NET LEASE INVESTMENT OFFERING

Dollar General Market

626 South Main St
Hebron, IN 46341 (Chicago MSA)

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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General Market property located in Hebron, Indiana. Constructed in 2025, the property is subject to a long-term lease with Dollar General through July 2040. The lease is absolute triple net, presenting no landlord responsibilities. There are 5% rental escalations throughout the primary term and each of the five, 5-year renewal options. Dollar General is an investment grade company, rated “BBB” by Standard & Poor’s.

The 10,640 square-foot building is positioned along US Route 231, which carries 8,000+ vehicles per day. The site is located roughly 6 miles east of Interstate 65 (57,000 VPD), which connects the property to the greater Chicago metropolitan area, approximately 55 miles to the northwest. The immediate trade area includes Hebron High School, part of the Metropolitan School District of Boone Township, along with Walgreens, Ace Hardware, Dairy Queen, and Casey’s. Additionally, the 5-mile average household income exceeds $118,000.

Dollar General Corporation (NYSE: DG) is the largest small-box discount retailer in the United States by store count. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company operates more than 20,000 stores across 48 states, concentrated in small-town, rural, and suburban markets. Dollar General’s value-oriented model centers on everyday low prices for consumables, seasonal items, home products, and basic apparel, with most items priced under $10 and a compact store footprint that keeps occupancy and operating costs low. Notably, Dollar General owns and operates all of its stores rather than franchising, so each lease carries the full corporate credit of the parent company.

Investment Highlights

» **Investment Grade Tenant** - The lease is backed by Dollar General (NYSE: DG), which carries an investment-grade BBB credit rating from S&P.

» **Fortune 500 Company** - Dollar General ranks number 112 on the 2025 Fortune 500 with a market capitalization of approximately $25.9 billion.

» **New 2025 Construction** - The 10,640 SF store was built in 2025 as a build-to-suit for Dollar General.

» **Absolute NNN Lease** - with Zero landlord responsibilities.

» **Long-Term Lease** - Approximately 14 years of remaining term.

» **5% Rental Increases Every 5 Years** - increases occur throughout the primary term and each renewal option period.

» **Positioned Within the Chicago MSA** - Hebron sits within the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area, approximately 55 miles from downtown Chicago via Interstate 65.

» **Six Figure Household Income** - average household income exceeding $118,000 within five miles of the property.

» **Nearby Traffic Draws** – The immediate trade area includes Hebron High School along with Walgreens, Ace Hardware, Dairy Queen, and Casey's.

