

SINGLE TENANT NN

Investment Opportunity

**DOLLAR
GENERAL®**

6+ Years Remaining On Lease Term | Corporate Guaranty (S&P: BBB) | High-Performing Location



105 N. 4th Street

TOMAHAWK WISCONSIN

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY

DG

BRITT RAYMOND

**SVP & Managing Principal
National Net Lease**

britt.raymond@srsre.com
D: 929.229.2614 | M: 704.517.4712
340 Madison Avenue, Suite 3E
New York, NY 10173
NY License No. 10491212709

KYLE FANT

**SVP & Managing Principal
National Net Lease**

kyle.fant@srsre.com
M: 973.632.1386
340 Madison Avenue, Suite 3E
New York, NY 10173
NY License No. 10401281546



NATIONAL NET LEASE

Real Estate Broker of Record: Sean Lutz, SRS Real Estate Partners, LLC | WI License No. 60281-90



SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased Dollar General investment property located in Tomahawk, Wisconsin. The lease is backed by a corporate guarantee from Dollar General, one of the most recognized and stable retail brands in the U.S. with over 20,000 locations. The tenant is committed to the site with over six years remaining on the initial lease term and four (5-year) renewal options. The lease is structured as double net (NN), with the tenant covering most operating expenses, including taxes and insurance, while the landlord is only responsible for roof, structure, and foundation, providing a low-management investment well-suited for out-of-state owners.

Strategically located at the signalized hard corner intersection of N 4th Street (9,400 VPD) and E Somo Avenue (3,800 VPD), the property boasts excellent visibility and access. It is positioned in the heart of Tomahawk's primary retail corridor and enjoys strong tenant synergy from nearby national brands including McDonald's, Ace Hardware, and O'Reilly Auto Parts, promoting consistent crossover traffic. According to Placer.AI, this location ranks in the 75th percentile nationally and 96th percentile in Wisconsin for annual visits among comparable Dollar General stores and is the most visited Dollar General within a 15-mile radius, demonstrating strong site-level performance and reliable consumer demand. This offering presents an opportunity to invest in a high-performing, corporately guaranteed, essential retail asset in a strong rural market, with a stable income stream and long-term value backed by one of the nation's most successful retail chains.

OFFERING SUMMARY

DG



OFFERING

| | |
|---------------------------|------------------------------|
| Price | \$1,221,000 |
| Net Operating Income | \$100,700 |
| Cap Rate | 8.25% |
| Guaranty | Corporate |
| Tenant | Dollar General |
| Lease Type | NN |
| Landlord Responsibilities | Roof, Structure & Foundation |

PROPERTY SPECIFICATIONS

| | |
|------------------------|--|
| Rentable Area | 10,601 SF |
| Land Area | 0.49 Acres |
| Property Address | 105 N. 4th Street Tomahawk, Wisconsin 54487 |
| Year Built / Remodeled | 1995 / 2019 |
| Parcel Number | 286-3506-343-0204 |
| Ownership | Fee Simple (Land & Building Ownership) |

6+ Years Remaining On Lease Term | NN Lease

- Over six years remain on the lease, with four (5-year) renewal options, supporting long-term NOI growth and providing a hedge against inflation
- The tenant is responsible for taxes, insurance, and all operating expenses, with the landlord only responsible for roof, structure, and foundation, offering a low-touch, passive investment ideal for out-of-state buyers

Corporate Guaranty | Established, Growing Brand

- The lease is backed by a corporate guaranty from Dollar General, one of the most recognized brands in U.S. retail with over 20,000 locations nationwide
- Dollar General reported \$40.61 billion in revenue for fiscal year 2024, reflecting 4.96% year-over-year growth and continued brand strength
- The property was a relocation site for Dollar General in 2021, built to reflect their latest expanded grocery and home décor concept
- Dollar General invested approximately \$500,000 in tenant improvements, further demonstrating the tenant's commitment to the location

