



Building Type:	Retail
Available SF:	7,529
Total SF:	7,529
Sale Price:	\$1,171,658
Last Updated:	Aug 26, 2024

Economic Development Contact

City Clerk
City of Fox Lake
248 E. State Street
Fox Lake, WI 53933
(920) 928-2280 | cityadmin@cityoffoxlake.org

Vicki Pratt, CEcD
Thrive Economic Development
864 Collins Rd., Ste 111
Jefferson, WI 53549
(920) 674-8710 | victoriap@jeffersoncountywi.gov

Realtor/Owner Contact

Brett Baumgartner

Property and Area Description

2018 build-to-suit construction for Dollar General 10.25 years remaining on an initial 15-Year lease Absolute NNN lease structure with zero landlord responsibilities Five, 5-Year Options all with 10% increases Corporately guaranteed lease from Dollar General Corporation Fox Lake is considered to be one of the most visited leisure location in the country Traffic counts in excess of 8,288 VPD Dollar General boasts an investment grade credit rating of BBB (S&P). Dollar General has 19,500 locations and plans to continue their expansion for the foreseeable future. Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.

Population

	37,317	102,441	284,253
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

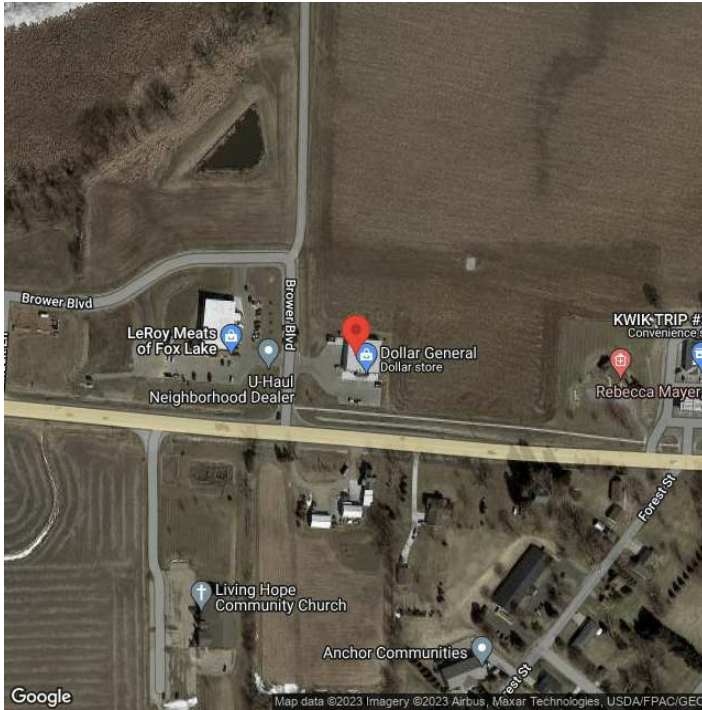
	14,714	41,185	116,836
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Ryan Wee
Rail Contact Phone: 262-277-8725
Rail Contact Email: rwwee@up.com

Property Images



Karen Boyd | Support Staff Supervisor | Dodge County Land Resources and Parks Department
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