

DOLLAR GENERAL

111 S Old Rte 66, Mount Olive, IL 62069

Marcus & Millichap



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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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EXECUTIVE SUMMARY

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OFFERING SUMMARY

111 S OLD RTE 66



Listing Price
\$425,000



Cap Rate
9.58%



Price/SF
\$39.91

FINANCIAL

Listing Price	\$425,000
Down Payment	100% / \$425,000
NOI	\$40,697
Cap Rate	9.58%
Price/SF	\$39.91
Rent/SF (Monthly)	\$0.30
Rent/SF (Annually)	\$3.59

OPERATIONAL

Lease Type	Double Net
Guarantor	Corporate Guarantee
Lease Expiration	03/28/2029
Gross SF	10,649 SF
Rentable SF	10,649 SF
Lot Size	0.49 Acres (21,344 SF)
Year Built	2000



DOLLAR GENERAL

111 S Old Rte 66, Mount Olive, IL 62069

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the Dollar General located at 111 S Old Route 66 in Mount Olive, Illinois.

Located in Macoupin County, Mount Olive sits along the historic Route 66 corridor in Southern Illinois, providing a unique blend of small-town stability and regional accessibility. The community is supported by steady local demand, with Dollar General serving as a primary destination for daily household essentials.

Built in 2000, this single-tenant property has been operating successfully at this location for over 25 years, reflecting the tenant's long-term commitment and consistent performance. The ±10,649 square foot building is situated on a ±0.49-acre parcel with direct frontage along Old Route 66, one of the community's primary thoroughfares. The site provides excellent visibility and convenient access for area residents and travelers alike.

The property also benefits from its position within driving distance of the greater St. Louis MSA, offering access to a larger economic base while maintaining the advantages of a smaller, close-knit market. Surrounding retailers and service providers contribute to a complementary retail environment, further enhancing the property's long-term investment appeal.

INVESTMENT HIGHLIGHTS

- Dollar General Has Successfully Operated at This Location for 25 Years Since Opening in 2000
- Double Net Lease With Limited Landlord Responsibilities and Favorable Reimbursements to the Landlord
- Investment-Grade Tenant Rated 'BBB'
- Dollar General Is the Nation's Largest Retailer by Store Count, Operating Over 20,000 Locations in the U.S.

SECTION 2

02

PROPERTY INFORMATION

Tenant Profile - Dollar General

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DOLLAR GENERAL

TENANT PROFILE - DOLLAR GENERAL

The Dollar General logo is displayed in a yellow rounded rectangle. The text "DOLLAR GENERAL" is written in a bold, black, sans-serif font. "DOLLAR" is on the top line and "GENERAL" is on the bottom line, with a registered trademark symbol (®) to the right of "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.

SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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DOLLAR GENERAL

FINANCIAL DETAILS

THE OFFERING	
Price	\$425,000
Capitalization Rate	9.58%
Price/SF	\$39.91

PROPERTY DESCRIPTION	
Year Built / Renovated	2000
Gross Leasable Area	10,649 SF
Type of Ownership	Fee Simple
Lot Size	0.49 Acres

LEASE SUMMARY	
Tenant	Dollar General
Rent Increases	10.00%
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	03/01/2024
Lease Expiration	03/28/2029
Renewal Options	Two Five Year Options
Term Remaining on Lease (Yrs)	3.5 Years
Landlord Responsibility	Roof, Structure, CAM, Taxes, Ins
Tenant Responsibility	Scheduled Reimbursements

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$38,280	\$3,190	\$3.59	9.58%
2026	\$38,280	\$3,190	\$3.59	9.58%
2027	\$38,280	\$3,190	\$3.59	9.58%
2028	\$38,280	\$3,190	\$3.59	9.58%
2029	\$42,108	\$3,509	\$3.95	9.58%
2030	\$42,108	\$3,509	\$3.95	9.58%
2031	\$42,108	\$3,509	\$3.95	9.58%
3032	\$42,108	\$3,509	\$3.95	9.58%
3033	\$42,108	\$3,509	\$3.95	9.58%
2034	\$46,319	\$3,860	\$4.35	10.48%
2035	\$46,319	\$3,860	\$4.35	10.48%
2036	\$46,319	\$3,860	\$4.35	10.48%
2037	\$46,319	\$3,860	\$4.35	10.48%
2037	\$46,319	\$3,860	\$4.35	10.48%

