

DOLLAR GENERAL®

116 S SPALDING ST, SPRING VALLEY, IL 61362
OFFERING MEMORANDUM

EXTENDED INITIAL TERM

EXTENDED FIVE YEARS EARLY IN 2024

CORPORATE GUARANTEE

MORE THAN 20,000 LOCATIONS



EXECUTIVE SUMMARY

DOLLAR GENERAL
116 S SPALDING ST, SPRING VALLEY, IL 61362

OFFERING PRICE: \$1,616,000 CAP RATE: 7.50%

GROSS LEASABLE AREA:	9,014 SF
PRICE / SF:	\$179.28
NET OPERATING INCOME:	\$121,184
TENANT TRADE NAME:	Dollar General
LEASE GUARANTEE:	Corporate
TERM REMAINING:	5+ Years
YEAR BUILT / RENOVATED:	2010 / 2025
LOT SIZE:	0.96 AC
TYPE OF OWNERSHIP:	Fee Simple

PROPOSED FINANCING:	65% LTV / 3 YR TERM / 25 YR AMORT / 6.25% RATE
CASH ON CASH RETURN:	\$38,034 / 6.72%
TOTAL RETURN:	(PRINCIPAL REDUCTION) \$56,044 / 9.91%

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 [CLICK TO VISIT WEBSITE](#)



STORE REMODEL

MAY 2025

EXTENDED INITIAL TERM

EXTENDED FIVE YEARS EARLY IN 2024



RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current – 11/30/2030	\$121,184	\$10,099	\$13.44	7.50%
Option 1	\$133,302	\$11,109	\$14.79	8.25%
Option 2	\$146,632	\$12,219	\$16.27	9.07%

LEASE TERMS

LEASE TYPE:	Double-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	No
SALES / FINANCIAL REPORTING:	No
RENT COMMENCEMENT:	11/6/2010
LEASE EXPIRATION:	11/30/2030
RENT INCREASES:	At Next Option
OPTIONS:	Two – Five Years

OFFERING PRICE: \$11,246,000 CAP RATE: 7.68% NINE LOCATIONS IN SIX STATES

OFFERED INDIVIDUALLY OR AS A
PORTFOLIO (CONTACT AGENT FOR
OFFERING MEMORANDUMS)

LOCATION		TERM	BASE RENT	LIST PRICE	LIST CAP RATE	LEASE COMMENCEMENT	LEASE EXPIRATION	SQUARE FEET	PRICE PSF	RENT PSF
Evansville	IN	5.87	\$101,220	\$1,350,000	7.50%	3/30/2011	3/31/2031	9,100	\$148.35	\$11.12
New Albany	IN	5.78	\$101,822	\$1,358,000	7.50%	2/9/2011	2/28/2031	9,684	\$140.23	\$10.51
Farmland	IN	5.30	\$83,276	\$1,110,000	7.50%	8/8/2010	8/31/2030	9,014	\$123.14	\$9.24
Avilla	IN	6.44	\$80,355	\$1,071,000	7.50%	10/8/2011	10/31/2031	9,026	\$98.94	\$8.90
Floralia	AL	3.32	\$69,696	\$820,000	8.50%	8/29/2003	8/28/2028	14,500	\$56.55	\$4.81
Dunbar	WV	2.58	\$98,252	\$1,156,000	8.50%	12/1/2012	11/30/2027	11,837	\$97.66	\$8.30
Marksville	LA	5.13	\$120,732	\$1,610,000	7.50%	6/27/2010	6/30/2030	12,480	\$129.01	\$9.67
Spring Valley	IL	5.54	\$121,184	\$1,616,000	7.50%	11/6/2010	11/30/2030	9,014	\$179.28	\$13.44
Ellijay	GA	5.63	\$86,610	\$1,155,000	7.50%	12/16/2010	12/31/2030	9,100	\$126.92	\$9.52
TOTAL		5.05	\$863,147	\$11,246,000	7.68%			93,755	\$119.95	\$9.21

