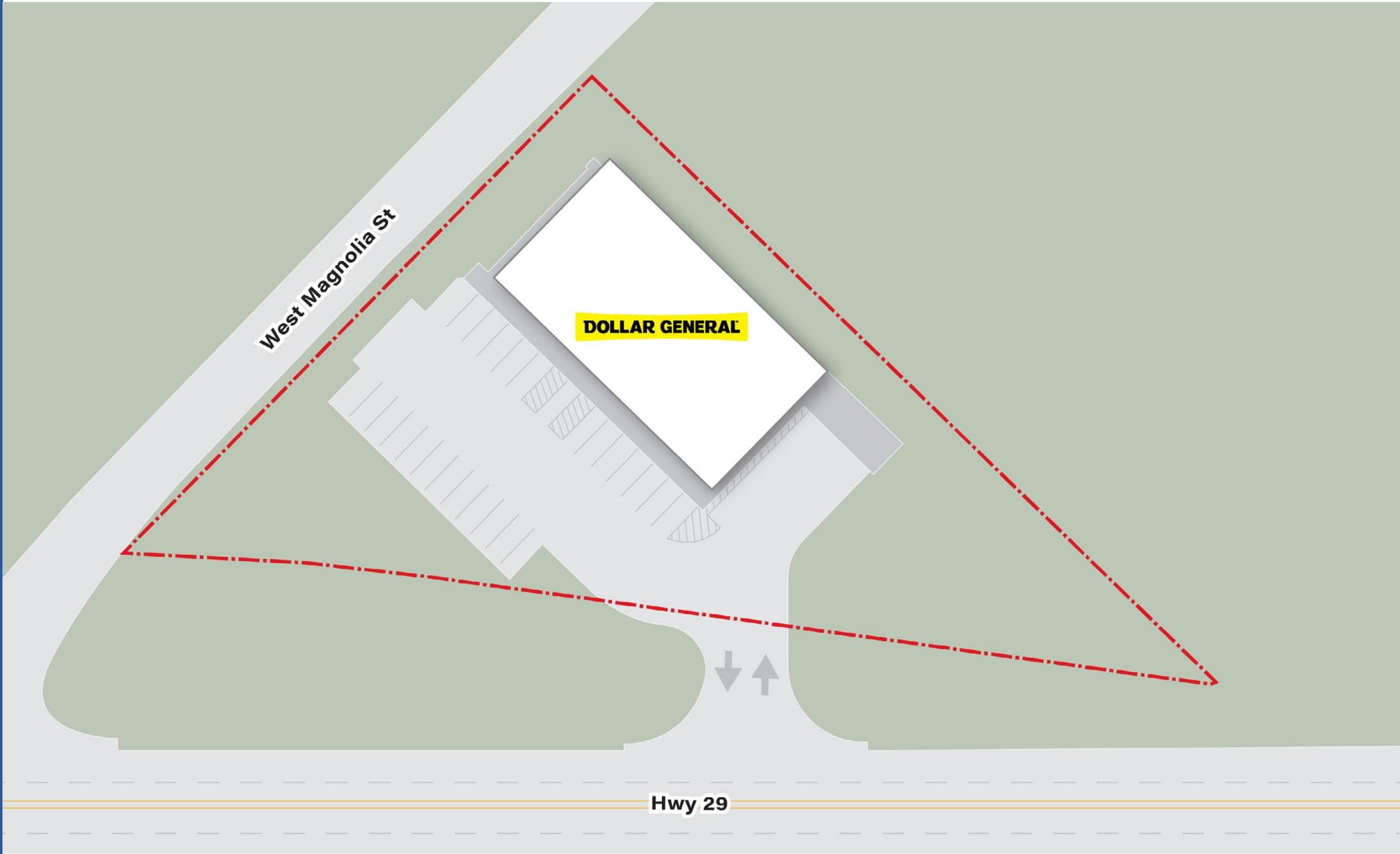
NOI	Date	Period	Increase	Cap Rate
\$85,995.96	Current	Primary Term	-	7.00%
\$94,595.64	10/1/2036	Option 1	10%	7.70%
\$104,055.12	10/1/2041	Option 2	10%	8.47%
\$114,460.68	10/1/2046	Option 3	10%	9.32%

