

DOLLAR GENERAL

250 Locust St, Ullin, IL 62992

Marcus & Millichap



7.20%
CAP RATE



\$1,080,000
OFFERING PRICE



10+ YEARS
REMAINING LEASE TERM



ABSOLUTE NNN
ZERO LANDLORD RESPONSIBILITIES

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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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250 LOCUST ST


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EXECUTIVE SUMMARY

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OFFERING SUMMARY

250 LOCUST ST



Listing Price
\$1,080,000



Cap Rate
7.20%



Price/SF
\$119.65

FINANCIAL

Listing Price	\$1,080,000
Down Payment	100% / \$1,080,000
NOI	\$77,720
Cap Rate	7.20%
Price/SF	\$119.65
Rent/SF (Monthly)	\$0.72
Rent/SF (Annually)	\$8.61

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Lease Expiration	07/31/2036
Gross SF	9,026 SF
Rentable SF	9,026 SF
Lot Size	1.51 Acres (65,775 SF)
Occupancy	-
Year Built	2021





DOLLAR GENERAL

250 Locust St, Ullin, IL 62992

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Dollar General located at 250 Locust Street in Ullin, Illinois. Located in Pulaski County, Ullin is a rural village in Southern Illinois that benefits from regional draw and proximity to major transportation routes, including Interstate 57. While small in population, the area is supported by agricultural activity, logistics routes, and surrounding communities that rely on national retailers for daily needs.

This single-tenant property features an approximately 9,026-square-foot building on an approximately 1.51-acre parcel, offering a significant land-to-building ratio and long-term site flexibility. Built in 2021, the property benefits from modern construction, a long remaining lease term, and strong visibility along Locust Street. The large parcel size presents potential future redevelopment value or expansion optionality. The property is strategically located within driving distance of larger regional hubs, including Cape Girardeau, Missouri, enhancing its accessibility and relevance in the local retail network.

INVESTMENT HIGHLIGHTS

- 15-Year Absolute NNN Lease With 10+ Years Remaining
- Tenant Holds Five (5) Options to Extend the Lease, Each for a Five-Year Term
- 10% Base Rent Increases at Each Option
- Investment-Grade Tenant Rated 'BBB'
- Dollar General is the Nation's Largest Retailer by Store Count, Operating More Than 20,000 Locations.

SECTION 2

02

PROPERTY INFORMATION

Tenant Profile - Dollar General

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DOLLAR GENERAL

TENANT PROFILE - DOLLAR GENERAL

The logo for Dollar General, featuring the words "DOLLAR" and "GENERAL" in a bold, black, sans-serif font, stacked vertically on a bright yellow rectangular background.

TENANT HIGHLIGHTS

- Largest Discount Retailer by Store Count in the U.S.
- Over 20,000 Stores Nationwide and Growing
- S&P Credit Rating: BBB (Investment Grade)
- Publicly Traded on NYSE: DG
- Fortune 100 Company with \$40B+ in Annual Revenue
- Consistent Same-Store Sales Growth for 30+ Years
- Essential, Recession-Resistant Retail Business Model

TENANT OVERVIEW

Company:	Dollar General Corporation
Founded:	1939
Locations:	20,345
Total Revenue:	\$54 Billion
Net Income:	\$6.75 Billion
Net Worth:	\$1.75 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT SUMMARY

Dollar General Corporation (NYSE: DG) proudly serves as America's neighborhood general store. Founded in 1939, Dollar General remains committed to its mission of Serving Others by providing affordable products and services for customers, career opportunities for employees, and literacy and education support for local communities.

The company operates approximately 20,345 stores across the United States under the Dollar General, DG Market, DGX, and pOpshelf banners, as well as Mi Súper Dollar General stores in Mexico. Stores offer everyday essentials including food, health and wellness products, cleaning and laundry supplies, personal care and beauty items, and seasonal décor. Dollar General combines its high-quality private labels with many of the world's most trusted national brands, including Coca-Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble, and Unilever.

