OFFERING MEMORANDUM

DOLLAR GENERAL
MADISON, MINNESOTA

SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty, Inc.
A Licensed Minnesota Broker #40628602

SCHUCHERT RETAIL GROUP

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INVESTMENT SUMMARY

LIST PRICE
$912,824

CAP RATE
8.25%

BUILDING SIZE
9,026 SQ. FT.

OWNERSHIP
FEE SIMPLE

LEASE TERM REMAINING
4.33 YEARS

RENEWAL OPTIONS
5 - 5 YEAR

PARKING
30 SPACES

PARCEL NUMBER
54-0615-000

PROPERTY ADDRESS
315 8TH AVE.
MADISON, MN 56256

ANNUAL RENT
$75,308.76

LAND AREA
1.10 ACRES

LEASE TYPE
ABSOLUTE NNN

LEASE EXPIRATION
11/30/2030

RENT INCREASES
10% AT OPTIONS

YEAR BUILT
2015

TRAFFIC COUNTS
2,648 VPD

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT PSF	% INCREASE	CAP RATE
Current - 11/30/2030	$6,275.73	$75,308.76	$8.34		8.25%
1st Renewal Option 12/01/2030 - 11/30/2035	$6,903.30	$82,839.60	$9.17	10%	9.07%
2nd Renewal Option 12/01/2035 - 11/30/2040	$7,593.63	$91,123.56	$10.09	10%	9.98%
3rd Renewal Option 12/01/2040 - 11/30/2045	$8,352.99	$100,235.88	$11.10	10%	10.98%
4th Renewal Option 12/01/2045 - 11/30/2050	$9,188.29	$110,259.48	$12.21	10%	12.07%
5th Renewal Option 12/01/2050 - 11/30/2055	$10,107.12	$121,285.44	$13.43	10%	13.28%

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 4.33 Years of Guaranteed Lease Term (Lease Exp: November 2030)
- 2015 Build-to-Suit Construction
- 9,026 SF Building | 1.10 Acre Parcel
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE | A TRUE COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

LAC QUI PARLE STATE PARK:

- Located 19 Miles from the Subject Property
- 1,057-Acre Park Located in Western Minnesota

PROXIMITY FROM MADISON, MINNESOTA:

- Sioux Falls, SD | 121 Miles
- Minneapolis, MN | 154 Miles
- Fargo, ND | 156 Miles
- Sioux City, IA | 183 Miles

TRADE AREA DEMOGRAPHICS:

- 3-Mile Population = 1,576 Residents
- 3-Mile Average Household Income = $75,557
- 5-Mile Population = 1,749 Residents
- 5-Mile Average Household Income = $78,270
- 10-Mile Population = 4,299 Residents
- 10-Mile Average Household Income = $91,589
- 15-Mile Population = 6,038 Residents
- 15-Mile Average Household Income = $96,711

TENANT:

- Dollar General Corporation (NYSE: “DG”)
- Investment Grade Credit Rating of “BBB” by Standard & Poor’s
- 21,055 Stores in 48 States