INVESTMENT HIGHLIGHTS

STNL DOLLAR GENERAL

- +/- 9,014 SQUARE FEET
- +/- 0.96 AC PARCEL
- BUILT IN 2010
- RECENT REMODEL IN 2025

DOLLAR GENERAL COMPANY

- CORPORATE GUARANTEE – OPERATES 20,000+ STORES
- NYSE: DG
- FORTUNE 500 COMPANY
- S&P RATED: BBB

LEASE OVERVIEW

- TOOK OCCUPANCY IN NOVEMBER OF 2010
- RECENT FIVE YEAR EXTENSION IN 2024
- CURRENT LEASE GOES THROUGH NOVEMBER 2030
- JUST OVER FIVE YEARS REMAIN
- TWO-FIVE YEAR OPTIONS

DOUBLE-NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE & PARKING LOT

LOCATION

- ACROSS FROM SPRING VALLEY SUPERMARKET
- GREAT VISIBILITY FROM S SPALDING ST
- TRAFFIC COUNTS – 6,272 VPD

DEMOGRAPHICS

- OVER 21,900 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$75,756 WITHIN FIVE MILES

DOLLAR GENERAL®

[CLICK HERE FOR MORE DOLLAR GENERAL
CORPORATE INFORMATION](#)





LEASE RESPONSIBILITIES

REAL ESTATE TAXES

Tenant Responsible For Reimbursement Of
Real Estate Taxes

INSURANCE

Tenant Responsible For Reimbursement Of
Insurance

ROOF / STRUCTURE / PARKING LOT / CAM

Landlord Responsible For Roof
Landlord Responsible For Structure
Landlord Responsible For Parking Lot
Replacement