Property Overview

PRICE
$2,082,726

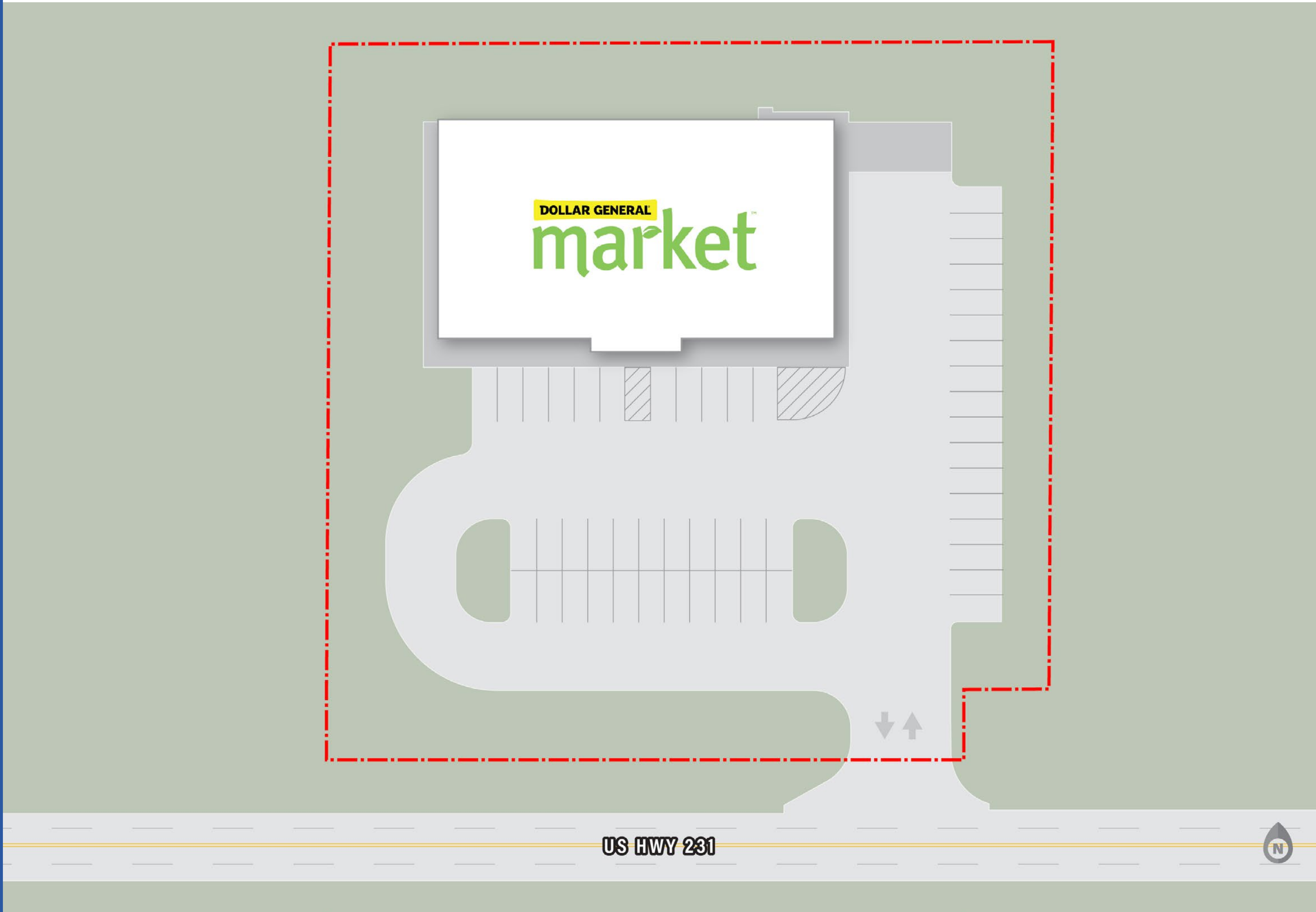
CAP RATE
6.75%

NOI
$140,584

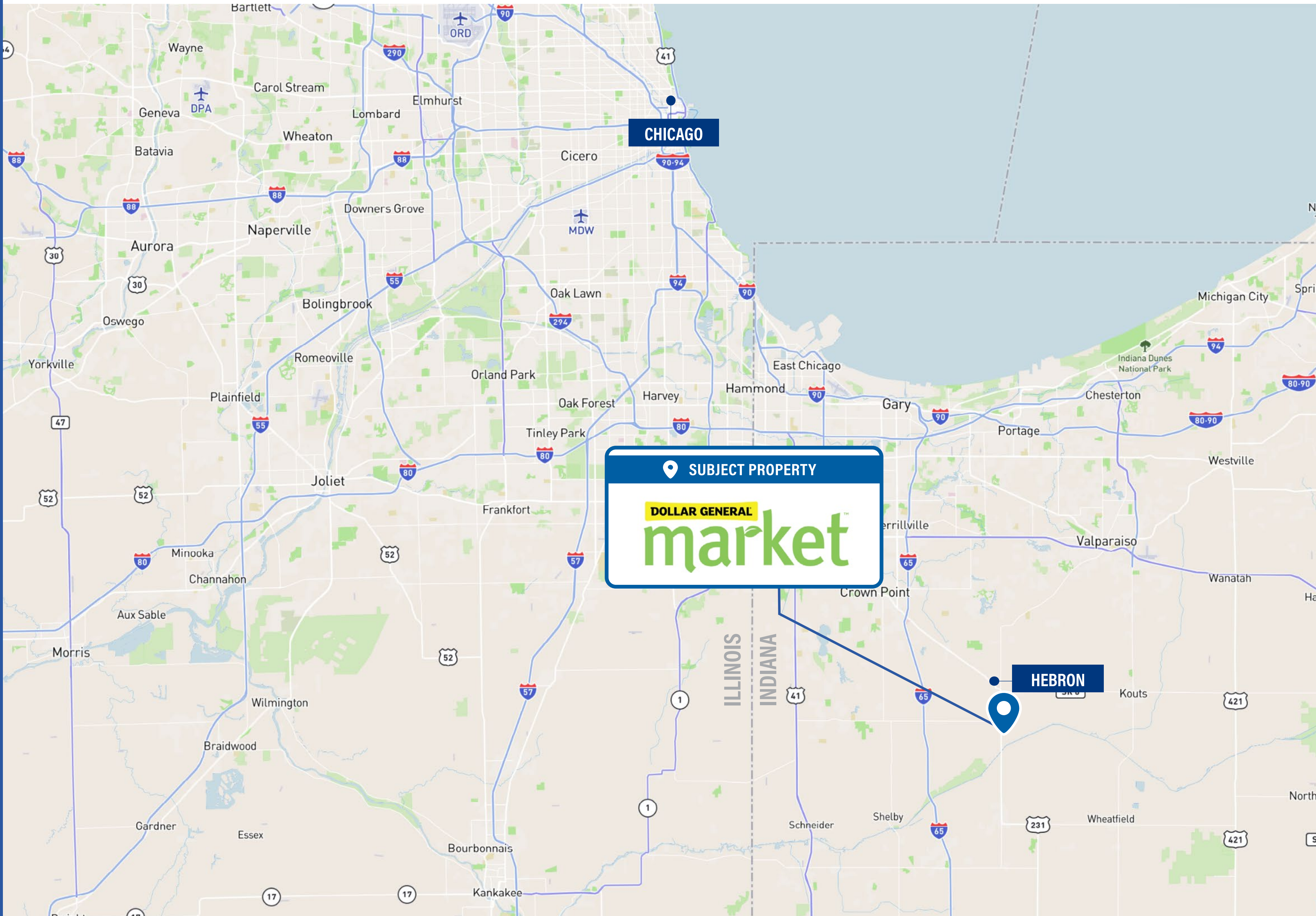
LEASE COMMENCEMENT DATE:	7/2/2025
LEASE EXPIRATION DATE:	7/31/2040
RENEWAL OPTIONS:	Five 5-year
RENTAL ESCALATION:	5% every 5 years
LEASE TYPE:	NNN
TENANT:	Dollar General
YEAR BUILT:	2025
BUILDING SIZE:	10,640 SF
LAND SIZE:	1.58 AC

Photographs

Site Plan



Map


CHICAGO
SUBJECT PROPERTY
DOLLAR GENERAL
market
HEBRON
ILLINOIS
INDIANA
Bartlett
Wayne
ORD
Carol Stream
Elmhurst
Geneva
DPA
Lombard
Wheaton
Batavia
Cicero
Downers Grove
MDW
Naperville
Aurora
Oak Lawn
Bolingbrook
Oswego
Michigan City
Indiana Dunes National Park
Yorkville
Romeoville
Orland Park
East Chicago
Hammond
Harvey
Oak Forest
Plainfield
Gary
Chesterton
Tinley Park
Portage
Westville
Joliet
Frankfort
Valparaiso
Minooka
Channahon
Wanatah
Crown Point
Aux Sable
Morris
Kouts
Wilmington
Braidwood
Gardner
Essex
Schneider
Shelby
Wheatfield
Bourbonnais
Kankakee

Location Overview

HEBRON, INDIANA

Hebron is a small town in Porter County, Indiana, with a population of approximately 3,700 residents. The town sits along Main Street (State Road 8 / US Route 231) in Northwest Indiana, roughly 16 miles west of Merrillville and Interstate 65 and approximately 15 miles from Valparaiso, the Porter County seat. The local economy is supported by agriculture, small business, and proximity to the broader Chicago metropolitan employment base, and residents are served by the Metropolitan School District of Boone Township, home to Hebron High School.

CHICAGO, IL MSA

Hebron is part of the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area, one of the largest metropolitan economies in the United States, anchored by diversified industries including finance, manufacturing, transportation, and logistics. Porter County benefits from its position along the Interstate 65 and U.S. Route 30 corridors connecting Northwest Indiana to downtown Chicago, approximately 55 miles to the northwest, along with access to regional rail service and Gary/Chicago International Airport. The broader region continues to benefit from steady industrial and logistics investment tied to its proximity to the Chicago metro market.