SECTION 3

03

FINANCIAL ANALYSIS

Financial Details
Demographics

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DOLLAR GENERAL

FINANCIAL DETAILS

THE OFFERING	
Price	\$1,080,000
Capitalization Rate	7.20%
Price/SF	\$119.65

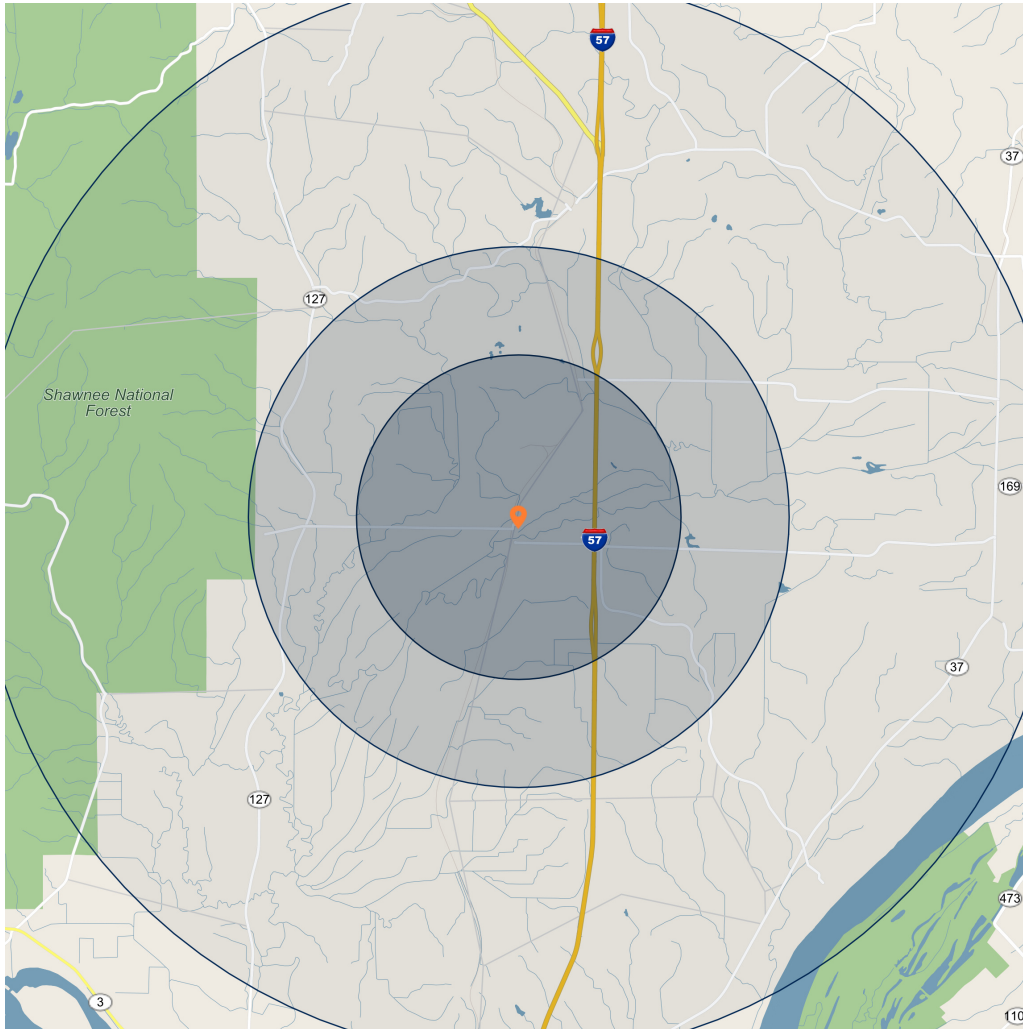
PROPERTY DESCRIPTION	
Year Built / Renovated	2021
Gross Leasable Area	9,026 SF
Type of Ownership	Fee Simple
Lot Size	1.51 Acres

LEASE SUMMARY	
Tenant	Dollar General
Rent Increases	10.00%
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	07/12/2021
Lease Expiration	07/31/2036
Renewal Options	Five (5) Year Options
Term Remaining on Lease (Yrs)	10.8 Years
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$77,720	\$6,477	\$8.61	7.20%
2026	\$77,720	\$6,477	\$8.61	7.20%
2027	\$77,720	\$6,477	\$8.61	7.20%
2028	\$77,720	\$6,477	\$8.61	7.20%
2029	\$77,720	\$6,477	\$8.61	7.20%
2030	\$77,720	\$6,477	\$8.61	7.20%
2031	\$77,720	\$6,477	\$8.61	7.20%
2032	\$77,720	\$6,477	\$8.61	7.20%
2033	\$77,720	\$6,477	\$8.61	7.20%
2034	\$77,720	\$6,477	\$8.61	7.20%
2035	\$77,720	\$6,477	\$8.61	7.20%
2036 - Option 1	\$85,492	\$7,124	\$9.47	7.92%
2037	\$85,492	\$7,124	\$9.47	7.92%
2038	\$85,492	\$7,124	\$9.47	7.92%
2039	\$85,492	\$7,124	\$9.47	7.92%
2040	\$85,492	\$7,124	\$9.47	7.92%
2041 - Option 2	\$94,041	\$7,837	\$10.42	8.71%
2042	\$94,041	\$7,837	\$10.42	8.71%
2043	\$94,041	\$7,837	\$10.42	8.71%