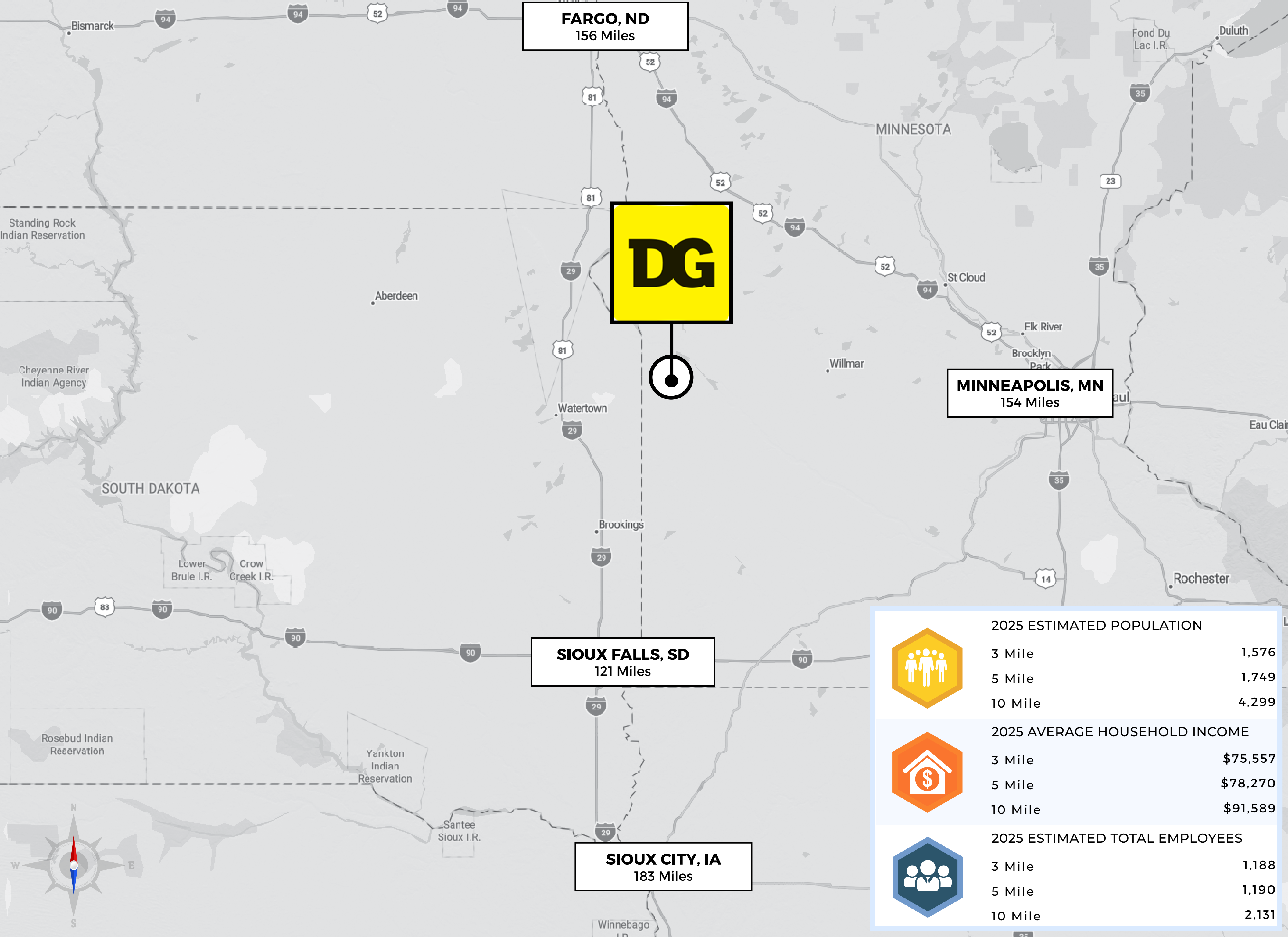

DG


DG
MADISON


DG
MADISON


DG


DQ
Casey's
DOLLAR GENERAL
SITE
OLD NATIONAL
NAPA
Do it Best
USPS
MADISON Speedway
MADISON, MN



2025 ESTIMATED POPULATION		
3 Mile	1,576	
5 Mile	1,749	
10 Mile	4,299	
2025 AVERAGE HOUSEHOLD INCOME		
3 Mile	$75,557	
5 Mile	$78,270	
10 Mile	$91,589	
2025 ESTIMATED TOTAL EMPLOYEES		
3 Mile	1,188	
5 Mile	1,190	
10 Mile	2,131	

AREA OVERVIEW

MADISON, MINNESOTA

Madison's people are at the heart of what Madison is really all about. Nothing that can be said here would equal the time spent meeting the people of Madison. Ah... one more thing, Madison, Minnesota is known nationally for being the Lutefisk Capital USA.