Hard Corner, Signalized Intersection | Excellent Visibility

- Located at the signalized intersection of N 4th Street (9,400 VPD) and E Somo Avenue (3,800 VPD), providing outstanding visibility and strong daily traffic exposure
- Features excellent access and parking, with 25 dedicated parking spaces for customer convenience
- Includes drive-around truck access to facilitate efficient deliveries and loading operations

Central Location | Retail Corridor

- Ideally positioned in the heart of Tomahawk's downtown core, just blocks from key municipal offices including City Hall, the Fire Department, the Police Department, and more
- Surrounded by a dense mix of national/credit tenants such as McDonald's, Ace Hardware, and O'Reilly Auto Parts, the property benefits from strong tenant synergy and consistent crossover foot traffic

High-Performing Location | Data-Backed Foot Traffic

- According to Placer.AI, this Dollar General draws over 158,000 annual visitors, ranking in the top 75th percentile nationally, 96th percentile in Wisconsin, and is the most visited Dollar General within a 15-mile radius, reflecting strong and sustained consumer demand

PROPERTY OVERVIEW

DG

LOCATION



Tomahawk, Wisconsin
Lincoln County

ACCESS



W. Somo Avenue/State Highway 86: 1 Access Point

TRAFFIC COUNTS



N. 4th Street: 9,400 VPD
W. Somo Avenue/State Highway 86: 3,800 VPD
Korean War Veterans Memorial Highway: 10,300 VPD

IMPROVEMENTS



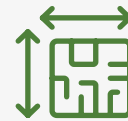
There is approximately 10,601 SF of existing building area

PARKING



There are approximately 22 parking spaces on the owned parcel.
The parking ratio is approximately 2.01 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 286-3506-343-0204
Acres: 0.49
Square Feet: 21,292 SF