DOLLAR GENERAL

FINANCIAL DETAILS

ANNUALIZED OPERATING INFORMATION

INCOME

Base Rental Income	\$38,280
Operating Expense Reimbursement	\$16,200
Gross Income	\$54,480
Operating Expenses	\$13,783
Net Operating Income	\$40,697

OPERATING EXPENSES

Taxes	\$6,782
Insurance	\$5,184
CAM	\$1,817
Management Fee	\$0
Landscaping	\$0
Total Expenses	\$13,783
Total Expenses/SF	\$1.29

1: Assumes Total Expenses remain constant. Please see agent for details.

SECTION 4

04

MARKET OVERVIEW

Market Overview
Demographics

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DOLLAR GENERAL

MARKET OVERVIEW

ST. LOUIS

Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county with 987,000 people. The city of St. Louis contains around 282,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2026. St. Louis is also home to the Federal Reserve Bank of St. Louis.

METRO HIGHLIGHTS



CENTRAL LOCATION

The central U.S. location and Mississippi River accessibility allow for fast access to markets, both domestically and internationally.



EXCELLENT TRANSPORTATION SYSTEM

The St. Louis metro has extensive freight, air and sea transportation systems, facilitating the shipping and distribution of goods worldwide. Additionally, the light rail system offers public transportation to the airport.



AFFORDABLE COST OF LIVING

A median home price around \$280,000 is substantially below other large markets in Midwestern states, as well as the overall U.S. average.

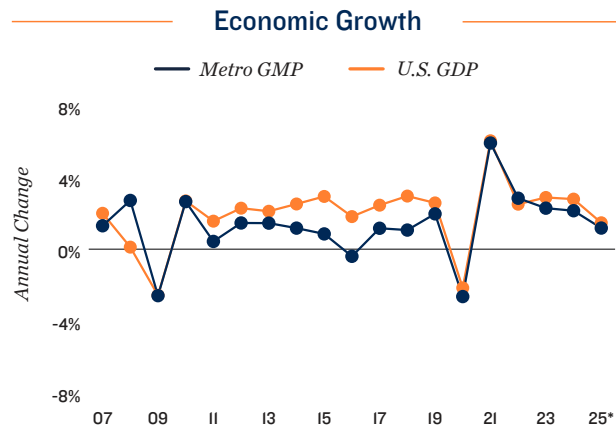


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MARKET OVERVIEW

ECONOMY

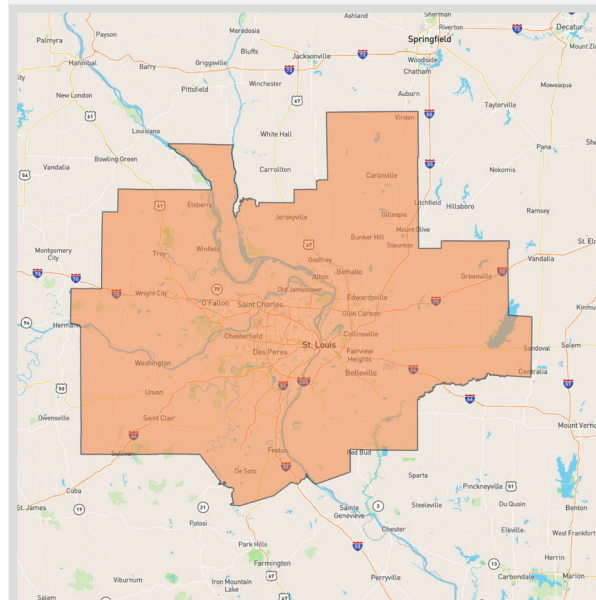
- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Graybar Electric, Post, and Core & Main.
- Scott Air Force Base, on the Illinois side of the metro, supports civilian and active-duty employment directly and indirectly by attracting defense and aerospace contractors to St. Louis.



