

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

DOLLAR GENERAL PLUS

RELOCATION STORE & INTERSTATE LOCATION

CASEY, IL





DOLLAR GENERAL PLUS

924 North Route 49
Casey, IL 62420

DEAL TEAM

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INVESTMENT HIGHLIGHTS

- Strategically positioned Dollar General Plus location along Interstate 70 (22,000 VPD)
- Rare Dollar General Plus location featuring a larger 10,566 SF prototype
- Long term lease with approximately eight years remaining
- Dollar General relocated to this location in 2015 from a previously successful nearby Dollar General store
- Dollar General recently remodeled this store evidencing their commitment to the location
- Absolute triple net lease with no landlord responsibilities
- Retailers in the immediate corridor include McDonald's, Mach 1 Truck Stop, Verizon Wireless, Circle K, Casey's, Dairy Queen, Pizza Hut, and Subway
- Located along Interstate 70 and 33 miles west of Terre Haute and 34 miles east of Effingham
- Recently constructed building (2015)
- Dollar General is an investment graded rated company (S&P: BBB)
- Dollar General is a best-in-class operator that is an e-commerce resistant and recession-proof company

This property may be purchased individually or as part of a two-property portfolio with a similar Dollar General located in Metropolis, IL 



INVESTMENT OVERVIEW

DOLLAR GENERAL



DOLLAR GENERAL PLUS

924 NORTH ROUTE 49

CASEY, IL 62420 ✨

\$1,322,000

PRICE

6.00%

CAP RATE

\$79,317.96

NOI

2015

YEAR BUILT

1.36 AC

LAND SIZE

10,566 SF

BUILDING SIZE

LEASE OVERVIEW

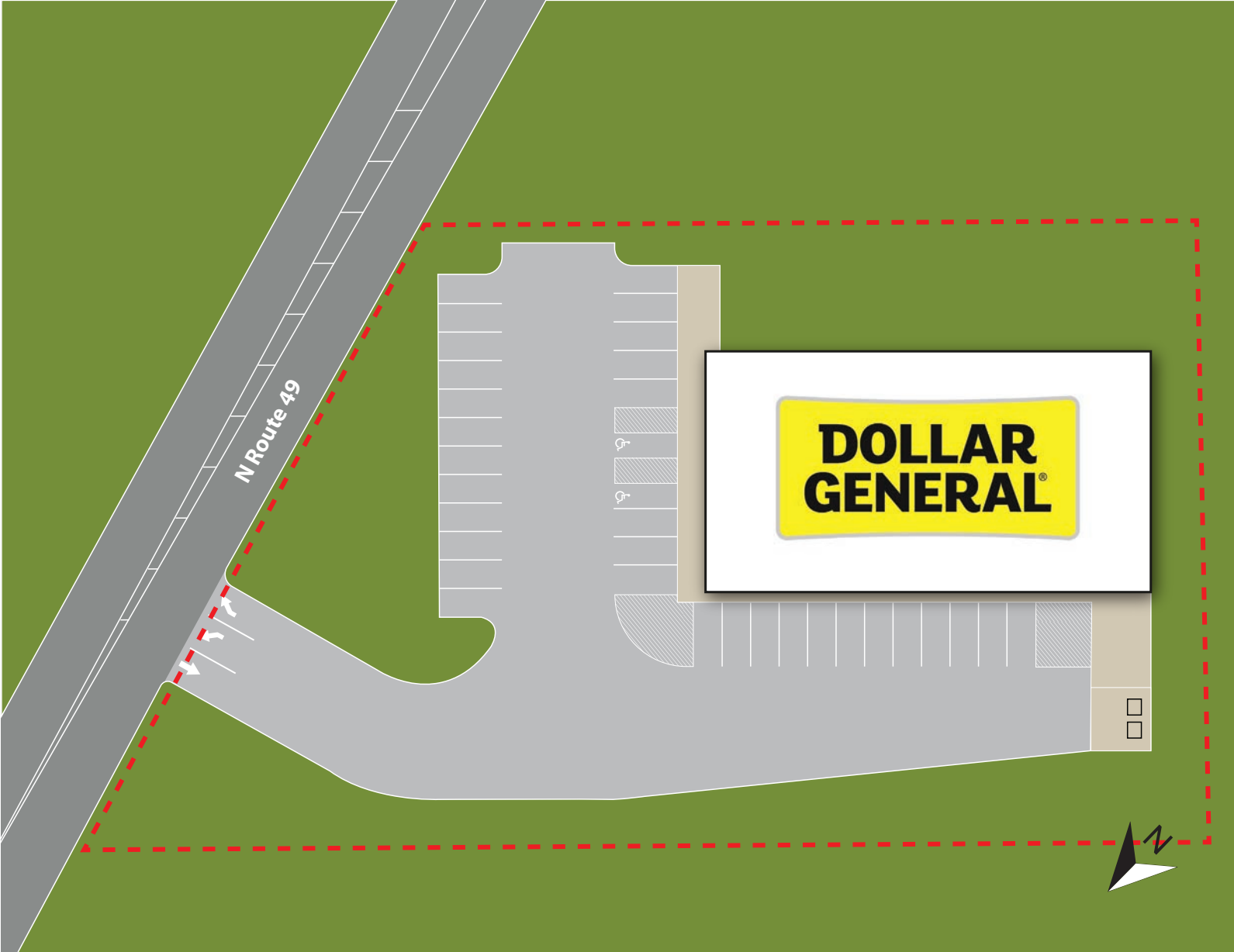
RENT COMMENCEMENT:	June 13, 2015
LEASE EXPIRATION:	June 30, 2030
RENTAL ESCALATIONS:	10% in Each Option
RENEWAL OPTIONS:	Three 5-Year
TENANT:	Dollar General
CREDIT RATING:	Investment Grade (S&P: BBB)
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None

NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE
CURRENT	\$79,318	Primary Term	-
07/01/2030	\$87,250	Option 1	10.0%
07/01/2035	\$95,975	Option 2	10.0%
07/01/2040	\$105,572	Option 3	10.0%

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SITE PLAN



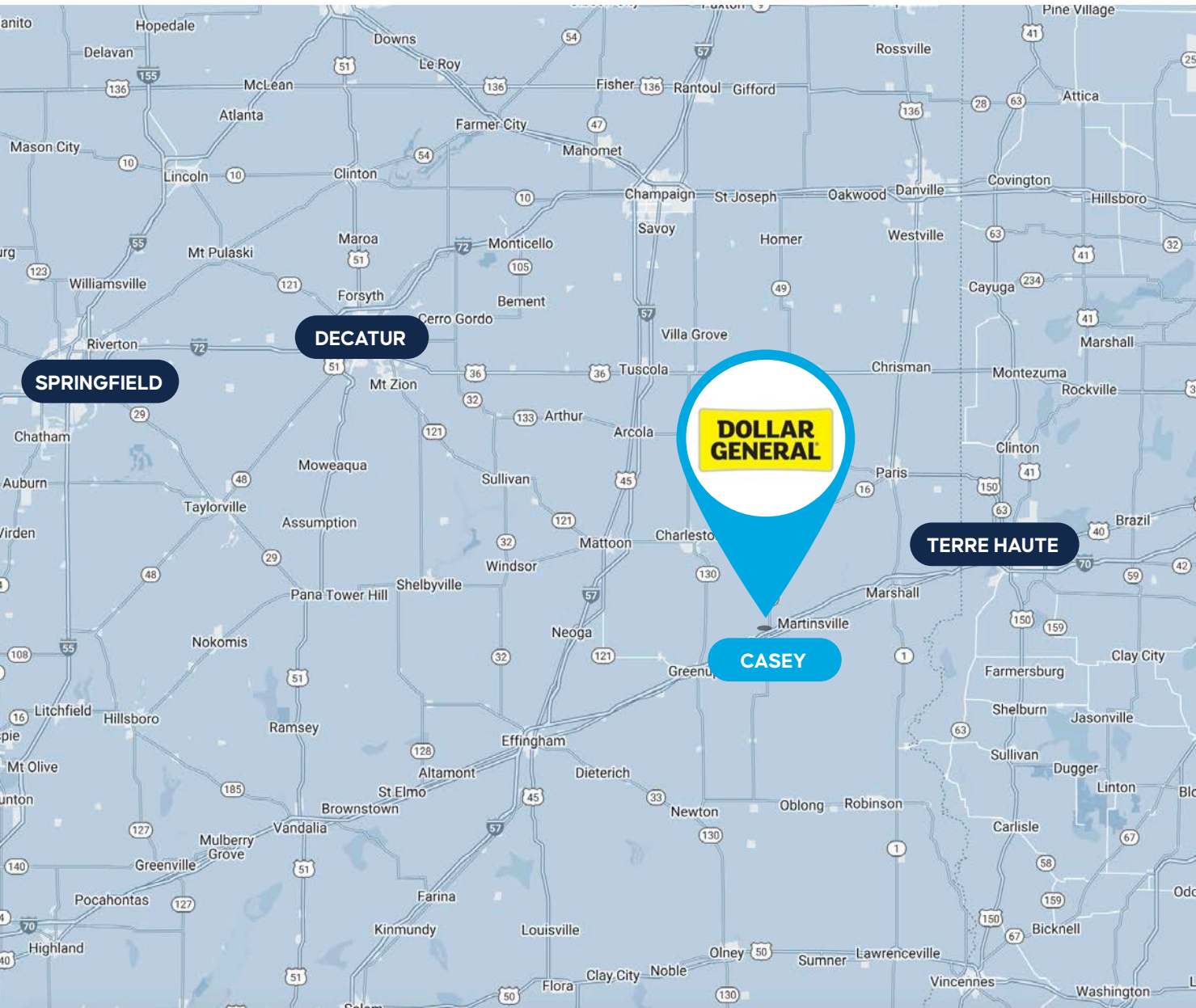
PROPERTY PHOTOS



AERIAL



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 Mile	1,706
3 Mile	3,462
5 Mile	4,067