Tenant Responsible For Parking Lot Maint. &
Repair – Not Replacement

Tenant Pays \$308/Month For The
Care And Maintenance Of The Common Area

UTILITIES

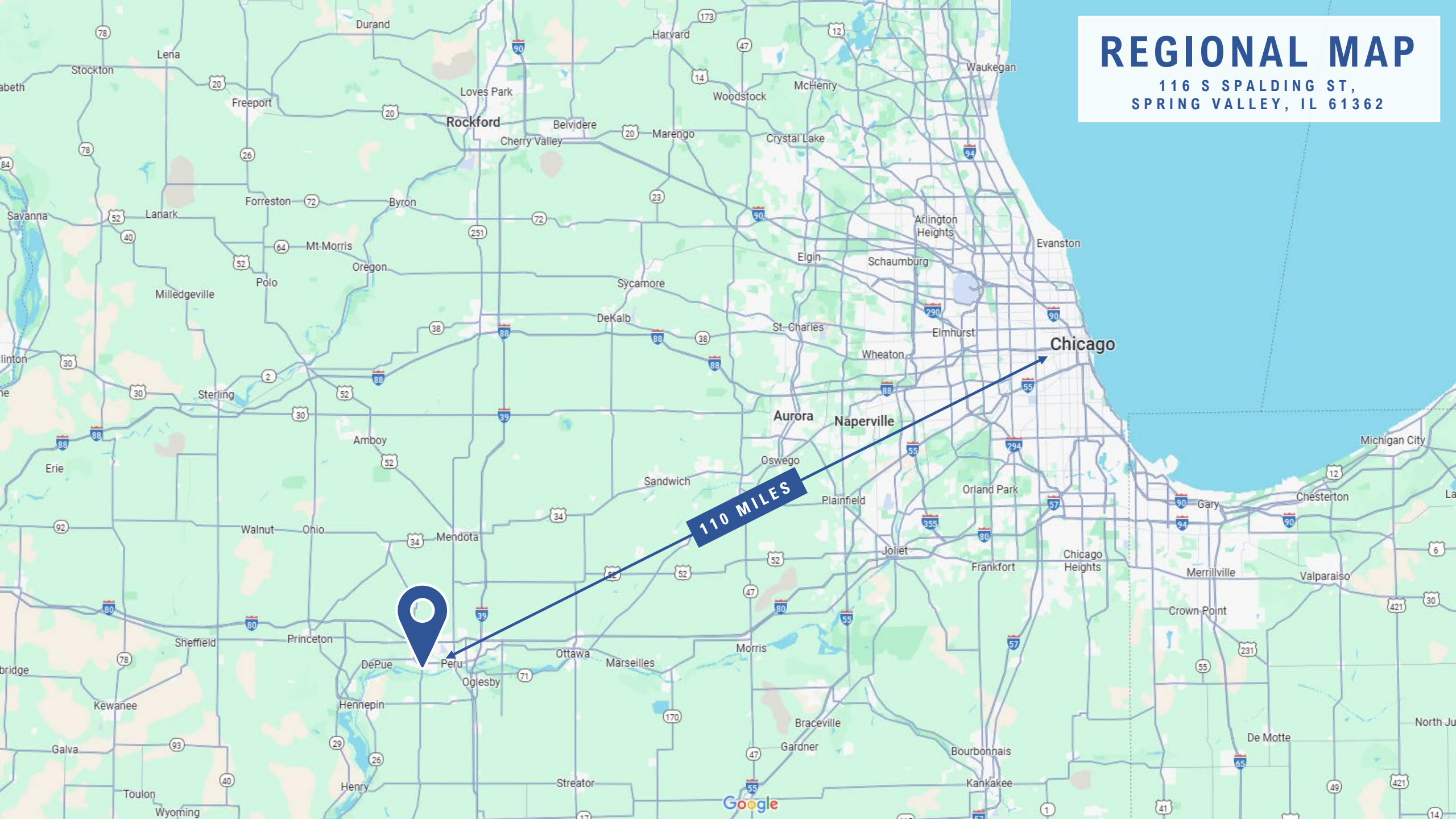
Tenant Responsible For Utilities

HVAC

Tenant Responsible For HVAC Repair &
Replacement

REGIONAL MAP

116 S SPALDING ST,
SPRING VALLEY, IL 61362



CASEY'S

SHELL

JIMMY JOHN'S

SPRING VALLEY CITY BANK

USPS

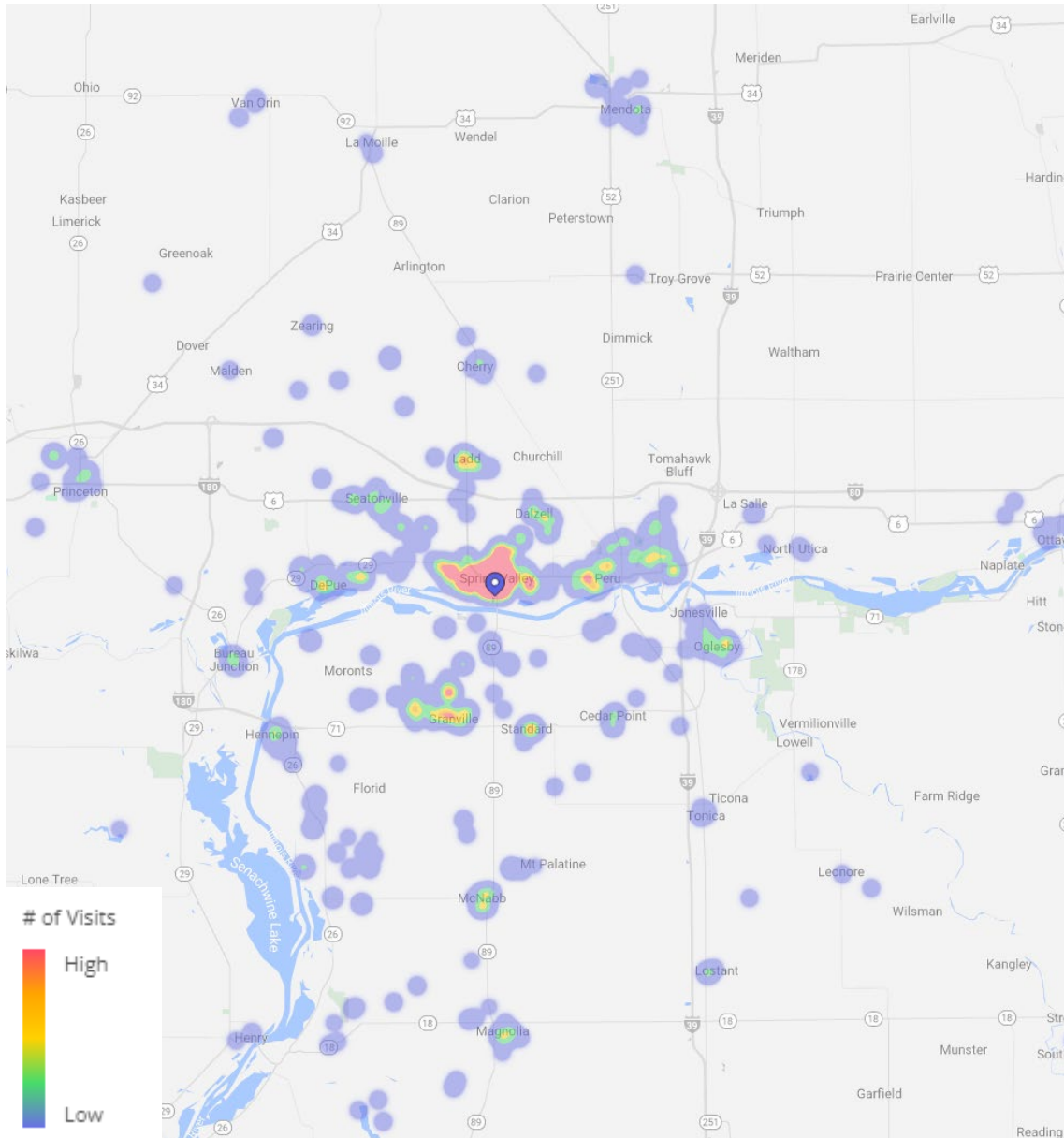
VALLEY COIN-
JEWELRY-PAWN
INC.

