



Representative Image

# DG Market

26632 Lakeland Ave N, Webster, WI 54893



# Property Overview

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### Property Overview

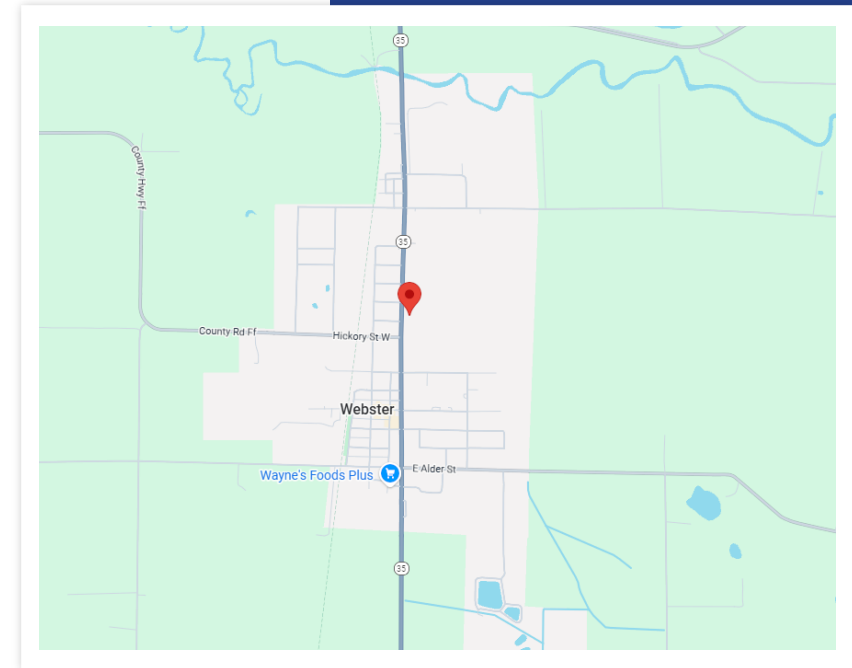
<b>Tenant:</b>	Dollar General
<b>Price:</b>	\$2,105,575
<b>Cap Rate:</b>	6.35%
<b>NOI:</b>	\$133,704
<b>Building Size:</b>	12,774 SF
<b>Year Built:</b>	2022
<b>Lease Type:</b>	NNN
<b>Lease Expiration:</b>	12/31/2038
<b>Rental Escalations:</b>	5% every five years
<b>Renewal Options:</b>	Five 5-year



# Property Overview

## Property Highlights

- Investment grade tenant – S&P: BBB
- Absolute NNN lease – No landlord responsibilities
- Long-term lease– 13+ years remain
- 2022 construction
- Dollar General Market property featuring the larger and highly desired prototype carrying additional grocery items such as fresh produce, refrigerated and frozen food offerings, dairy products, and more
- 5% rental escalations every five years
- Average household income exceeds \$80,000 within 10 miles
- Minutes from Webster High School
- Limited competition in the area



## Demographics

	3-Mile	5-Mile	10-Mile
<b>Population:</b>	1,533	3,150	8,191
<b>Total Household Units:</b>	693	1,471	3,819
<b>Average Household Income:</b>	\$71,030	\$77,808	\$80,316

[www.bouldergroup.com](http://www.bouldergroup.com)

The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained Here in and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential measures to verify all of the information Set forth herein.



# Tenant Overview

## Dollar General Corporation

Dollar General Corporation is an American discount retailer headquartered in Goodlettsville, Tennessee, operating over 20,000 stores across 48 states and Mexico as of 2025, primarily in rural and suburban communities. Founded in 1939 by J.L. Turner and Cal Turner as J.L. Turner and Son, the company rebranded to Dollar General in 1955 and went public in 1968 before being taken private in 2007 by Kohlberg Kravis Roberts & Co.; it returned to public trading on the New York Stock Exchange (NYSE: DG) in 2009. The chain focuses on low-cost everyday essentials, including groceries, household items, apparel, and seasonal goods, with most products priced under \$10, and generates annual revenues exceeding \$40 billion while employing approximately 200,000 people.

Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
Founded	1939
Number of Locations	20,000
Company Type	Public (NYSE: DG)
Headquarters	Goodlettsville, TN



**DOLLAR GENERAL®**

# Confidentiality & Disclaimer



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### EXCLUSIVELY LISTED BY:

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