



RIPCO

INVESTMENT SALES

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DOLLAR GENERAL

900 Hen House Road
Okawville, IL 62271

± 8,125 SF SINGLE TENANT DOLLAR STORE
15% INCREASE IN NEXT OPTION PERIOD

DOLLAR GENERAL | OKAWVILLE, IL

RIPCO REAL ESTATE is pleased to offer for sale **DOLLAR GENERAL**, a **8,125 SF single-tenant** double net lease property occupied by Dollar General, in Okawville, Illinois.

This Dollar General was constructed in 2004 and currently has five years and five months of term left. The asset is located just at the exit off State Highway 177 SE and Interstate 64, which serves as the main entrance to the city of Okawville. Interstate 64 connects St. Louis, Missouri to Louisville, Kentucky. At this crossroads is a combined AADT of 21,195. This site serves as the only dollar store in Okawville, with the closest Dollar General being located over 12 miles away.

The site also benefits from being located adjacent to a Road Ranger truck stop which includes 40+ semi truck parking spaces, fueling, convenience store, Burger King, Dairy Queen and Subway. Neighboring the Dollar General is a Super 8 by Wyndham with 40 rooms.

The asset would be an attractive investment opportunity for passive investors looking for a stable cash flow with no landlord responsibilities.



INVESTMENT SUMMARY

THE OFFERING

Property Address	900 Hen House Road
City/State/Zip	Okawville, IL 62271
Size	± 8,125
Land Area	± 1.13 Acres
Year Built	2004
5-Mile Population	2,387
5-Mile Average HH Income	\$97,141

PRICE

\$681,300 - 8.0% CAP RATE

LEASE DETAILS

Tenancy	Single-Tenant
Lease Type	NN
Tenant	DOLLAR GENERAL
Options Remaining	One, Five-Year Option
Guarantee	Dollar General Corp.

INVESTMENT HIGHLIGHTS



CASH FLOW OPPORTUNITY

- NN lease with minor landlord responsibilities. The Tenant is responsible for insurance, taxes, and pays a monthly maintenance contribution of \$280.00.
- There are five (5) years and five (5) months left on the remaining term, with one additional 5-year option to extend with a 15% increase.
- Dollar General reimburses for minor repairs less than \$1,000 per occurrence.
- HVACs were replaced approximately five years ago.
- Roof was replaced approximately four years ago.
- Dollar General carries building insurance through their national insurance plan.



STRONG NATIONAL TENANT

- The first Dollar General was opened in 1939 and has since grown to have over 19,000 locations in 47 states and Mexico.
- In 2023, Dollar General was ranked #108 on the Fortune 500 list.
- Dollar General Corp. is a publicly traded stock on the New York Stock Exchange (DG), with a market cap of \$24.9 billion. Dollar General has a S&P Bond Rating of BBB and Moody's Bond Rating of Baa2.



DEMOGRAPHICS

- 5-Mile Population: 2,387
- 5-Mile Avg. HH Income: \$97,141

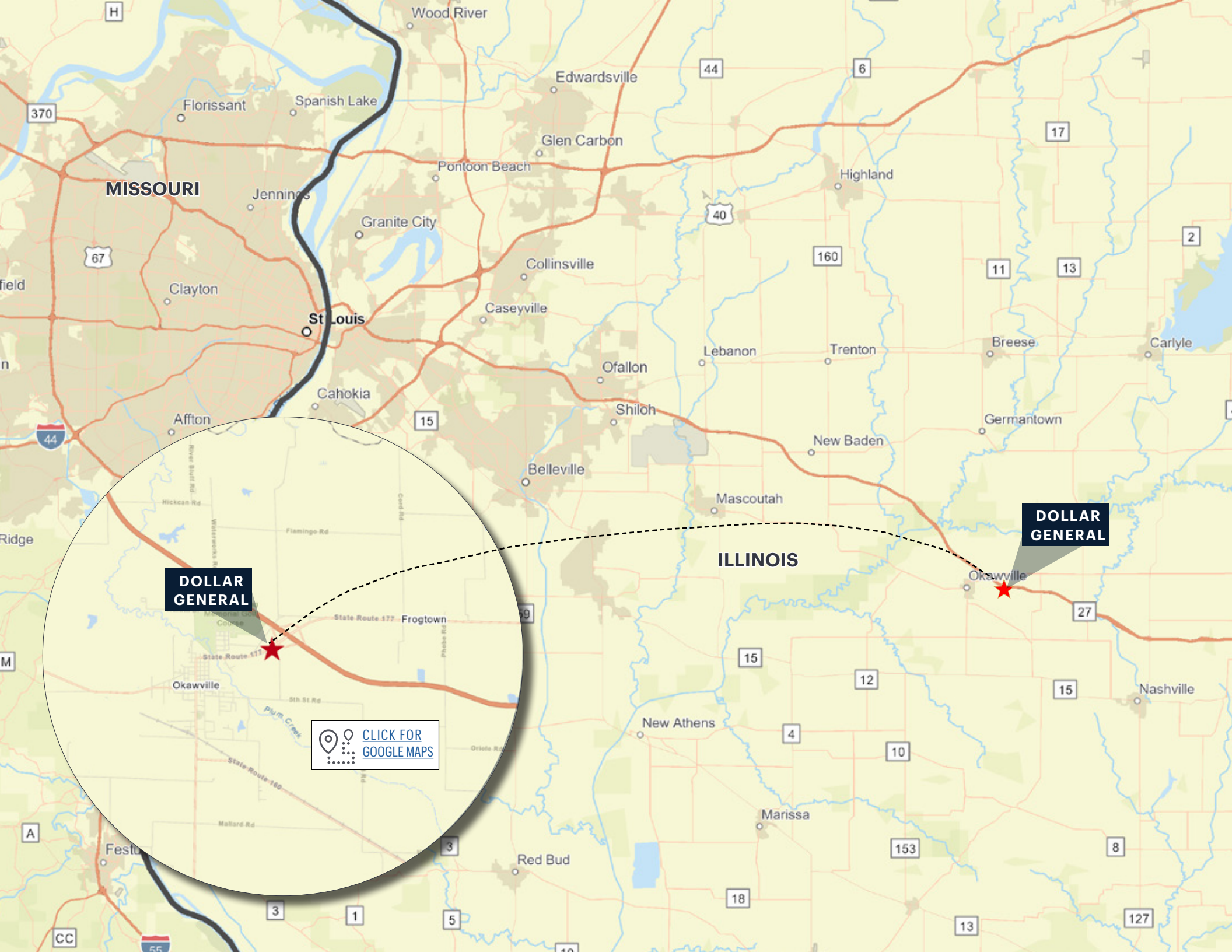


STRATEGIC LOCATION

- The property is located just off of Interstate-65 (29,500 AADT at the Hen House Road exit) with direct frontage to the highway and the main thoroughfare through Okawville.
- 3,600 cars pass this location daily (AADT) on Hen House Road.
- Located next to a 40-room Super 8, the only motel in Okawville.
- Located 43 miles outside of St. Louis next to a busy truck stop with truck parking and fueling; one of only two gas stations in town.
- Retailers in the immediate vicinity include Subway, Burger King, Road Ranger Truck Stop & Super 8.
- Only dollar store in Okawville; closest Dollar General is located over 12 miles away.

RETAIL AERIAL MAP





MISSOURI

ILLINOIS

**DOLLAR
GENERAL**

**DOLLAR
GENERAL**

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