* Forecast

MAJOR AREA EMPLOYERS

- Boeing
- Firestone Holdings LLC
- Essence Healthcare Inc.
- Saint Louis University
- Heartland Coca-Cola Bottling Co.
- World Wide Technology Int'l LLC
- American Family Insurance Company
- Barnes-Jewish Hospital
- General Motors LLC



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DOLLAR GENERAL

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to see its population grow by almost 17,000 heads in the next five years, supporting household formation totaling 13,000 additions.
- The St. Louis metro's homeownership rate stood at 68 percent in 2024.
- Roughly 37 percent of residents hold a bachelor's degree or higher. Of those, 15 percent have also earned a graduate or professional degree.

QUALITY OF LIFE

The metro boasts numerous public and private golf courses, more than 100 parks, the Gateway Arch National Park, and one end of the 240-mile long Katy Trail. Many of St. Louis' top attractions — the Saint Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum and the Municipal Opera — are in Forest Park. The park features golf courses and athletic fields. The St. Louis Cardinals and the St. Louis Blues are housed in nearby downtown. Lake of the Ozarks is within driving distance, offering destinations for hunting, fishing, camping, hiking and spelunking. There are more than 30 colleges, universities and technical schools in the metro, enrolling around 100,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.

SPORTS

Baseball | **MLB** | St. Louis Cardinals
Ice Hockey | **NHL** | St. Louis Blues
Soccer | **MLS** | St. Louis City SC



EDUCATION

- University of Missouri-St. Louis
 - Saint Louis University
 - Washington University
 - Webster University



ARTS & ENTERTAINMENT

- Contemporary Art Museum St. Louis
 - Gateway Arch National Park
 - Saint Louis Zoo
 - Six Flags St. Louis



QUICK FACTS



POPULATION
2.8M
Growth 2025-2029*
0.6%



HOUSEHOLDS
1.2M
Growth 2025-2029*
1.1%



MEDIAN AGE
40
U.S. Median:
39

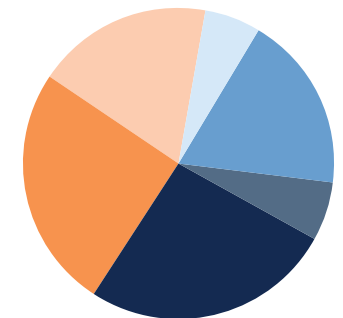


MEDIAN HOUSEHOLD INCOME
\$87,000
U.S. Median:
\$76,000

*Forecast

2025 Population by Age

6%	0-4 years
18%	5-19 years
6%	20-24 years
26%	25-44 years
25%	45-64 years
18%	65+ years

