

FOR SALE

DOLLAR GENERAL

331 CENTER ST

JUNEAU, WI 53039

DOLLAR GENERAL

BROKER OF RECORD

Torrey Lewis

Friedman Real Estate Management WI, LLC

License # 937921-91



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DISCLAIMER

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DOLLAR GENERAL



SALE PRICE
\$740,000.00



CURRENT NOI
\$47,220.00



CAP RATE
6.38%



LEASE TYPE
NN



YEAR BUILT
2001

INVESTMENT HIGHLIGHTS

- 20+ Year Operating History | Investment Credit Tenant
- Low Rent of \$2.98 PSF
- NN Lease Structure | Landlord Responsible For:
Roof Exterior, HVAC Repair Over \$1,000, CAM Reimbursement
- Only Proximity to Two Major Cities, Just one hour from both
Milwaukee and Madison, WI
- Excellent Dollar General Demographics:
5 Mile Population: 9,313 | Average 5 Mile Household Income \$75,382

INVESTMENT SUMMARY

LIST PRICE	\$740,000.00
CURRENT NOI	\$47,220.00
INITIAL CAP RATE	6.38%
LAND ACREAGE	1.01
YEAR BUILT	2001
BUILDING SIZE	15,800 SF
PRICE PSF	\$46.83
LEASE TERM	7 Years

INVESTMENT OFFERING

Friedman Real Estate is pleased to present the opportunity to acquire a single tenant, corporate guaranteed, Dollar General store located in Juneau, WI. Dollar General has been operating at this location for over 20 years and recently executed an early 5-year lease extension (for the 2nd time) through September 30th, 2026. This site is the only Dollar store in the city of Juneau, and the closest dollar store is over 5 miles north. The rent is extremely low at \$2.72 per SF. The property is an ideal opportunity for a passive investor looking for an investment credit corporate-backed asset in the state of Wisconsin.

Tenant:	Dollar General
Lease Type:	NN
Annual Rent:	\$43,080.00
Rent PSF:	\$2.72
Lease Term Remaining:	±2
Commencement Date:	06/03/2024
Current Term Expiration:	09/30/2026
Landlord Responsibilities:	Roof, Structure, Parking Lot, Major HVAC Repair (Over \$1000)
Options:	3 (5) Year Options
Increases:	13% First Option 10% Second Option 10% Third Option
Lease Guarantor:	Dollar General
Lease Guarantor Strength:	Corporate
Tenant Website:	DollarGeneral.Com

Proforma	SF	PRICE/SF	MONTHLY	ANNUAL
	15,800 SF	\$2.73	\$3,590.00	\$43,080.00
CAM Parking lot and lawn			\$395.00	\$4,740.00
CAM Insurance, Taxes, Snow			\$1,216.93	\$14,603.13
Gross Potential Income (GPI)			\$5,201.93	\$62,423.13
Cam Expenses			MONTHLY	ANNUAL
Insurance			\$166.67	\$2,000.00
Taxes			\$900.26	\$10,803.13
Lawn Care			\$50.00	\$600.00
Snow Removal			\$150.00	\$1,800.00
Subtotal Expenses			\$1,266.93	\$15,203.13