DOLLAR GENERAL

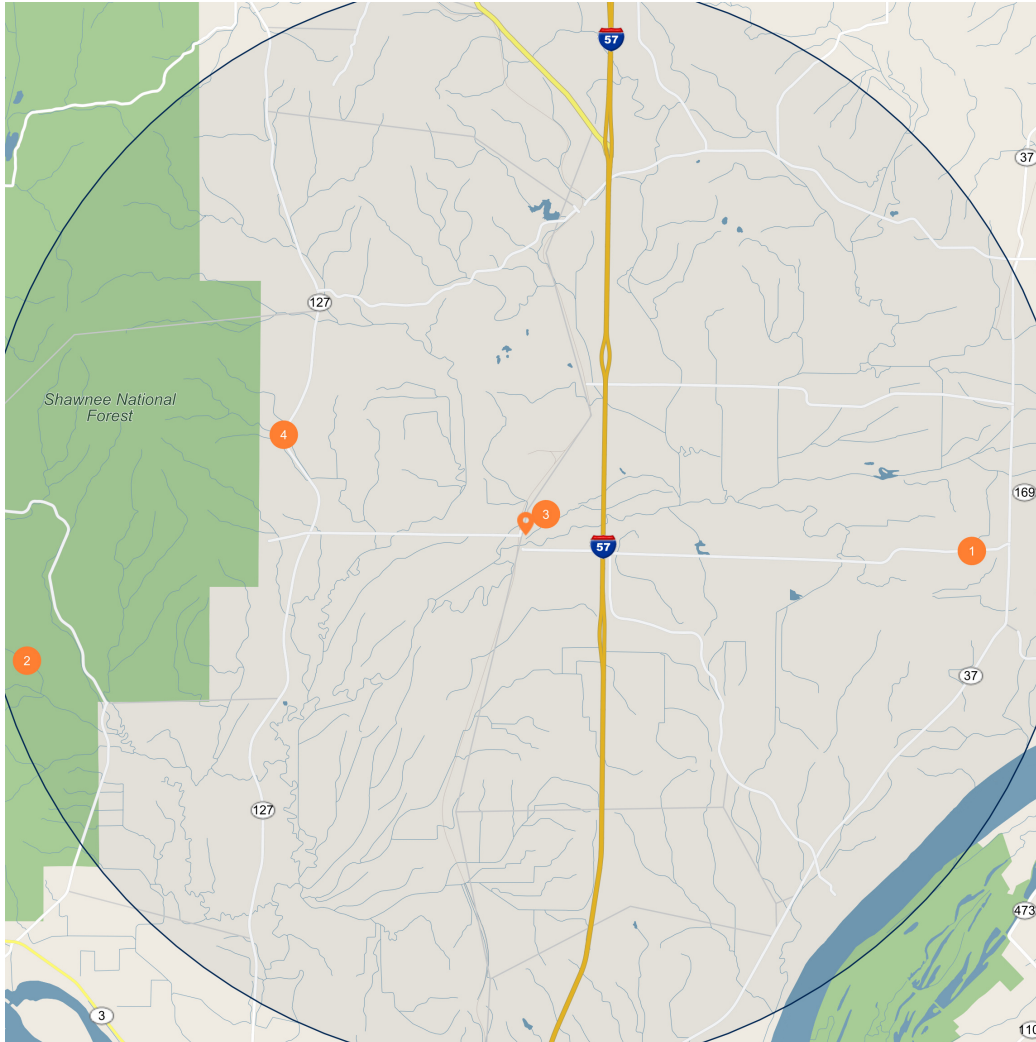
DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
POPULATION			
2029 Projection	697	1,448	6,490
2024 Estimate	697	1,454	6,531
2020 Census	688	1,436	6,487
2010 Census	966	1,894	8,162
HOUSEHOLD INCOME			
Average	\$60,459	\$63,948	\$70,688
Median	\$55,487	\$54,183	\$55,316
Per Capita	\$27,490	\$28,779	\$30,685
HOUSEHOLDS			
2029 Projection	285	602	2,833
2024 Estimate	283	598	2,822
2020 Census	280	594	2,809
2010 Census	400	768	3,213
HOUSING			
Median Home Value	\$86,978	\$90,295	\$102,798
EMPLOYMENT			
2024 Daytime Population	357	841	4,932
2024 Unemployment	3.73%	3.28%	2.56%
Average Time Traveled (Minutes)	32	30	29
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	3.20%	3.08%	2.06%
Some College (13-15)	39.20%	41.52%	46.92%
Associate Degree Only	18.69%	15.69%	14.85%
Bachelor's Degree Only	9.62%	10.01%	9.38%
Graduate Degree	22.52%	20.83%	15.93%

DOLLAR GENERAL

DEMOGRAPHICS



Major Employers

Employees

1	Shawnee Cmnty College Dst 531-Shawnee Community College	100
2	Egyptian Community Unit-Egyptian Cusd 5	80
3	Addus Healthcare Inc	80
4	Covia Holdings LLC	50

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