

DOLLAR GENERAL

700 S Sycamore St, Villa Grove, IL 61956

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TABLE OF CONTENTS

7 EXECUTIVE SUMMARY

10 PROPERTY INFORMATION

13 FINANCIAL ANALYSIS


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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

700 S SYCAMORE ST



Listing Price
\$250,000



Cap Rate
9.08%



Price/SF
\$29.41

FINANCIAL

Listing Price	\$250,000
Down Payment	100% / \$250,000
NOI	\$22,695
Cap Rate	9.08%
Price/SF	\$29.41
Rent/SF (Monthly)	\$0.31
Rent/SF (Annually)	\$3.76

OPERATIONAL

Lease Type	Gross Lease
Guarantor	Corporate Guarantee
Lease Expiration	07/31/2028
Gross SF	8,500 SF
Rentable SF	8,500 SF
Lot Size	1.5 Acres (65,340 SF)
Occupancy	-
Year Built	1968



DOLLAR GENERAL

700 S Sycamore St, Villa Grove, IL 61956

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present Dollar General located at 700 S Sycamore Street in Villa Grove, Illinois (Champaign- Urbana MSA).

This single-tenant gross leased property features a ±8,500 square foot building situated on a generous ±1.5-acre parcel with excellent frontage along S Sycamore Street the primary thoroughfare of Villa Grove.

Dollar General has occupied this property for 33 years (since 1993) and continued to pay increased rent throughout their Tenancy.

Dollar General just exercised their Three (3) year lease renewal option, demonstrating their commitment to the location.

Located in Douglas County, Villa Grove is a small but important agricultural and commercial area within east-central Illinois, serving as a key retail destination for nearby rural communities. The area benefits from consistent local demand, with Dollar General providing essential goods and convenience for residents.

The site offers strong visibility and easy accessibility for local shoppers. The property benefits from its proximity to complementary local businesses and regional service providers, supporting stable retail activity. Additionally, Villa Grove's location approximately 20 miles south of Champaign reinforces its role as a local hub while benefiting from the economic strength of the greater Champaign-Urbana market.

INVESTMENT HIGHLIGHTS

- Dollar General has operated at this location since 1993 (33 years)
- New Three (3) year lease renewal 6/1/2025, demonstrating commitment to the location
- Dollar General is an Investment Grade Tenant, Rated “BBB” (S&P)
- Dollar General is the Nation's Largest Small Box Retailer by Store Count with 20,000+ Locations

SECTION 2

02

PROPERTY INFORMATION

Tenant Profile - Dollar General
Retailer Map

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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. A registered trademark symbol (®) is located to the right of the word "GENERAL".

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.

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RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus

SECTION 3

03

FINANCIAL ANALYSIS

Financial Details
Demographics

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FINANCIAL DETAILS

THE OFFERING	
Price	\$250,000
Capitalization Rate	9.08%
Price/SF	\$29.41

PROPERTY DESCRIPTION	
Year Built / Renovated	1968/1993
Gross Leasable Area	8,500 SF
Type of Ownership	Fee Simple
Lot Size	1.50 Acres

LEASE SUMMARY	
Tenant	Dollar General
Rent Increases	-
Guarantor	Corporate Guarantee
Lease Type	Gross Lease
Lease Commencement	06/01/2025
Lease Expiration	7/31/2028
Renewal Options	-
Term Remaining on Lease (Yrs)	2.5 Years
Landlord Responsibility	Taxes, Insurance & Maintenance
Tenant Responsibility	-

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$31,973	\$2,664	\$3.76	9.08%
2026	\$31,973	\$2,664	\$3.76	12.79%
2027	\$31,973	\$2,664	\$3.76	12.79%
2028	\$31,973	\$2,664	\$3.76	12.79%