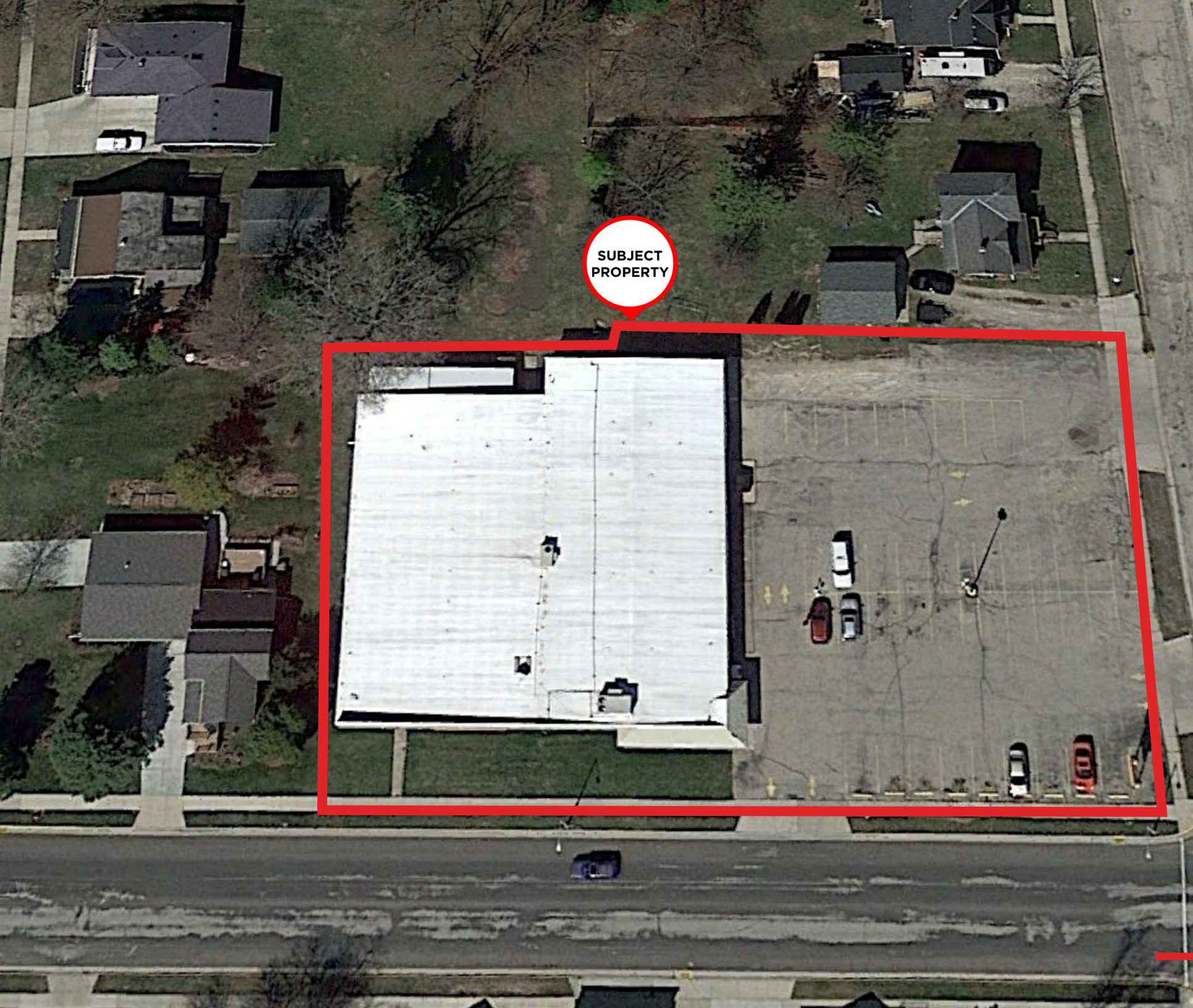


DOLLAR GENERAL

Dollar General stands as one of the largest and fastest-growing dollar store chains in the United States, renowned for offering a vast array of products at deeply discounted prices. Established in 1939 by J.L. Turner in Kentucky, the company has grown into a cornerstone of retail, catering to a broad customer base with its diverse selection of consumables, seasonal items, home products, and apparel. Dollar General's strategic focus on smaller towns, where approximately 70% of its stores are located, ensures a strong local customer base and minimal competition from larger retail chains. This localized approach, coupled with a no-frills store design and low operating costs, contributes to its sustained profitability and market penetration. With an aggressive expansion strategy, strong brand recognition, and appealing net lease investment opportunities, Dollar General continues to solidify its position as a stable and attractive investment option in the retail sector.

