



OFFERING MEMORANDUM



DOLLAR GENERAL

CHRISTOPHER, IL

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

OFFERING SUMMARY

DOLLAR GENERAL

905 S VICTOR ST, CHRISTOPHER, IL 62822

THE OFFERING

\$1,791,000
PRICE

6.70%
CAP

NOI	\$119,976
RENTABLE SQ FT.	9,100
YEAR BUILT	2025
LOT SIZE (AC)	1.62
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR ENTITY	Corporate
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	August 2025
LEASE EXPIRATION DATE	August 2040
TERM REMAINING ON LEASE	15 Years
RENT INCREASES	5% Every 5 Years in lease and options
NUMBER OF OPTIONS	5, Five Year Options
TENANT RESPONSIBILITY	Taxes, Insurance, Utilities, Maintenance, Structure, HVAC, Parking
LANDLORD RESPONSIBILITY	100% No Landlord Responsibility

RENT SCHEDULE

BASE RENT	NOI	RETURN
YEARS 1-5	\$119,976	6.70%
YEARS 6-10	\$125,976	7.03%
YEARS 11-15	\$132,276	7.39%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION 1)	\$138,888	7.75%
YEARS 21-25 (OPTION 2)	\$145,836	8.14%
YEARS 26-30 (OPTION 3)	\$153,132	8.55%
YEARS 31-35 (OPTION 4)	\$160,788	8.98%
YEARS 36-40 (OPTION 5)	\$168,828	9.43%

Illinois Broker of Record: Steven Weinstock
One Mid America Plaza, Ste. 200
Oakbrook Terrace, IL 60181
P: (630) 570-2200
Steven.Weinstock@MarcusMillichap.com
Lic #: 471.011175



INVESTMENT HIGHLIGHTS

15 YEAR UPGRADED CONSTRUCTION DOLLAR GENERAL WITH RENT INCREASES IN INITIAL TERM

- The subject property has a new corporate guaranteed NNN lease with 5% rent increases every 5 years.
- Tenant is 100% responsible for all expenses, including parking lot, taxes, insurance, roof, and structure.
- There are 5% rent increases in each of the five, 5-year option periods.
- This Dollar General is under construction and rent commences in August 2025.

LOW RENT & PRICE POINT

- The subject property has a low rent of \$119,976 which equates to a low price point of \$1.7M.
- This price point is significantly lower than most new construction Dollar Generals on the market.

NEAR INTERSTATE 57 (41,300 VPD)

- The subject property is less than 10 minutes from Interstate 57 (41,300 VPD).
- Interstate 57 is a major interstate connecting Southern Illinois to Chicago.

INVESTMENT GRADE TENANT (S&P: BBB) WITH 21,000 LOCATIONS

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 21,000 locations and plans to open 750 stores in 2025.
- Dollar General has been in business for 80 years and has a current net worth of over \$18.16B.

CHRISTOPHER, IL | SOUTHERN ILLINOIS INDUSTRIAL & RECREATIONAL HUB



- Christopher is located in Franklin County, 86 miles southeast of St. Louis, MO and 95 miles southeast of Evansville, IN.
- The economy is driven by healthcare, retail, and manufacturing. Key industries by employment include Health Care & Social Assistance (519 jobs), Retail Trade (501 jobs), and Manufacturing (320 jobs).
- Highest paying industries include Mining, Quarrying & Oil & Gas Extraction (\$63,958), Public Administration (\$60,750), and Manufacturing (\$53,393).
- Area attractions include Rend Lake (3 Million Visits), Crab Orchard National Wildlife Refuge (1 Million Visits), Pyramid State Recreation Area (200,000+ Annual Visits), and more.
- The Franklin County School System serves 5,570 students at 19 different schools across the county.
- Franklin County had a population of 37,061 in 2024, with Benton as the county seat. Known as 'Little Egypt,' the area is supported by agriculture, healthcare, retail, and manufacturing.