TOTAL HOUSEHOLDS

1 Mile	719
3 Mile	1,448
5 Mile	1,699

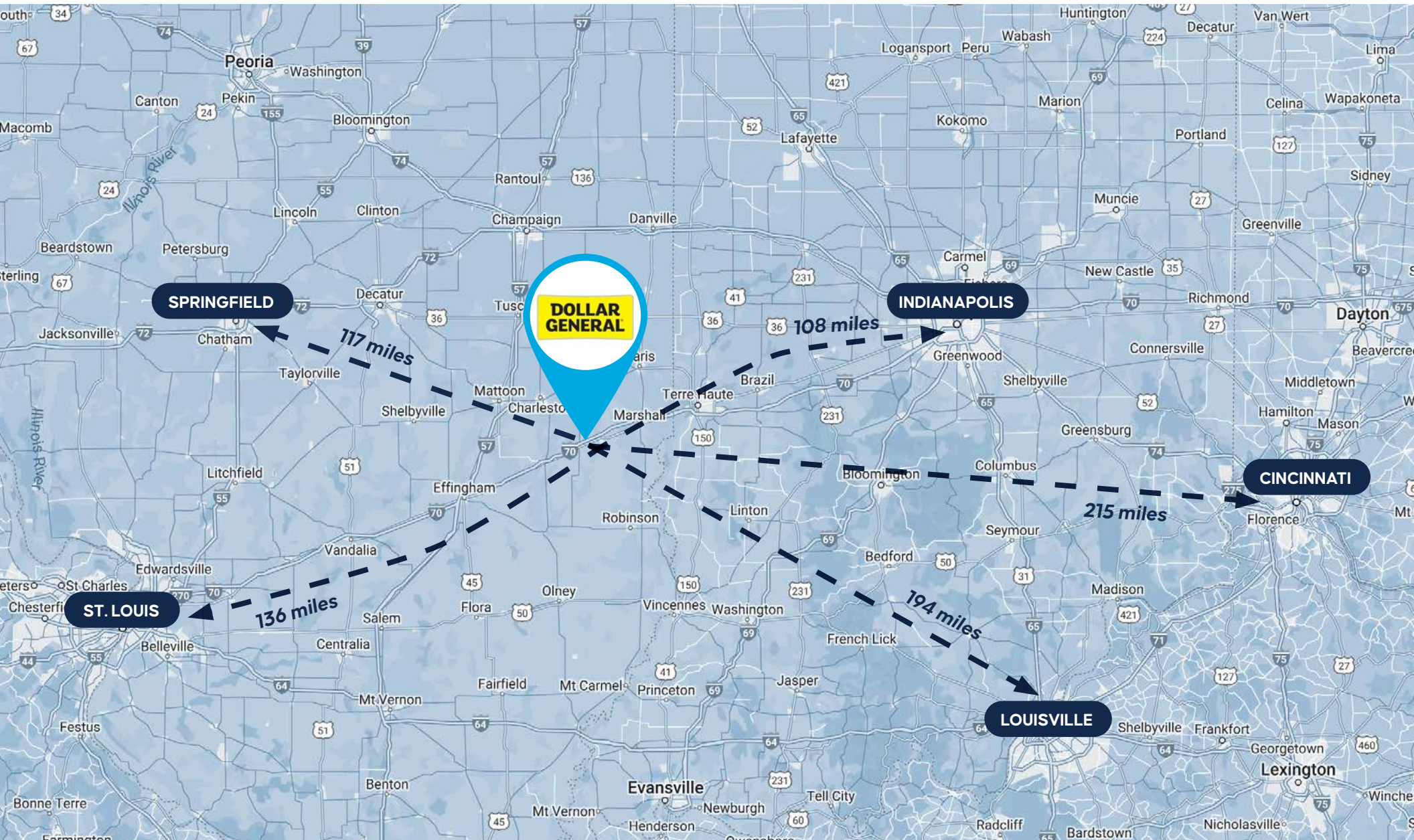


AVERAGE HOUSEHOLD INCOME

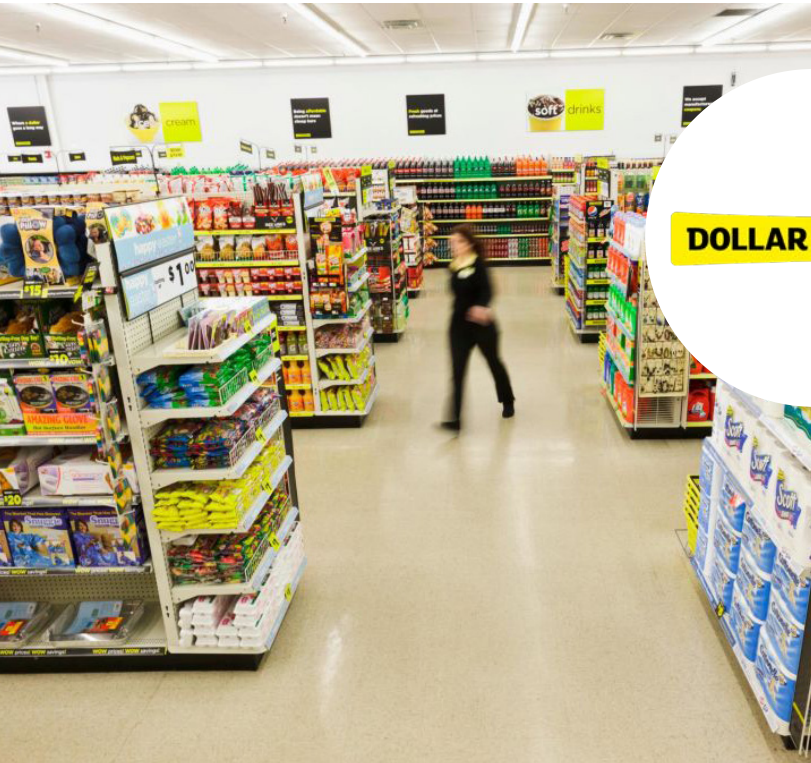
1 Mile	\$57,487
3 Mile	\$66,362
5 Mile	\$68,434

REGIONAL MAP

CASEY, IL



TENANT OVERVIEW



DOLLAR GENERAL

DOLLAR GENERAL is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise – including off-brand goods and closeouts of name-brand items – in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 18,000 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$55 billion.

WEBSITE dollargeneral.com

HEADQUARTERS

[Goodlettsville, TN](#)

LOCATIONS

± 18,000

S&P: BBB

INVESTMENT GRADE
CREDIT RATING

NYSE: DG

STOCK SYMBOL

\$55B

MARKET
CAPITALIZATION

LOCATION OVERVIEW

CASEY, IL

CASEY is a city in Clark and Cumberland counties in the U.S. state of Illinois. The Cumberland County portion of Casey is part of the Charleston-Mattoon Micropolitan Statistical Area, which has a total population of about 65,000 people.

Halfway between St. Louis and Indianapolis on Interstate 70, Casey is a hub of agricultural and energy activity. With a landscape dotted with oilfields, many related businesses thrive in Casey. Strong hometown roots keep and bring many residents back to a community of strong values demonstrated by the continued prosperity of over twenty churches in the community.

The business climate of Casey is much like the hospitality of its residents, open and accommodating. With several larger industries and many small businesses, business finds a stable and supporting environment in which to thrive. The City of Casey, the Chamber of Commerce and a dedicated economic development organization, Casey Industries, Inc. support the varied needs of the businesses of Casey.

Casey is the home to several Guinness World Record constructions - super-sized items in the form of outdoor sculptures—including the Wind Chime, Rocking Chair, Knitting Needles, Crochet Hook, Pitchfork, Golf Tee, Yardstick, Wooden Token, Dutch Wooden Shoes, Mailbox, Pencil and Birdcage.



ABOUT US

BLUE WEST CAPITAL

Blue West Capital is a net lease real estate investment advisory firm focused on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We are a team of commercial real estate experts committed to helping our clients achieve their investment goals through a combination of exceptional client communication, professional collaboration, and individual experience. For additional information, please visit www.bluestcapital.com.



NATIONWIDE REACH

Net lease investors across the US

80+
YEARS

EXPERIENCE TEAM

of dedicated net lease professionals



UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



SHARED DATABASE

Collaborative proprietary national database

#1

ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

OUR
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\$1,322,000

PRICE

\$79,317.96

NOI

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