SPRING VALLEY
SUPERMARKET

TRY-COUNTY
AUTO SALES

TRUE TRADE AREA

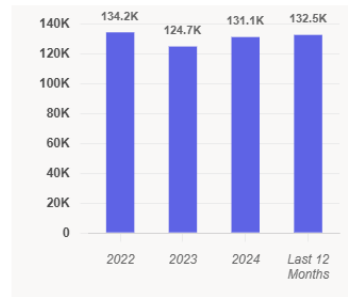
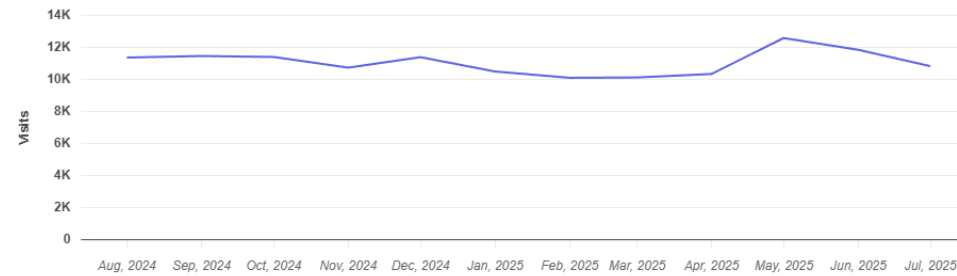
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS



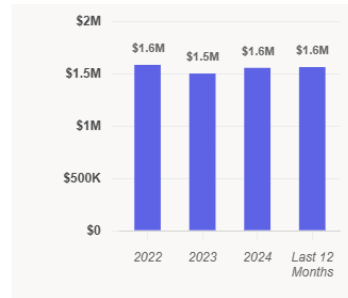
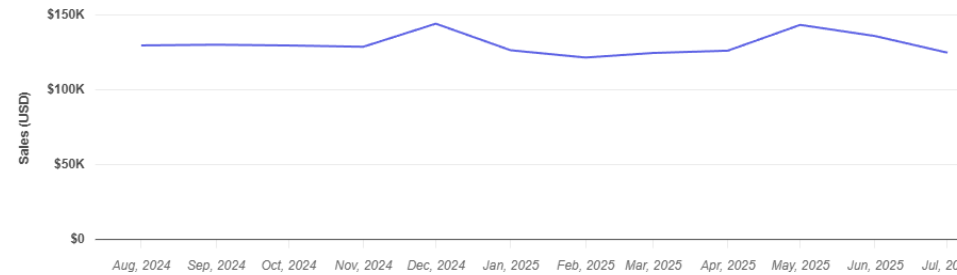
VISITS DATA