100 MI.
TO DOWNTOWN
ST. LOUIS

93 MI.
TO DOWNTOWN
EVANSVILLE

DEMOGRAPHIC SUMMARY			
5-MILE	7-MILE	10-MILE	
 POPULATION	7,963	11,795	36,088
 AVG. HOUSEHOLD INCOME	\$67,006	\$67,268	\$67,455



2M

Visitors
Per Year

12

Hotels

500

Jobs


\$35M

Economic
Impact

 **Best Western**
Hotels & Resorts

 **Fairfield**
BY MARRIOTT

 **Super 8**
BY WYNDHAM

 **Rend Lake College**
1,035 students


1.8M VISITS PER YEAR

 **Benton Municipal Airport**



 **AUTO PARTS**




 **Casey's**

MCDONALD'S

 **Christopher Elementary School**
486 students

 **Casey's**
DAIRY QUEEN

 **S Victor St.**
4,100 VPD

 **Zeigler-Royalton Community School**
497 students

 **Rural King**
America's Farm & Home Store

 **AutoZone**

  **AUTO PARTS**

 **BURGER KING**



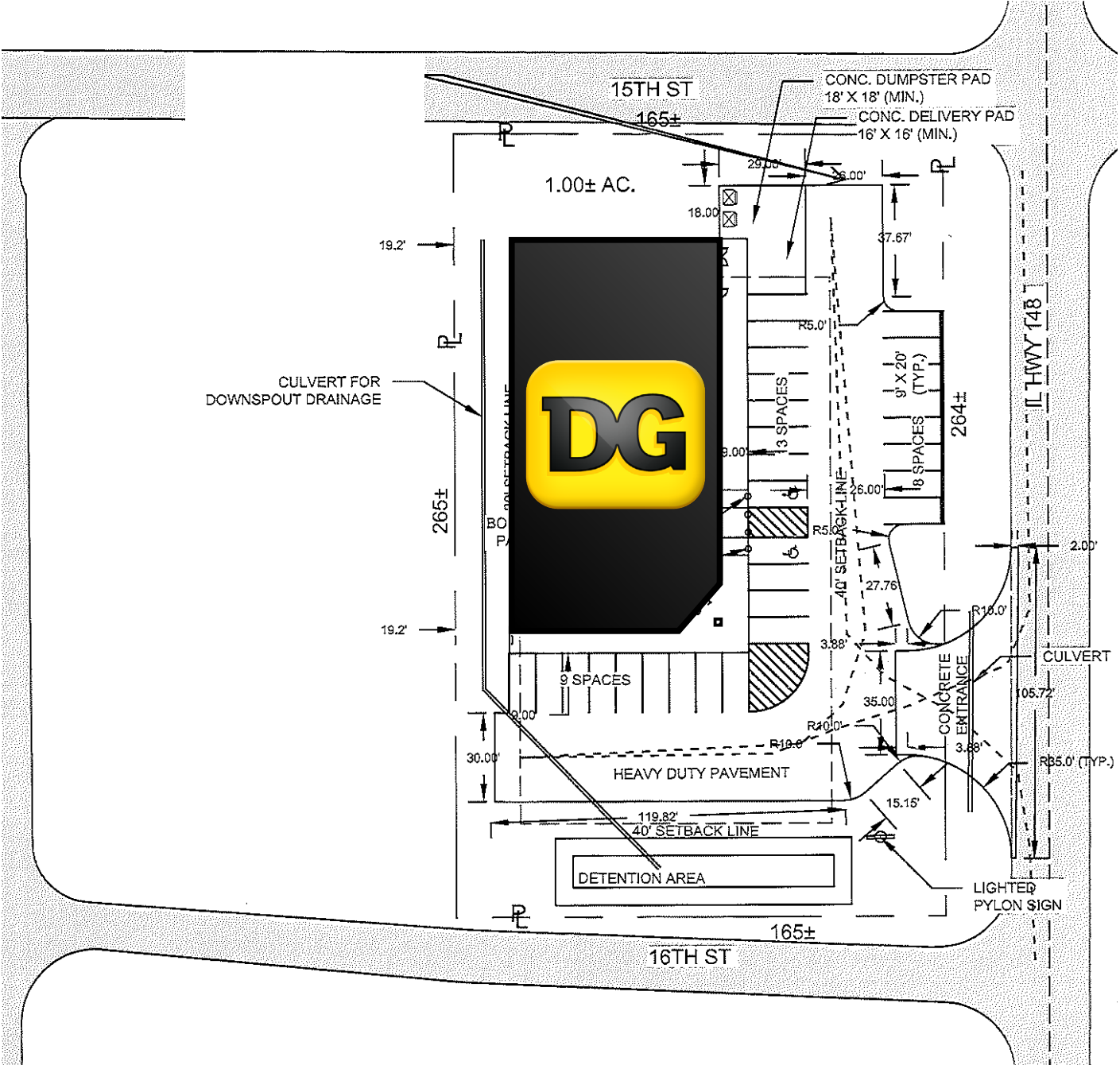
 **MCDONALD'S**
BURGER KING

472M VISITS PER YEAR

 **Frankfort Community Park**

 **Franklin County Country Club**

SITE PLAN



PROVEN MOMENTUM.
ESSENTIAL RETAILER.