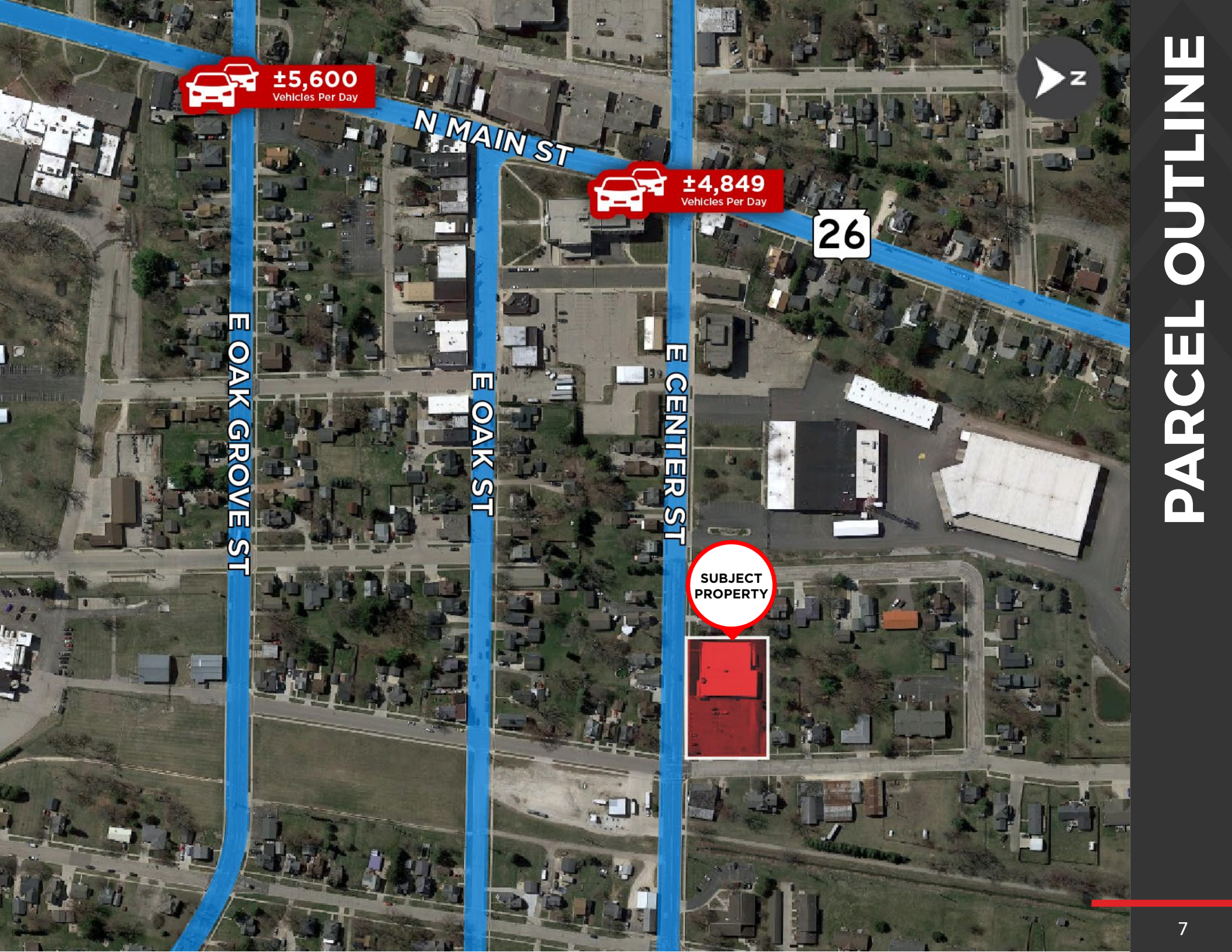
TENANT SUMMARY

Company:	Dollar General
Founded:	1939
Founder:	J.L. Turner
Locations:	20,039
Headquarters:	Goodlettsville, TN
Website:	dollargeneral.com