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FINANCIAL DETAILS

PROPERTY SUMMARY- DG Villa Grove, IL

ANNUALIZED OPERATING INFORMATION

INCOME

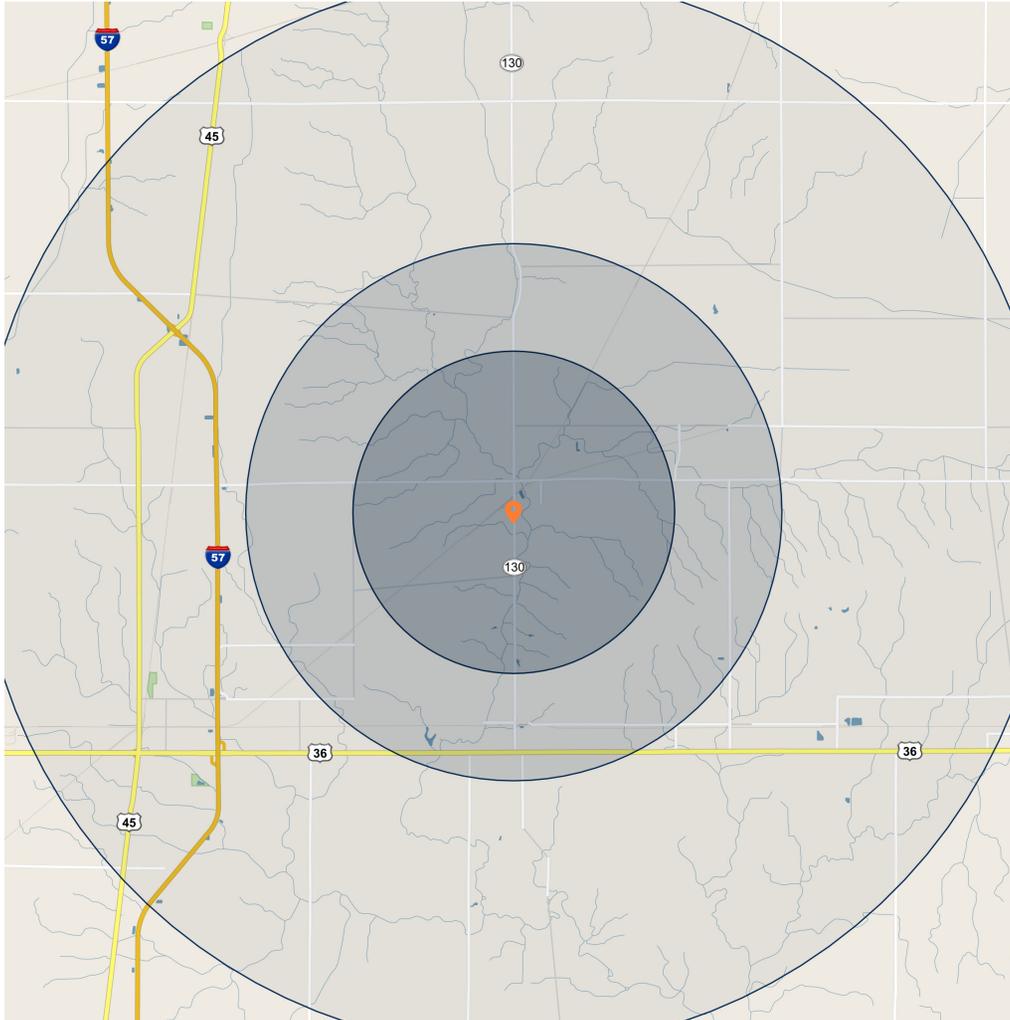
Base Rental Income	\$31,973
Operating Expense Reimbursement	\$0
Gross Income	\$31,973
Operating Expenses	\$9,278
Net Operating Income	\$22,695

OPERATING EXPENSES

Taxes	\$4,917
Insurance	\$3,761
CAM	\$600
Management Fee	\$0
Landscaping	\$0
	.
Total Expenses	\$9,278
Total Expenses/SF	\$1.09