BBB
S&P CREDIT RANKING
INVESTMENT GRADE

DG
PUBLICALLY
TRADED

\$54.4 B
TOTAL NET
WORTH

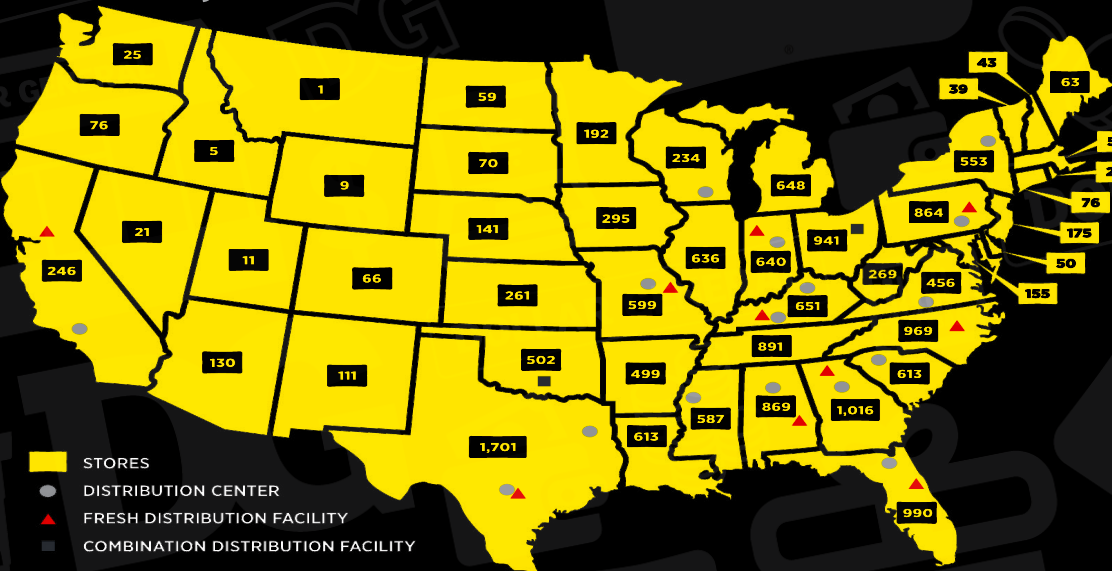
83
YEARS IN
BUSINESS

21,000+
STORES IN
48 STATES

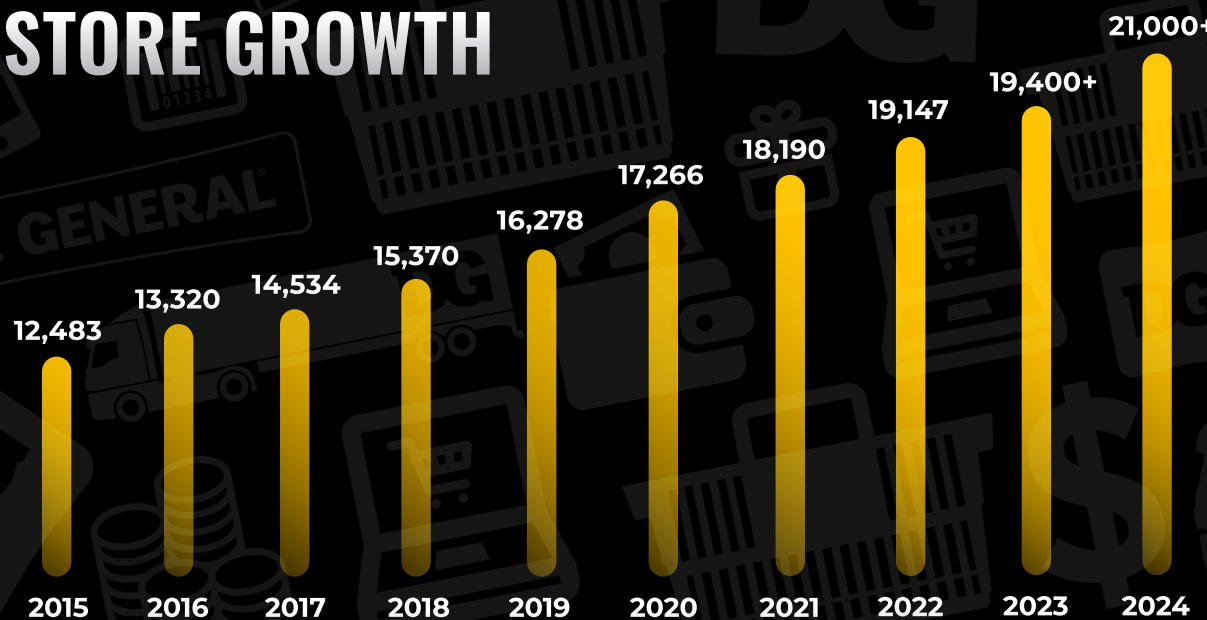
750
NEW STORES
PLANNED FOR 2025

REPRESENTATIVE

21,000+ STORES IN 48 STATES



STORE GROWTH



DEMOGRAPHIC SUMMARY

POPULATION	5-MILE	7-MILE	10-MILE
2030 Projected Population	7,908	11,693	35,781
2025 Estimated Populaton	7,963	11,795	36,088
2020 Census Population	8,077	12,015	36,657
2010 Census Population	8,302	12,353	38,194

DAYTIME POPULATION	5-MILE	7-MILE	10-MILE
2025 Estimate Population	4,924	6,979	28,635

HOUSEHOLDS	5-MILE	7-MILE	10-MILE
2030 Projected Households	3,530	5,161	15,552
2025 Estimated Households	3,529	5,170	15,581
Household Growth	0.03%	-0.18%	-0.19%
2020 Census Households	3,528	5,184	15,622
2010 Census Households	3,507	5,183	15,994

HOUSEHOLD INCOME	5-MILE	7-MILE	10-MILE
2025 Est. Average HH Income	\$67,006	\$67,268	\$67,455
2025 Est. Median HH Income	\$56,236	\$56,636	\$55,655

HOUSEHOLDS BY INCOME	5-MILE	7-MILE	10-MILE
2025 Estimate			
\$200,000 or More	2.20%	2.04%	1.84%
\$150,000 - \$199,999	3.33%	3.79%	4.89%
\$100,000 - \$149,999	13.46%	13.97%	13.76%
\$75,000 - \$99,999	12.99%	13.26%	12.84%
\$50,000 - \$74,999	23.41%	22.48%	21.42%
\$35,000 - \$49,999	15.73%	14.34%	13.07%
\$25,000 - \$34,999	8.24%	7.96%	8.72%