**SUBJECT
PROPERTY**

PARCEL OUTLINE



±5,600
Vehicles Per Day



±4,849
Vehicles Per Day



E OAK GROVE ST

N MAIN ST

E OAK ST

E CENTER ST

**SUBJECT
PROPERTY**



PARCEL OUTLINE



SUBJECT
PROPERTY

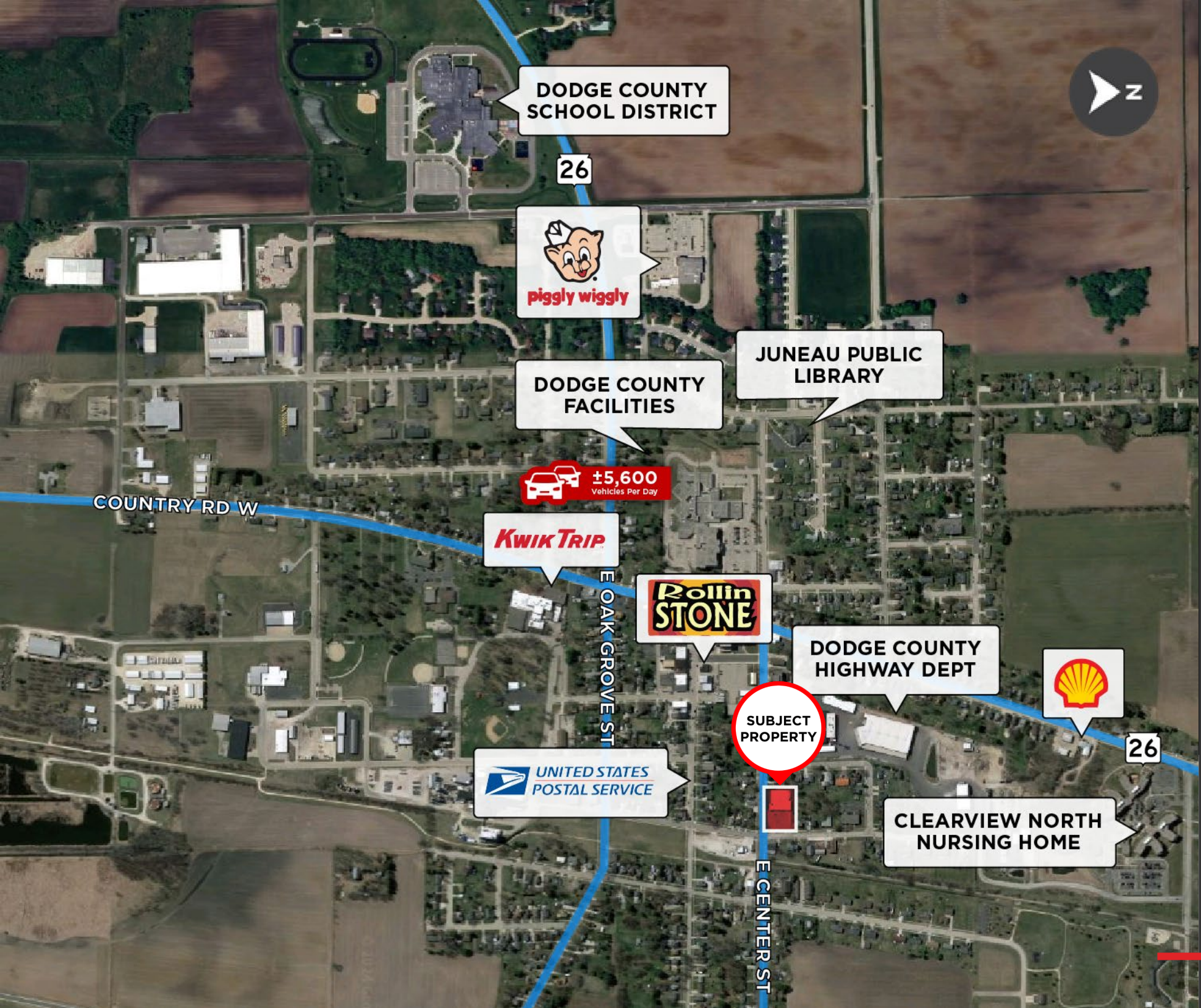


PROPERTY PHOTOS



PROPERTY PHOTOS

NEARBY AMENITIES



FOX LAKE

MOON ISLAND

Sunset Beach

MIDDLE ISLAND
HIGH ISLAND

POPLAR ISLAND

BEAVER DAM

LITTLE GOOSE ISLAND

SUBJECT PROPERTY

10 MIN DRIVE

5 MIN DRIVE

15 MIN DRIVE

MAYVILLE

IRON RIDGE

LOWELL

HURTISFORD

RUBICON

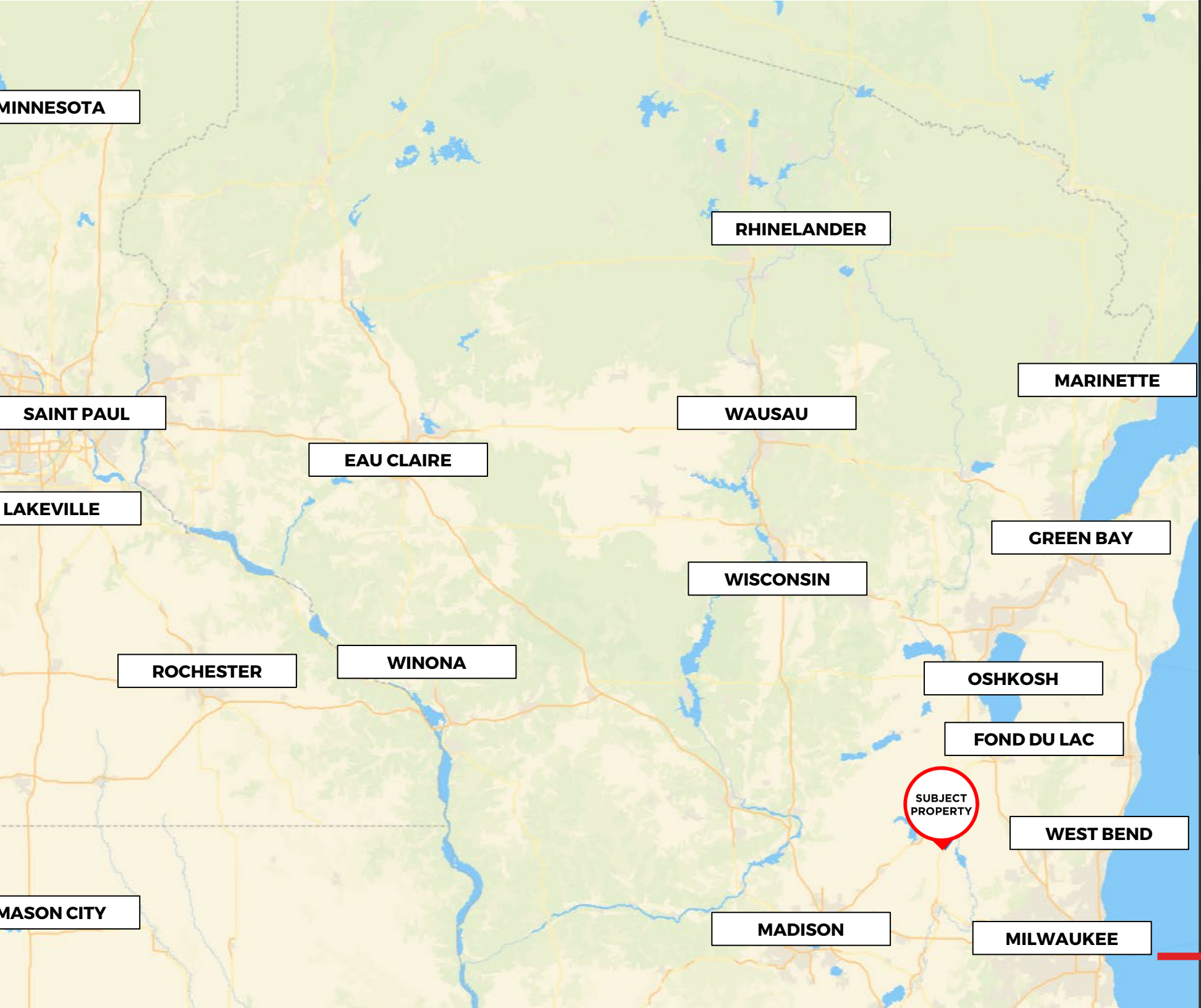
REESEVILLE

CLYMAN

NEOSHO

Theresa

DRIVE TIME MAP



REGIONAL MAP



JUNEAU, WI

Juneau, Wisconsin, is a small city with a stable economy supported by local businesses, services, manufacturing, and the County Government. The city is experiencing growth, particularly in its commercial real estate sector, driven by new developments. A significant development is Whisker’s planned \$10.7 million facility expansion, expected to create around 150 new jobs over the next two years. This expansion is likely to attract more businesses and investors, contributing to a vibrant and diversified economic future for Juneau.

The main industries in Juneau include manufacturing, local businesses and services, and the County Government. These sectors collectively support the city’s stable and growing economy. With the ongoing developments and investments, Juneau’s commercial real estate market is poised for continued growth, making it an attractive location for both current and future investments.

	2 MILES	5 MILES	10 MILES
2024 Population	2,987	9,313	42,594
Average HH Income	\$84,069	\$75,382	\$77,037
Total Specified Consumer Spending	\$32.1M	\$109.7M	\$512.8M

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

12,500

MULTI-FAMILY
APARTMENTS MANAGED