DOLLAR GENERAL

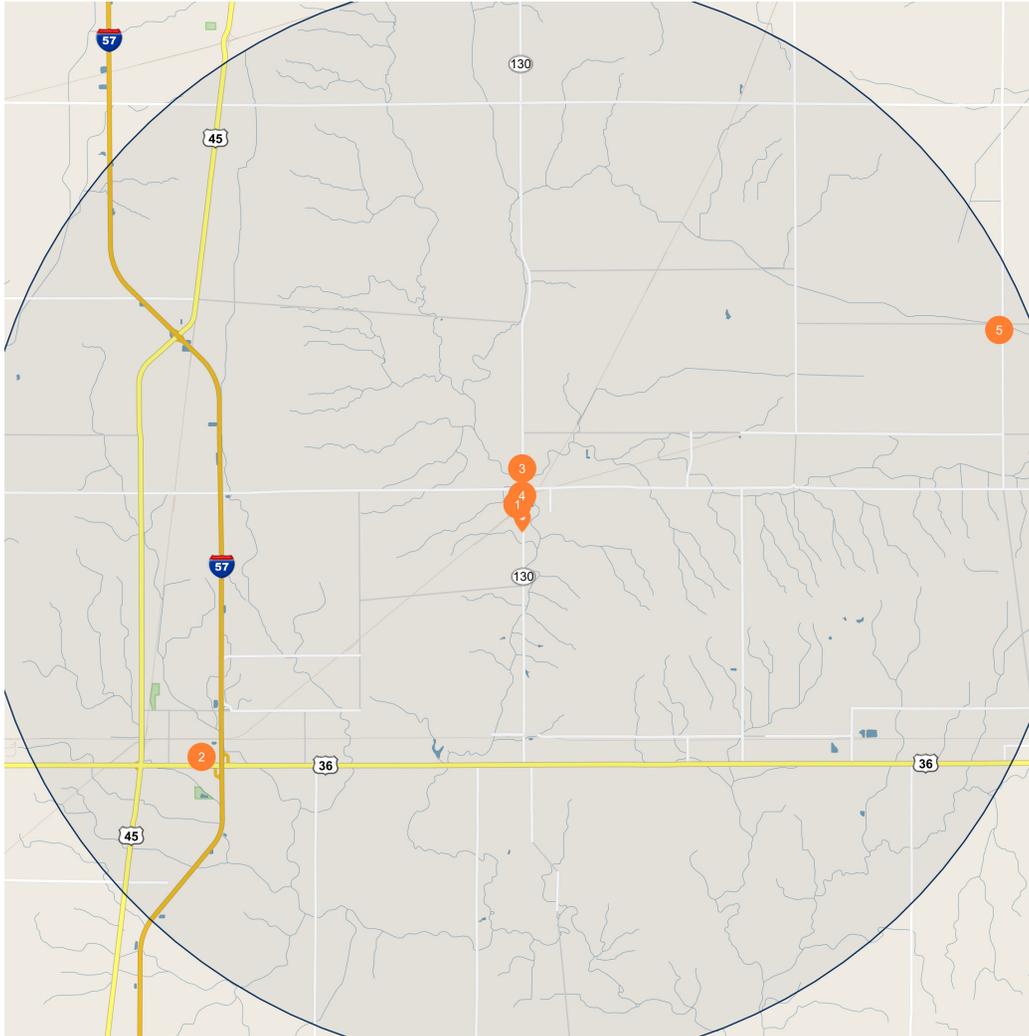
DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
POPULATION			
2029 Projection	2,834	3,861	13,142
2024 Estimate	2,852	3,878	13,170
2020 Census	2,811	3,831	13,116
2010 Census	2,880	3,918	13,118
HOUSEHOLD INCOME			
Average	\$78,604	\$83,580	\$92,185
Median	\$73,022	\$77,608	\$82,119
Per Capita	\$32,378	\$34,750	\$38,461
HOUSEHOLDS			
2029 Projection	1,179	1,602	5,493
2024 Estimate	1,179	1,601	5,479
2020 Census	1,179	1,600	5,459
2010 Census	1,170	1,587	5,385
HOUSING			
Median Home Value	\$139,886	\$160,883	\$185,222
EMPLOYMENT			
2024 Daytime Population	2,315	3,142	10,781
2024 Unemployment	5.07%	4.83%	3.31%
Average Time Traveled (Minutes)	28	27	24
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.85%	2.46%	1.63%
Some College (13-15)	45.97%	44.65%	42.38%
Associate Degree Only	13.34%	12.81%	14.19%
Bachelor's Degree Only	10.18%	9.82%	11.82%
Graduate Degree	21.07%	24.24%	24.69%

DOLLAR GENERAL

DEMOGRAPHICS



Major Employers

Employees

1	Community Care Systems Inc	385
2	Kirby Foods Inc-IGA	96
3	Pauls Machine & Welding Corp-Mordern Flow Equipment	70
4	Pizza Man Inc-Pizza Man	69
5	Heritage Community Unit Dst 8-Heritage High School	50

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