\$15,000 - \$24,999	8.96%	9.84%	10.51%
\$10,000 - \$14,999	6.51%	6.91%	6.57%
Under \$9,999	5.17%	5.42%	6.38%

OCCUPIED HOUSING UNITS	5-MILE	7-MILE	10-MILE
2030 Projected			
Owner Occupied Housing Units	69.68%	69.43%	63.93%
Renter Occupied Housing Units	19.22%	19.41%	23.91%
Vacant	11.10%	11.15%	12.17%
2025 Estimate			
Owner Occupied Housing Units	69.71%	69.46%	63.94%
Renter Occupied Housing Units	19.18%	19.39%	23.90%
Vacant	11.11%	11.15%	12.16%
2020 Estimate			
Owner Occupied Housing Units	69.73%	69.48%	63.93%
Renter Occupied Housing Units	19.16%	19.37%	23.93%
Vacant	11.11%	11.15%	12.14%

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.

BROKER OF RECORD | STEVEN WEINSTOCK MANAGING BROKER ONE MID AMERICA PLAZA, STE. 200 OAKBROOK TERRACE, IL 60181

P: (630) 570-2200 LIC #: 471.011175 STEVEN.WEINSTOCK@MARCUSMILLICHAP.COM

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 905 S Victor St, Christopher, IL 62822 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$25,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$25,000 deposited at the expiration of the Inspection Period (\$50,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after the rent commencement and receipt of the tenant estoppel.

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation _____
Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____