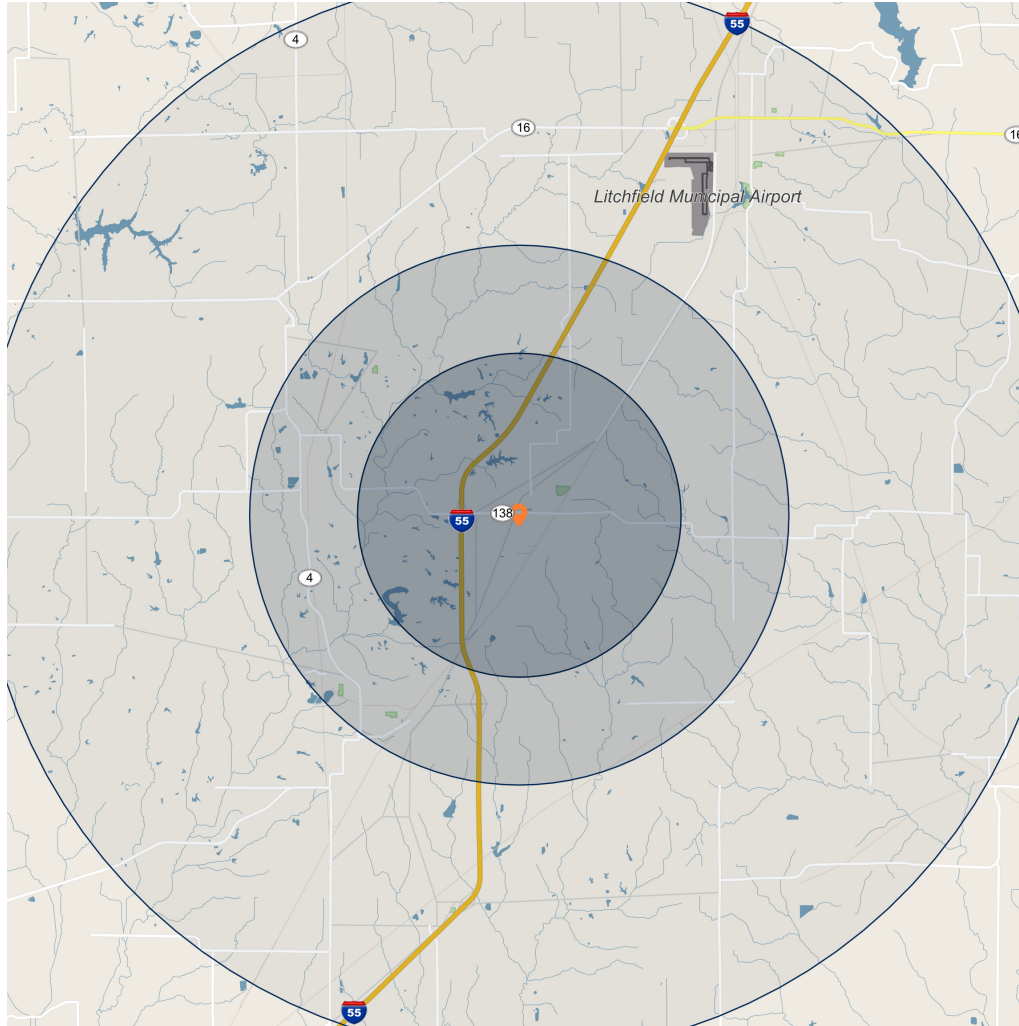


*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DOLLAR GENERAL

DEMOGRAPHICS



POPULATION

	3 Miles	5 Miles	10 Miles
2029 Projection	3,037	8,705	26,933
2024 Estimate	3,056	8,758	27,066
2020 Census	3,123	8,916	27,627
2010 Census	3,303	9,505	29,197

HOUSEHOLD INCOME

	3 Miles	5 Miles	10 Miles
Average	\$76,979	\$71,253	\$74,147
Median	\$56,927	\$54,228	\$58,343
Per Capita	\$34,057	\$30,991	\$32,254

HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2029 Projection	1,389	3,804	11,769
2024 Estimate	1,387	3,798	11,744
2020 Census	1,385	3,793	11,712
2010 Census	1,394	3,902	11,892

