

# NET LEASE INVESTMENT TEAM PRESENTS:

## DOLLAR GENERAL

925 SPRINGFIELD STREET | KINCAID, IL



ACTUAL SITE

### Terms of Sale

**OFFERING PRICE:** \$1,118,857

**CAP RATE:** 7.00%

**NOI:** \$78,320

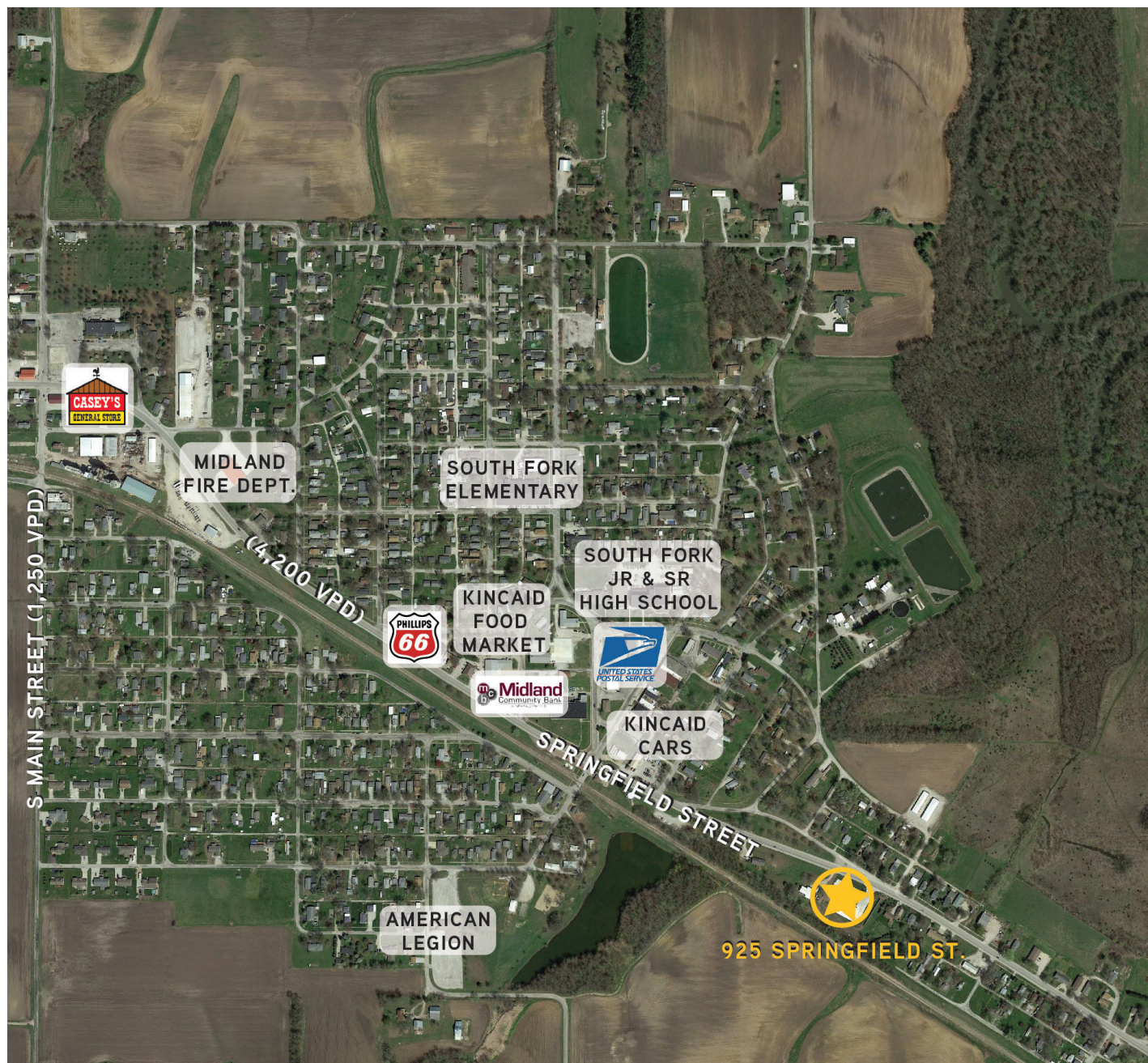
**BUILDING SIZE:** 9,100 SF

- › New construction build-to-suit with 13 years remaining on the lease
- › 10% rent bumps at the commencement of each 5-year option period
- › Property is only 25 minutes south of Springfield, IL and 90 minutes north of St. Louis
- › Lease is corporately guaranteed by Dollar General (DG – NYSE)
- › Dollar General has an investment grade credit rating of BBB-(Stable) from Standard & Poor's

### Contact:

JASON YALE  
847 384 2844  
[jason.yale@colliers.com](mailto:jason.yale@colliers.com)





Please Contact The Net Lease Investment Team of Colliers Chicago:

JASON YALE  
847 384 2844  
jason.yale@colliers.com

PETER BLOCK  
847 384 2840  
peter.block@colliers.com