CONSTRUCTION

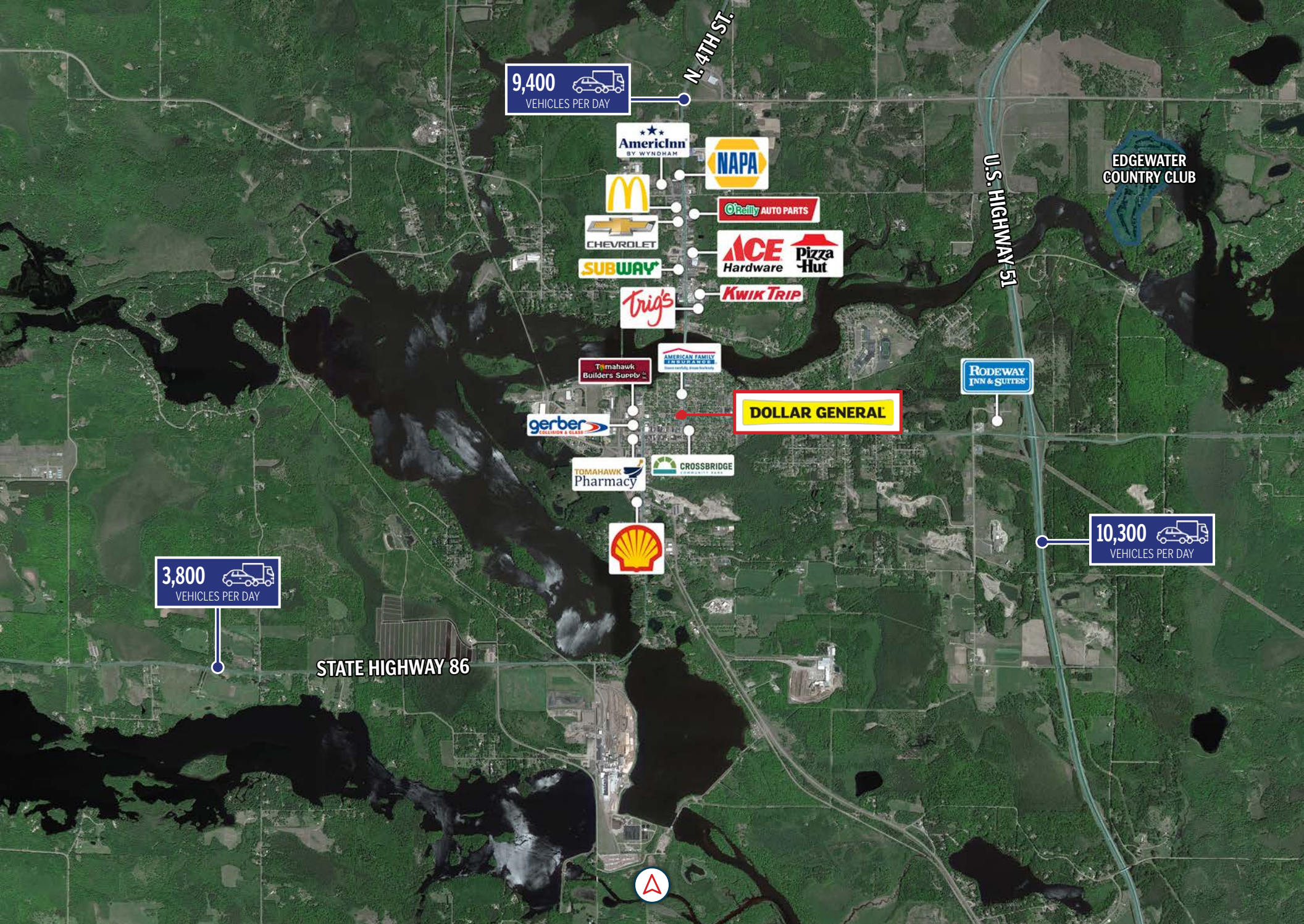


Year Built: 1995
Year Renovated: 2019

ZONING

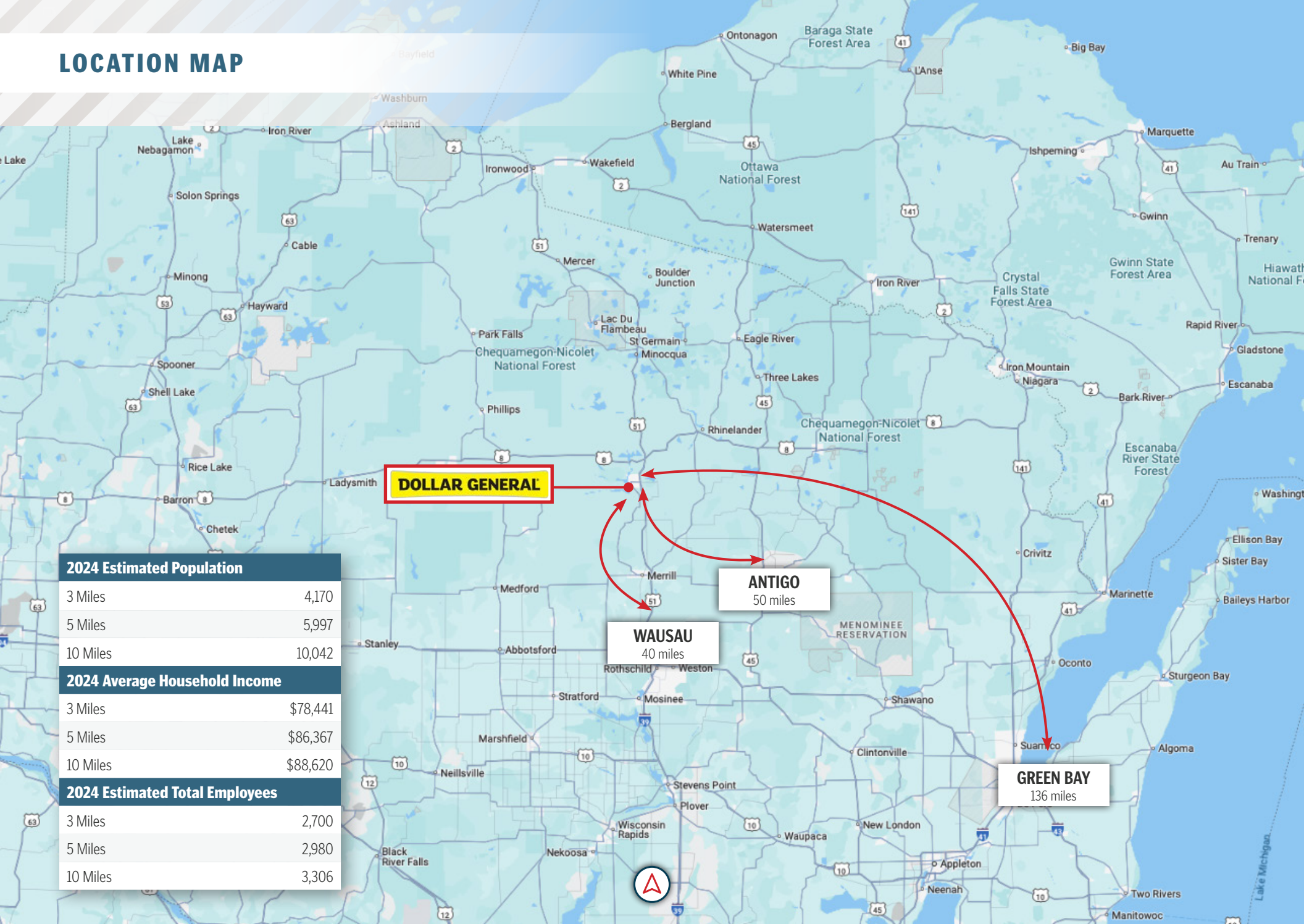


Commercial





LOCATION MAP



2024 Estimated Population

| | |
|----------|--------|
| 3 Miles | 4,170 |
| 5 Miles | 5,997 |
| 10 Miles | 10,042 |

2024 Average Household Income

| | |
|----------|----------|
| 3 Miles | \$78,441 |
| 5 Miles | \$86,367 |
| 10 Miles | \$88,620 |

2024 Estimated Total Employees

| | |
|----------|-------|
| 3 Miles | 2,700 |
| 5 Miles | 2,980 |
| 10 Miles | 3,306 |



TOMAHAWK, WISCONSIN

Tomahawk is a charming small city located in Lincoln County, northern Wisconsin. Known for its scenic beauty, it lies near the convergence of the Wisconsin and Tomahawk Rivers, surrounded by forests, lakes, and outdoor recreation areas. With a population of just over 3,410 as of 2024, it offers a peaceful, tight-knit community atmosphere with a rich history rooted in the logging and paper industries.

Tomahawk, Wisconsin, is a city known for its small-town charm, natural beauty, and diverse economic opportunities. Tomahawk's economy is primarily driven by Manufacturing, Tourism, Forestry and Paper, Healthcare. The city has a strong manufacturing presence, including companies like Harley-Davidson, Louisiana-Pacific, and Packaging Corporation of America. Healthcare and social assistance also contribute significantly to the local economy. It's a popular destination for outdoor activities like fishing, hunting, snowmobiling, and boating. The city has historical ties to the paper and pulp industries, which still influence its economic structure. A variety of small, family-owned businesses serve both locals and tourists, contributing to the local economy.

Tomahawk offers numerous attractions, especially for outdoor lovers such as Lake Mohawksin which is Great for boating, kayaking, and fishing. Hiawatha Trail a scenic biking and hiking trail. Tomahawk Fall Ride is an annual motorcycle event that attracts thousands of Harley enthusiasts. SARA Park a recreational area with trails, sports facilities, and lake access.