HOUSING

	3 Miles	5 Miles	10 Miles
Median Home Value	\$130,589	\$122,239	\$126,233

EMPLOYMENT

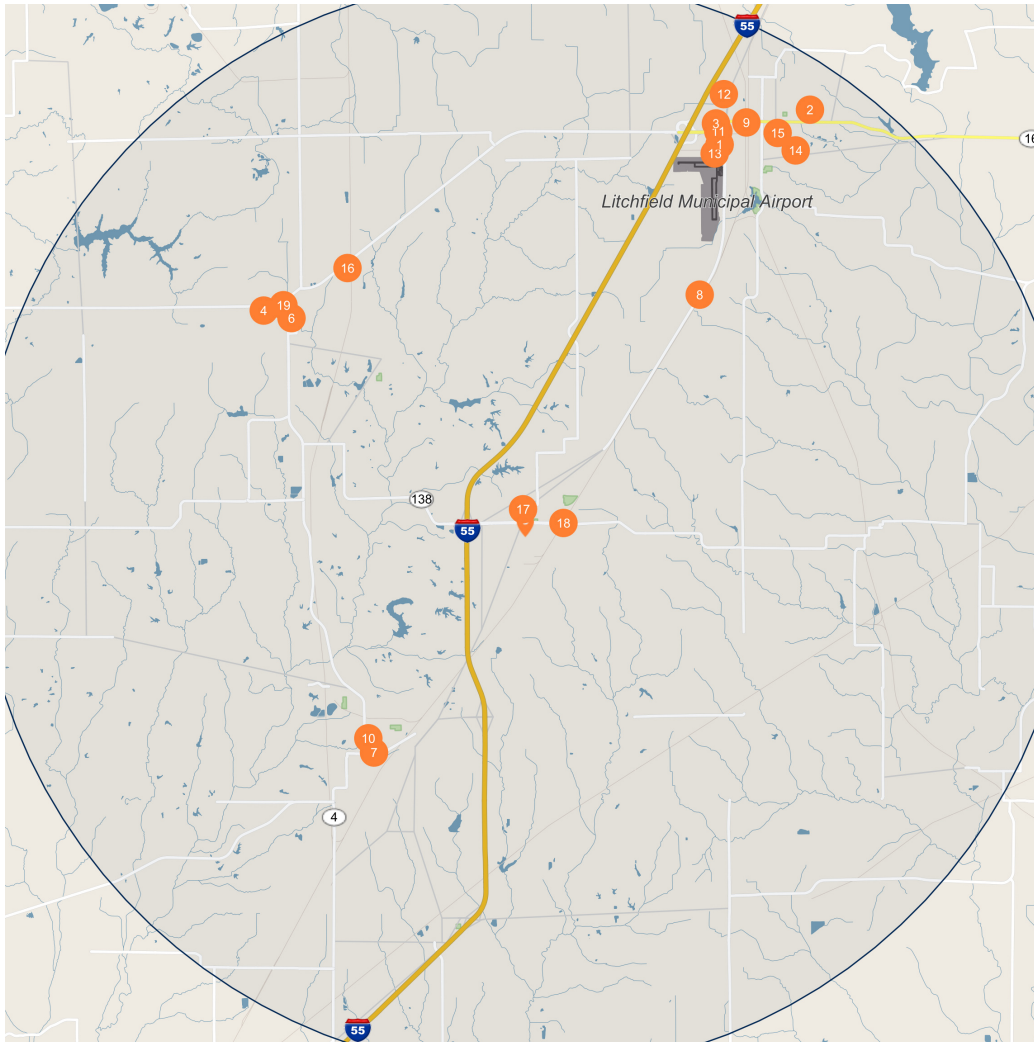
	3 Miles	5 Miles	10 Miles
2024 Daytime Population	2,107	5,960	20,431
2024 Unemployment	4.09%	3.48%	2.99%
Average Time Traveled (Minutes)	28	31	29

EDUCATIONAL ATTAINMENT

	3 Miles	5 Miles	10 Miles
High School Graduate (12)	0.72%	0.69%	1.08%
Some College (13-15)	44.09%	49.43%	50.42%
Associate Degree Only	13.11%	13.52%	14.44%
Bachelor's Degree Only	15.04%	11.99%	9.59%
Graduate Degree	19.95%	17.93%	17.15%

DOLLAR GENERAL

DEMOGRAPHICS



Major Employers

Employees

1	Marine Acquisition Corp-Seastar Solutions	1,250
2	St Francis Hosp of The Hosp Ss-St Francis Hospital	238
3	Allscripts LLC	200
4	Gillespie Cmnty Unit Schl Dst	185
5	Sierra International LLC-Teleflex Marine	155
6	Illinois Vly Economic Dev Corp	150
7	Associated Bank National Assn-FNB Staunton MO Branch	150
8	Howmet Aerospace Inc	135
9	Addus Healthcare Inc	125
10	Community Hospital Staunton-COMMUNITY CLINIC OF STAUNTON	120
11	Maverick Family Steak Hse Inc-Maverick Steakhouse	87
12	Walmart Inc-Walmart	80
13	Caraustar Industries Inc-Quality Partition Mfg	70
14	Heritage Mnor - Litchfield LLC-Heritage Health	69
15	U S Department Hlth Humn Svcs	66
16	Aladdin Steel Inc-Steel-Tubingnet	62
17	First Transit Inc	61
18	Mennel Milling Co	55
19	Macoupin Cmnty Hlth Ctrs Inc	50

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