

DOLLAR GENERAL

Available Dollar General's Wisconsin and Minnesota

NOTE: Representative Rendering



1	1730 Maple Rd., Rudolph, WI (Pending Offer)	8	STH 35 & Juniper St., Webster, WI
2	581 US Hwy 8, Prentice, WI	9	N4141 Cty Hwy S, Pound, WI
3	W2883 Granton Rd., Granton, WI	10	1047 W. Bayfield St., Washburn, WI
4	100 Depot Rd., Theresa, WI	11	249 State St. NW, West Concord, MN
5	142 Dairyland Dr., Cleveland, WI	12	930 Highway 3 N., Northfield, MN
6	N5490 Pine St., Saxeville, WI		
7	County Rd. V., Francis Creek, WI		

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200 E Washington St, Suite 2A
Appleton, WI 54911

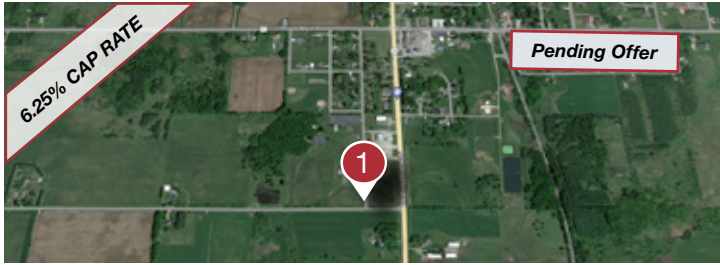
960 Hansen Road
Green Bay, WI 54304

3414 Mill Road
Sheboygan, WI 53083

327 N. 17th Ave, Suite 303
Wausau, WI 54401







1730 MAPLE ROAD RUDOLPH, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 4 five year options
- 100% occupancy

SALE PRICE	\$1,454,640
BUILDING SF	10,640 SF
ACRES	1.70 Acres
ANNUAL RENT	\$90,915

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



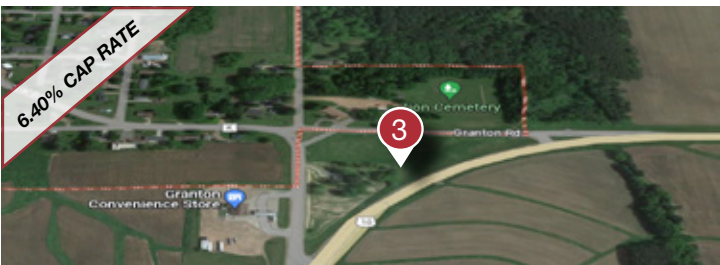
581 US HWY 8 PRENTICE, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 4 five year options
- 100% occupancy

SALE PRICE	\$1,787,016
BUILDING SF	10,640 SF
ACRES	1.76 Acres
ANNUAL RENT	\$114,369

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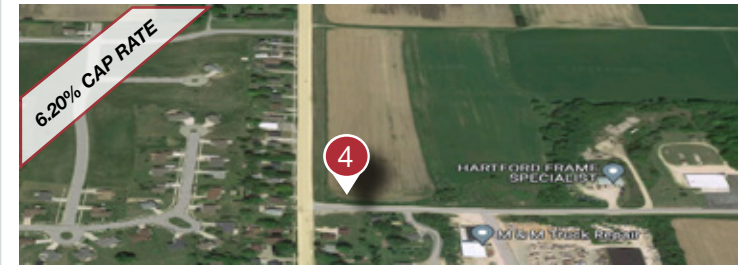
W2883 GRANTON ROAD GRANTON, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 4 five year options
- 100% occupancy