Tomahawk is served by the School District of Tomahawk, which includes Tomahawk Elementary School, Tomahawk Middle School, Tomahawk High School. Residents have access to Northcentral Technical College in nearby Wausau for higher education and technical training. The nearest airport to Tomahawk is Rhinelander (RHI) Airport.

AREA DEMOGRAPHICS



| | 3 Miles | 5 Miles | 10 Miles |
|--|----------|----------|----------|
| Population | | | |
| 2024 Estimated Population | 4,170 | 5,997 | 10,042 |
| 2029 Projected Population | 4,101 | 5,895 | 9,958 |
| 2010 Census Population | 4,151 | 5,872 | 9,743 |
| Historical Annual Growth 2010 to 2020 | 0.17% | 0.21% | 0.20% |
| Households & Growth | | | |
| 2024 Estimated Households | 1,874 | 2,826 | 4,668 |
| 2029 Projected Households | 1,875 | 2,824 | 4,701 |
| 2010 Census Households | 1,735 | 2,627 | 4,275 |
| Historical Annual Growth 2010 to 2020 | 0.57% | 0.60% | 0.68% |
| Race & Ethnicity | | | |
| 2024 Estimated White | 94.67% | 95.27% | 95.32% |
| 2024 Estimated Black or African American | 0.14% | 0.12% | 0.25% |
| 2024 Estimated Asian or Pacific Islander | 0.53% | 0.48% | 0.47% |
| 2024 Estimated American Indian or Native Alaskan | 0.82% | 0.63% | 0.56% |
| 2024 Estimated Other Races | 0.82% | 0.73% | 0.68% |
| 2024 Estimated Hispanic | 2.42% | 2.38% | 2.09% |
| Income | | | |
| 2024 Estimated Average Household Income | \$78,441 | \$86,367 | \$88,620 |
| 2024 Estimated Median Household Income | \$59,527 | \$66,819 | \$71,011 |
| 2024 Estimated Per Capita Income | \$36,649 | \$40,210 | \$41,098 |
| Businesses & Employees | | | |
| 2024 Estimated Total Businesses | 310 | 368 | 467 |
| 2024 Estimated Total Employees | 2,700 | 2,980 | 3,306 |



RENT ROLL

DG

| Tenant Name | Square Feet | LEASE TERM | | RENTAL RATES | | | | | | | |
|----------------------------|-------------|-------------|-----------|--------------|----------|---------|--------|-----------|--------|---------------|-------------------------------|
| | | Lease Start | Lease End | Begin | Increase | Monthly | PSF | Annually | PSF | Recovery Type | Options |
| Dollar General Corporation | 10,601 | 8/24/2021 | 8/31/2031 | Current | - | \$8,391 | \$0.79 | \$100,700 | \$9.50 | NN | 4 (5-year) |
| (Corporate Guarantee) | | | | 9/1/2031 | 5% | \$8,811 | \$0.83 | \$105,735 | \$9.97 | | 5% Increase Beg. Every Option |

FINANCIAL INFORMATION

| | |
|----------------------|-------------|
| Price | \$1,221,000 |
| Net Operating Income | \$100,700 |
| Cap Rate | 8.25% |
| Lease Type | NN |

PROPERTY SPECIFICATIONS

| | |
|---------------|--|
| Year Built | 1995 |
| Rentable Area | 10,601 SF |
| Land Area | 0.49 Acres |
| Address | 105 N. 4th Street Tomahawk, Wisconsin 54487 |





DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,523+

2024 Employees: 185,800

2024 Revenue: \$38.69 Billion

2024 Net Income: \$1.66 Billion

2024 Assets: \$30.80 Billion

2024 Equity: \$6.75 Billion

Credit Rating: S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of November 1, 2024, the Company's 20,523 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: newscenter.dollargeneral.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

©Copyright 2025 SRS Real Estate Partners LLC. All Rights Reserved.

This document has been prepared by SRS Real Estate Partners LLC (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

SRSRE.COM/CapitalMarkets