20,000,000

COMMERCIAL
SF MANAGED

\$22,000,000,000

IN CLOSED TRANSACTIONS



JARED McNUTT
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Jared McNutt is a 10+ year veteran of the real estate brokerage industry, as well as a background in wealth management and financial Services. Jared advises clients on the acquisition and disposition of single and multi-tenant investment properties across the country. Jared has completed deals with Red Lobster, Tractor Supply, Bank of America, SunTrust Bank, Steak N' Shake, Dollar General, and more.

Jared's commercial real estate experience and financial advisory background allow him to effectively assist in all areas of his client's acquisition and disposition needs. Jared graduated from Michigan State University's Eli Broad College of Business with a Bachelor of Arts in Finance.



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Prior to joining Friedman Real Estate, Shane Smith worked locally with Encore REIS with a national focus on single tenant net leased assets, which will continue to be his focus at Friedman. Shane gained a strong understanding of retail properties and the factors that impact their value. Shane is experienced in data analysis and financial underwriting.

Shane holds a B.S. in Physics with a minor in Business from the Virginia Military Institute (VMI). While at VMI, Shane's hard work, dedication and discipline allowed him to rise to the position of Regimental Staff Sergeant within the Corps of Cadets where he had ample opportunity to demonstrate leadership. These qualities continue to be visible in Shane's career in Real Estate and will certainly be an asset at Friedman.

SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



CREATING
VALUE
BEYOND
REAL
ESTATE



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