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	2,295	953	$110,573	$107,821
3-MILE	5,526	2,235	$107,041	$111,858
5-MILE	8,106	3,224	$108,680	$118,823

Tenant Overview

NYSE LISTED
DG
PUBLIC COMPANY

DOLLAR GENERAL

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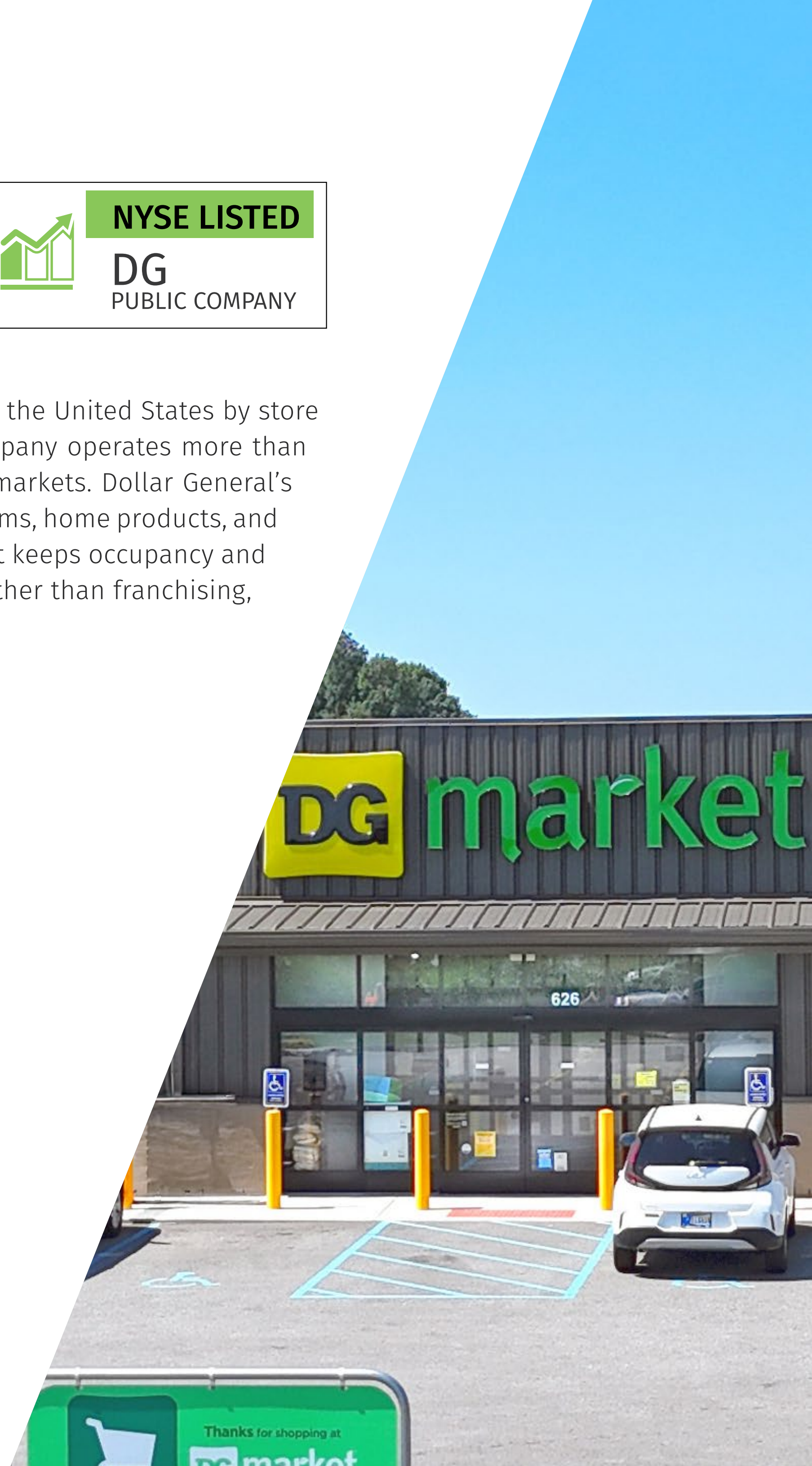
WEBSITE	HEADQUARTERS	# OF LOCATIONS
www.dollargeneral.com	Goodlettsville, TN	20,000+/-
COMPANY TYPE	**YEAR FOUNDED**	**CREDIT RATING**
PUBLIC – NYSE: DG	1939	S&P: BBB



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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