SALE PRICE	\$1,756,071
BUILDING SF	10,640 SF
ACRES	1.80 Acres
ANNUAL RENT	\$112,389

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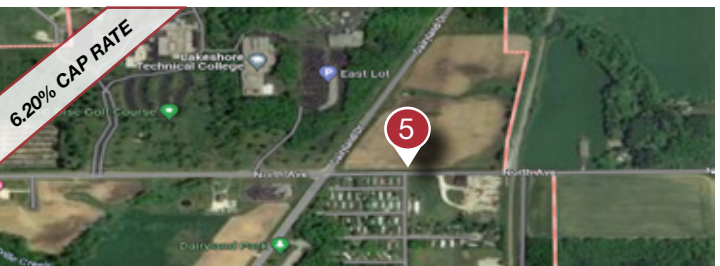
100 DEPOT ROAD THERESA, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 5% Rental Increases Year 6
- 100% occupancy

SALE PRICE	\$1,854,451
BUILDING SF	10,640 SF
ACRES	1.50 Acres
ANNUAL RENT	\$114,976

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



1421 DAIRYLAND DRIVE CLEVELAND, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 5% Rental Increases Year 6
- 100% occupancy

SALE PRICE	\$1,759,999
BUILDING SF	10,640 SF
ACRES	1.55 Acres
ANNUAL RENT	\$109,120

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



N5490 PINE STREET SAXEVILLE, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 5% Rental Increases Year 6
- 100% occupancy

SALE PRICE	\$1,822,452
BUILDING SF	10,640 SF
ACRES	1.60 Acres
ANNUAL RENT	\$112,992

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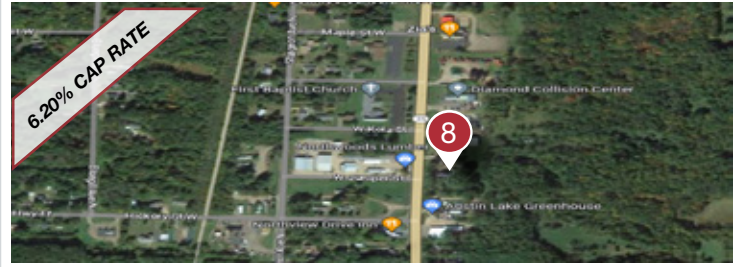
COUNTY ROAD V FRANCIS CREEK, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 5% Rental Increases Year 6
- 100% occupancy

SALE PRICE	\$1,906,839
BUILDING SF	10,640 SF
ACRES	2.40 Acres
ANNUAL RENT	\$118,224

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



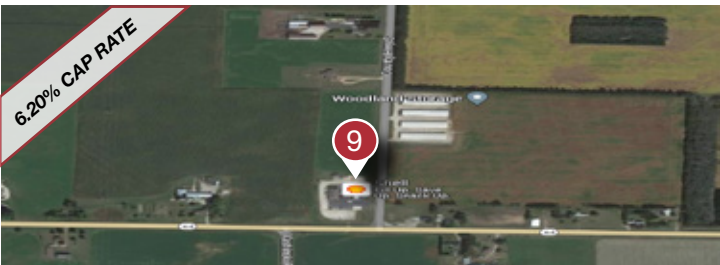
26632 LAKELAND AVENUE WEBSTER, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 5% Rental Increases Year 6
- 100% occupancy

SALE PRICE	\$2,156,516
BUILDING SF	12,480 SF
ACRES	2.6 Acres
ANNUAL RENT	\$133,704

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



N4141 CTY HWY S POUND, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 5% Rental Increases Year 6
- 100% occupancy

SALE PRICE	\$2,043,871
BUILDING SF	10,640 SF
ACRES	1.40 Acres
ANNUAL RENT	\$126,720

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



1047 W. BAYFIELD WASHBURN, WI

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 4 five year options 100% occupancy

SALE PRICE	\$2,187,097
BUILDING SF	10,640 SF
ACRES	1.10 Acres
ANNUAL RENT	\$135,600

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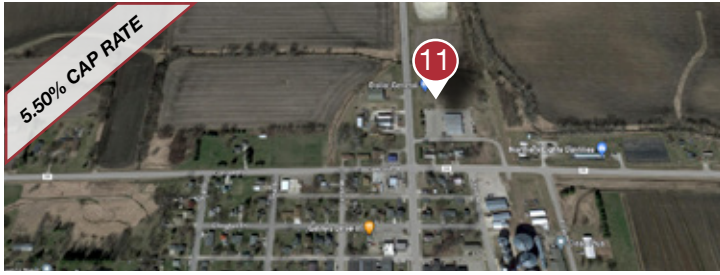
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Sheboygan, WI 53083

