

DOLLAR GENERAL

Available Dollar General's Wisconsin and Minnesota

NOTE: Representative Rendering



1	581 US Highway 8, Prentice, WI	4	249 State St. NW, West Concord, MN
2	W2883 Granton Road, Granton, WI	5	930 Highway 3 N., Northfield, MN
3	1047 W. Bayfield Street, Washburn, WI		

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300 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





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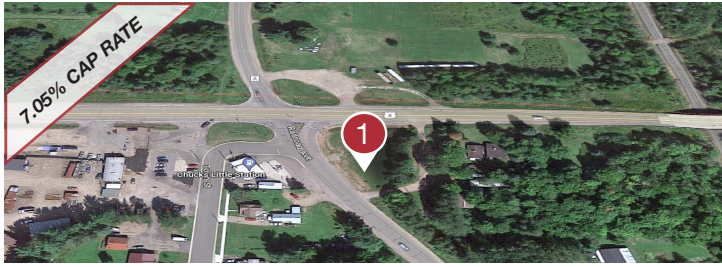
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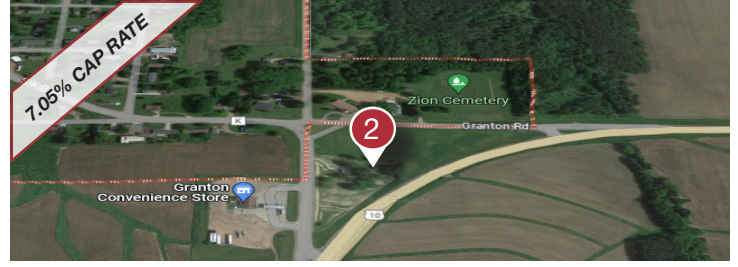
581 US HIGHWAY 8 PRENTICE, WI

Property Features

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

SALE PRICE	\$1,622,255
BUILDING SF	10,640 SF
LOT SIZE	1.76 ACRES
ANNUAL RENT	\$114,369
LEASE COMMENCEMENT DATE	11/19/2023

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



W2883 GRANTON ROAD GRANTON, WI

Property Features

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

SALE PRICE	\$1,594,163
BUILDING SF	10,640 SF
LOT SIZE	1.80 ACRES
ANNUAL RENT	\$112,389
LEASE COMMENCEMENT DATE	10/27/2023

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009



1047 W. BAYFIELD STREET WASHBURN, WI

Property Features

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

SALE PRICE	\$1,923,404
BUILDING SF	10,640 SF
LOT SIZE	1.10 ACRES
ANNUAL RENT	\$135,600
LEASE COMMENCEMENT DATE	1/14/2024

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

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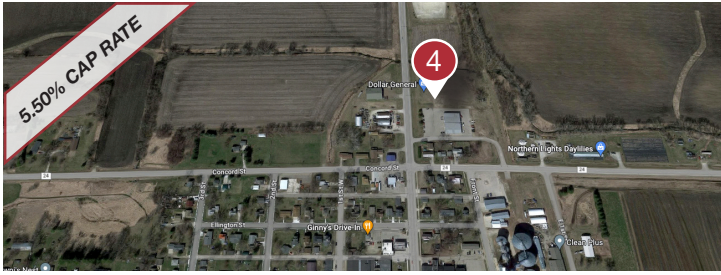
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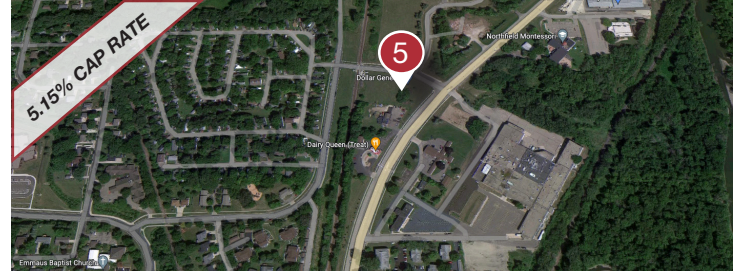
249 STATE STREET NW WEST CONCORD, MN

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
LOT SIZE	1.57 ACRES
ANNUAL RENT	\$85,932
LEASE COMMENCEMENT DATE	11/18/2022

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
LOT SIZE	1.49 ACRES
ANNUAL RENT	\$96,096
LEASE COMMENCEMENT DATE	12/22/2022

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.

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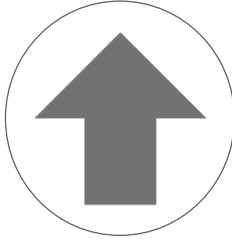




**ABSOLUTE
NNN LEASE**



**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.



Unilever



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**