Visits	132.5K	Visit Frequency	7.09
Visits / sq ft	14.19	Avg. Dwell Time	13 min
Visitors	18.7K		

VISITS VARIANCE



ESTIMATED SALES



TENANT RANKINGS

Nationwide	Illinois	Local: 15mi
8,958 / 19,247 View List	256 / 681 View List	4 / 11 View List

DEMOGRAPHICS SUMMARY

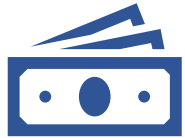
POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	7,621	21,653	41,130
2024 Population	7,624	21,906	41,765
2020 Population	7,150	21,685	42,030
Median Age	43.1	44.2	43

INCOME	3 Miles	5 Miles	10 Miles
Average	\$72,934	\$75,756	\$75,160
Median	\$58,538	\$59,647	\$60,412

TRAFFIC COUNTS	
S Spalding St	6,272 (2025)

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	3,187	9,352	17,542
2024 Households	3,191	9,468	17,817
2020 Households	3,001	9,400	17,938

Source: © 2022 Experian.



AVERAGE HOUSEHOLD
INCOME FIVE MILE RADIUS

\$75,756



HOUSEHOLDS WITHIN FIVE
MILE RADIUS

9,468



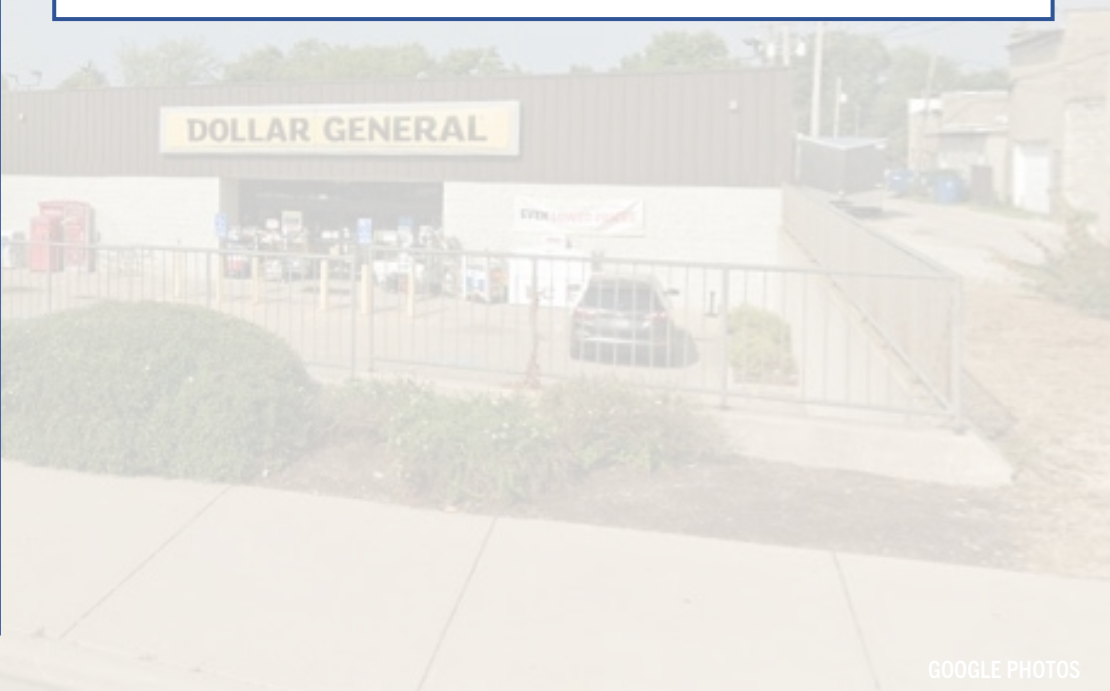
POPULATION WITHIN FIVE
MILE RADIUS

21,906



DAILY TRAFFIC COUNTS

6,272



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ACTIVITY ID: XXXX

DOLLAR GENERAL®

116 S SPALDING ST, SPRING VALLEY, IL 61362
OFFERING MEMORANDUM

EXCLUSIVELY LISTED:

STEVEN WEINSTOCK

BROKER OF RECORD (IL)

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