DOLLAR GENERAL®

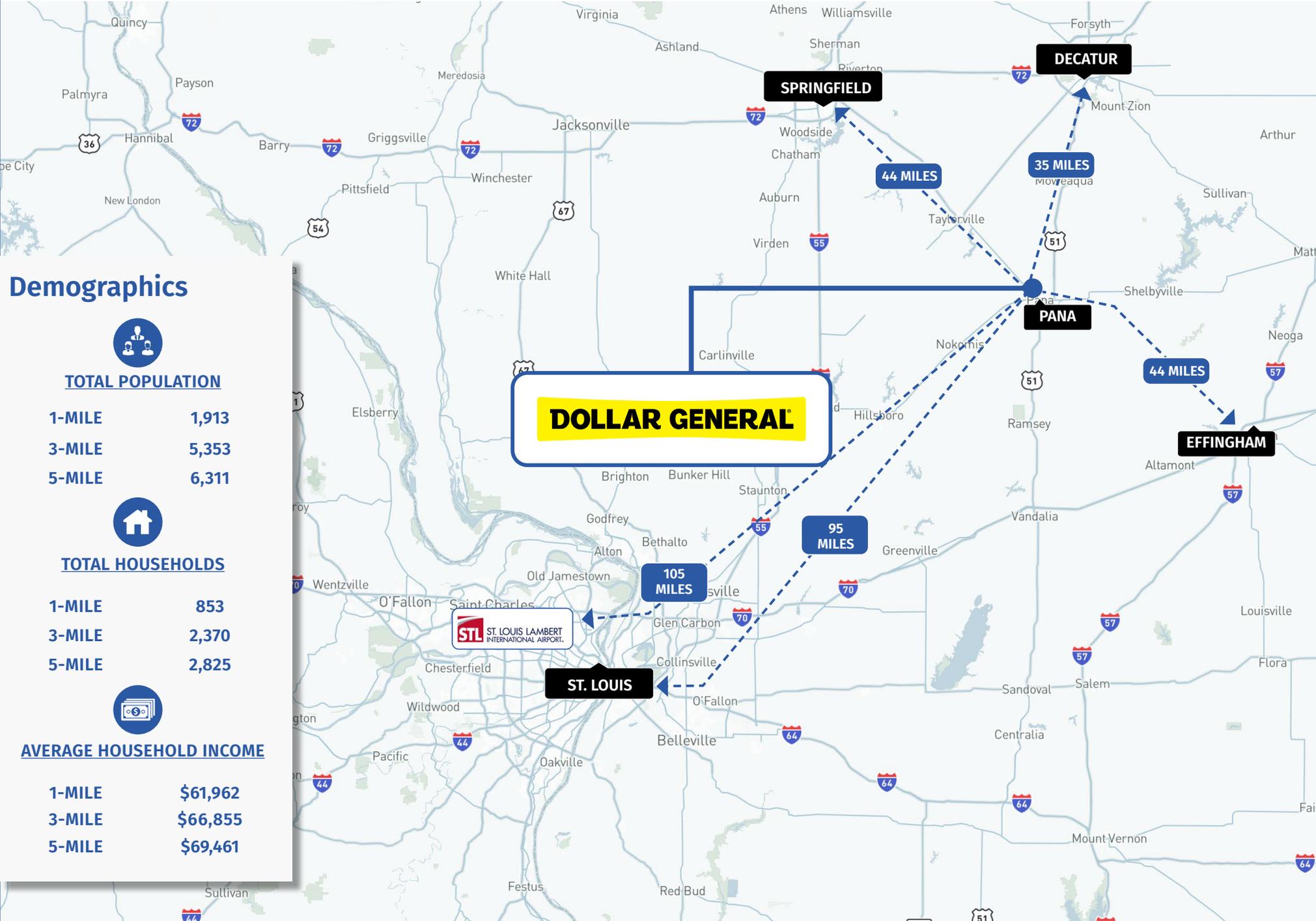
Aerial



Site Plan



Map



Demographics



TOTAL POPULATION

1-MILE	1,913
3-MILE	5,353
5-MILE	6,311



TOTAL HOUSEHOLDS

1-MILE	853
3-MILE	2,370
5-MILE	2,825



AVERAGE HOUSEHOLD INCOME

1-MILE	\$61,962
3-MILE	\$66,855
5-MILE	\$69,461

Tenant Overview

DOLLAR GENERAL®

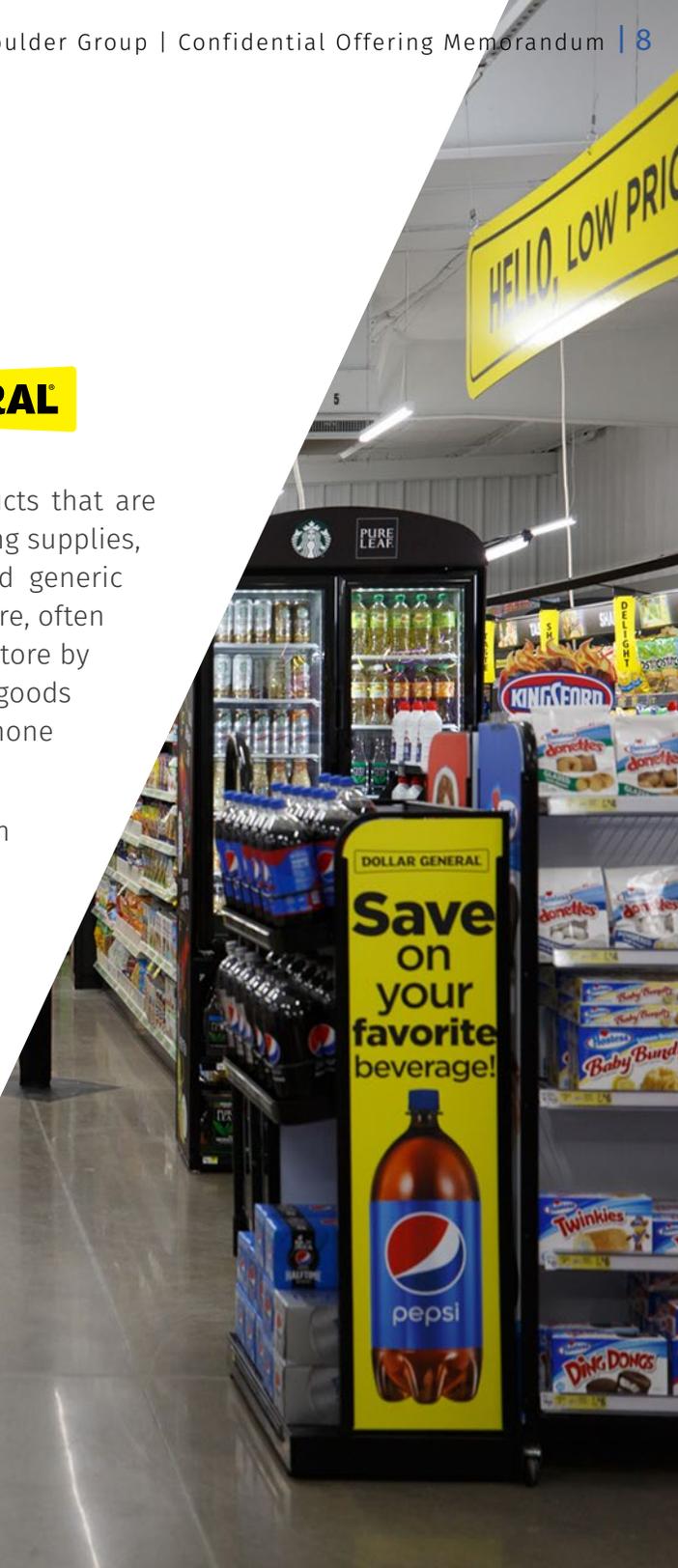
DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 20,400 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$32 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$32 billion
Number of Locations:	20,400+
Headquarters:	Goodlettsville, TN





Location Overview

PANA, ILLINOIS

Pana is a historic and welcoming small town in central Illinois, often celebrated as the “City of Roses” for its early prominence in rose cultivation. Home to just over 5,000 residents, Pana combines the charm and accessibility of small-town living with a strong sense of community. The town hosts a variety of local traditions and events, including Heritage Days, the Labor Day Parade, and the Tri-County Fair, which bring together residents and visitors alike. Its downtown area features a mix of shops, restaurants, and community spaces, while recreational opportunities abound around Lake Pana and local parks, offering both natural beauty and active lifestyle options.

Strategically located at the crossroads of Illinois Routes 16 and 29 and U.S. Route 51, Pana enjoys excellent regional connectivity. Effingham is approximately 44 miles to the southeast, Springfield about 44 miles to the northwest, and St. Louis roughly 95 miles to the southwest. This central location allows residents to enjoy the tranquility and affordability of small-town life while remaining within easy reach of major employment centers, cultural institutions, airports, and other urban amenities.



Location Overview



ST. LOUIS, MISSOURI

St. Louis is known as the Gateway to the West and is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. As of 2020, the city proper had a population of around 301,500, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second largest in Illinois, the seventh largest in the Great Lakes Megalopolis, and the 20th-largest in the United States.

St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to nine of the ten Fortune 500 companies based in Missouri. Major companies headquartered or with significant operations in the city include Enterprise Rent-A-Car, Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, Centene Corporation, and Express Scripts.

Major research universities located in St. Louis include Saint Louis University and Washington University in St. Louis, which is the fourteenth highest ranked university by US News. The Washington University Medical Center in the Central West End host an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

St. Louis is home to two professional sports teams, the world champion St. Louis Blues and world champion St. Louis Cardinals. Among the city's notable sights is the 630-foot Gateway Arch. St. Louis is also home to the St. Louis Zoo and the Missouri Botanical Garden, which has the second-largest herbarium in North America.

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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