Madison was founded in 1885 and is at the geographic center of Lac Qui Parle County serving as the county seat. The term Lac qui Parle is French and means Lake that speaks. The actual lake lies east of Madison twelve miles and is twenty miles in length serving as the boundary between neighboring counties. People in the Madison area are descendants of northern European stock and are very industrious, hard working and conscientious. Farms are large and well equipped for the modern farming requirements of today. The soil is rich and produces abundant crops of corn, soybeans, wheat and sugar beets. Livestock is raised in large numbers and the hog production is outstanding.

AREA DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE	15 MILE
2025 Population	1,576	1,749	4,299	6,038
2030 Projected Population	1,525	1,697	4,180	5,907
2020 Census Population	1,703	1,831	4,442	6,089

HOUSEHOLDS	3 MILE	5 MILE	10 MILE	15 MILE
2025 Households	752	825	1,931	2,664
2030 Projected Households	717	790	1,858	2,584
2020 Census Households	788	844	1,977	2,684
Average Household Size	2.01	2.04	2.16	2.21

INCOME	3 MILE	5 MILE	10 MILE	15 MILE
2025 Average Household Income	$75,557	$78,270	$91,589	$96,711
2025 Median Household Income	$54,999	$57,201	$68,874	$72,160
2025 Per Capita Income	$36,333	$37,177	$41,380	$42,846

HOUSING	3 MILE	5 MILE	10 MILE	15 MILE
2025 Housing Units	752	825	1,931	2,664
2025 Owner-Occupied Units	552	616	1,455	2,087
2025 Renter Occupied Housing Units	199	209	476	577

PLACE OF WORK	3 MILE	5 MILE	10 MILE	15 MILE
2025 Businesses	114	114	207	252
2025 Employees	1,188	1,190	2,131	2,394

TENANT OVERVIEW

DOLLAR GENERAL

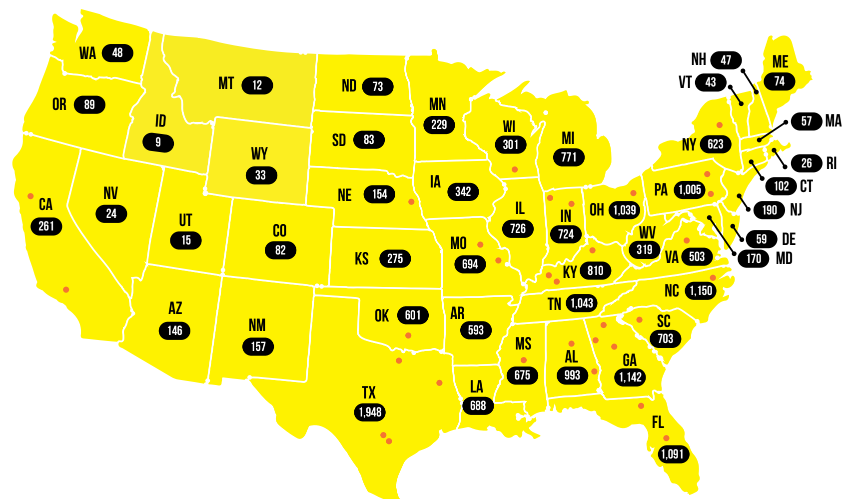
STOCK	CREDIT RATING	MARKET CAP	FORTUNE 500	YEAR FOUNDED	HEADQUARTERS	STORES	NO. EMPLOYEES
NYSE: DG	S&P: BBB	$23.14 Billion	#112	1939	Goodlettsville, TN	21,055	195,000

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of May 1, 2026, the company's 21,055 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

21,055 STORES | **IN 48 STATES** AS OF 05/01/2026 |

● STORES
● DISTRIBUTION CENTER



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The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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