327 N. 17th Ave, Suite 303
Wausau, WI 54401





249 STATE STREET NW WEST CONCORD, MN

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 4 five year options
- 100% occupancy

SALE PRICE	\$1,562,400
BUILDING SF	9,100 SF
ACRES	1.57 Acres
ANNUAL RENT	\$85,932

BRIAN BRISKY, BRISKY COMMERCIAL 612.413.4200 X102



930 HIGHWAY 3 N NORTHFIELD, MN

Property Features

- New Dollar General
- 15 Year Absolute NNN Lease
- 4 five year options
- 100% occupancy

SALE PRICE	\$1,865,942
BUILDING SF	10,640 SF
ACRES	1.49 Acres
ANNUAL RENT	\$96,096

DEB VANNELLI, UPLAND REAL ESTATE GROUP 612.332.6600

Investment Highlights

Investment Grade Corporate Guaranty: Lease is corporately guaranteed by Dollar General Corporation which carries an investment grade credit rating of BBB/Stable by S&P Global Ratings.

Essential Business Operator: Dollar General is highly insulated from macroeconomic forces, ensuring continuous business operations throughout the term.

Dollar General is proud to be America's neighborhood general store. They strive to make shopping hassle-free and affordable with more than 19,294 convenient, easy-to-shop stores. Dollar General Corporation has been delivering value to shoppers for over 75 years. Save Time. Save Money. Everyday!

Dollar General helps shoppers by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations.

In addition to high quality private brands, Dollar General sells products from America's most trusted brands such as Hanes, Coca-Cola, Mars, Energizer, Procter and Gamble, Nestle and much more.

Dollar General is ranked #108 of the Fortune 500 Companies. Dollar General Corporation (DG) NYSE.



**ABSOLUTE
NNN LEASE**



**15-YEAR LEASE WITH
RENEWAL OPTIONS**



**10% RENTAL
INCREASES**



**CORPORATELY
GUARANTEED LEASE**



**STRONG CREDIT
TENANT**

Dollar General (DG), headquartered in Goodlettsville, Tennessee, has grown from a family-owned business to a leading discount retail chain and one of the most profitable stores in the rural United States.

Founded in 1939, the company is well-known for its convenient locations and for offering affordable basic household supplies, such as health and beauty products, food, cleaning supplies, seasonal items and apparel.

They strive to make shopping hassle-free and affordable 19,000+ convenient, easy-to-shop stores in 47 states. Dollar General Corporation has been delivering value to shoppers for over 75 years.

TENANT OVERVIEW

Dollar General stock is sold on the NYSE under the ticker symbol DG and is ranked #108 of the Fortune 500 List.

Dollar General's brands range from high-quality private brands to larger, well-known manufacturers such as Kellogg's, Unilever, Clorox, Hanes, Coca-Cola, Energizer and PepsiCo., among numerous others.

Kellogg's

Unilever

CLOROX

Hanes

Coca-Cola

Energizer

pepsi

COMPANY OVERVIEW



**185,000+
EMPLOYEES**

**80+
YEARS IN BUSINESS**



**FOUNDED IN
1939**

**\$37.8
BILLION IN SALES**



IN FISCAL YEAR 2022

**19,000+
STORES**



IN 47 STATES

31



**TRADITIONAL, DG FRESH & COMBINATION
DISTRIBUTION
CENTERS**

#108 RANK ON THE
MAY 2023
**FORTUNE
500 LIST**



**AND INCLUDED ON
FORTUNE'S
2023 MOST ADMIRED
COMPANIES**