



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

Dollar General

*Just Opened | Interstate 80 Location | Affluent Area | Brand-New Build
Atkinson, IL (Quad Cities MSA)*



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REPRESENTATIVE IMAGE

Investment Highlights

- » Located **in the Quad Cities MSA** and **25 minutes to the Quad Cities International Airport**
- » **Rare low price point** for a brand-new Dollar General (compared to most for \$2M-\$2.6M)
- » **Brand-new construction** build-to-suit Dollar General store
- » **5% rental increases every five years** throughout primary term and renewal options
- » Long-term lease with **15 years remaining**
- » **Just opened** and rent commenced in March 2026
- » **Affluent area** with average annual household income of \$97,000 within seven miles
- » Strategically **located along Interstate 80** and on **U.S. Route 6**
- » **Minimal competition** in immediate area
- » Absolute triple net lease with **no landlord responsibilities**
- » Dollar General is an **investment grade rated company** (S&P: BBB)
- » Dollar General is a **best-in-class operator** that is an e-commerce resistant and recession-proof company
- » Dollar General is **planning to open 450+ stores in 2026** and continues to experience same-store sales growth



Investment Overview



PRICE
\$1,722,000



CAP RATE
6.70%



NOI
\$115,400



ADDRESS
405 W Henry Street
Atkinson, IL 61235

RENT COMMENCEMENT:

March 23, 2026

LEASE EXPIRATION:

March 31, 2041

RENTAL ESCALATIONS:

5% Every 5 Years

RENEWAL OPTIONS:

Three 5-Year

TENANT:

Dollar General

CREDIT RATING:

Investment Grade (S&P: BBB)

LEASE TYPE:

Absolute Triple Net

LANDLORD RESPONSIBILITIES:

None

BUILDING SIZE:

9,100 SF

LAND SIZE:

1 Acre

YEAR BUILT:

2026

NOI SCHEDULE:

NOI	Years	Period	Increase	Cap Rate
\$115,400	1-5	Primary Term	-	6.70%
\$121,170	6-10	Primary Term	5%	7.04%
\$127,228	11-15	Primary Term	5%	7.39%
\$133,589	16-20	Option 1	5%	7.76%
\$140,269	21-25	Option 2	5%	8.15%
\$147,282	26-30	Option 3	5%	8.56%

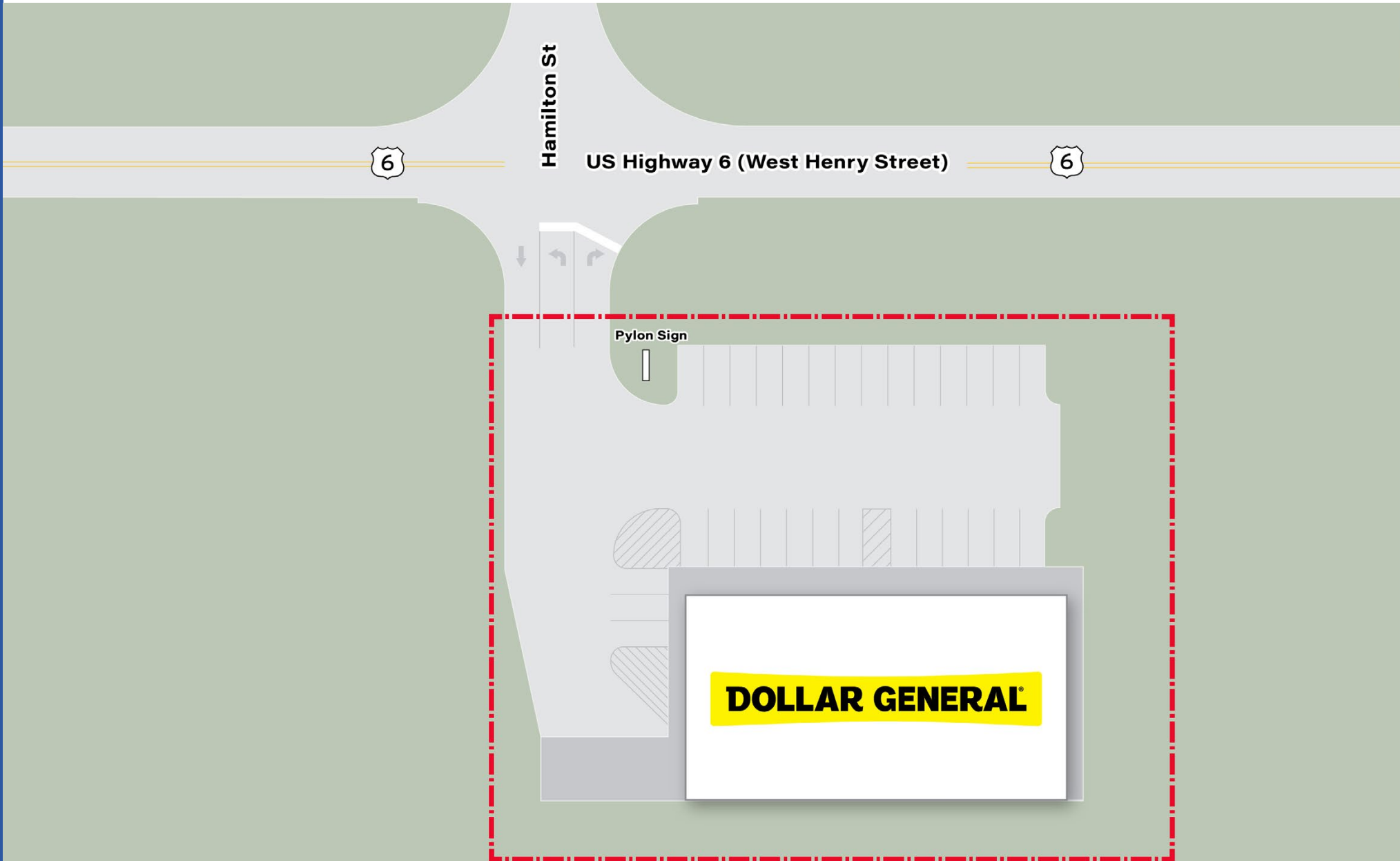
Primary Term Avg:	7.04%
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DOLLAR GENERAL®

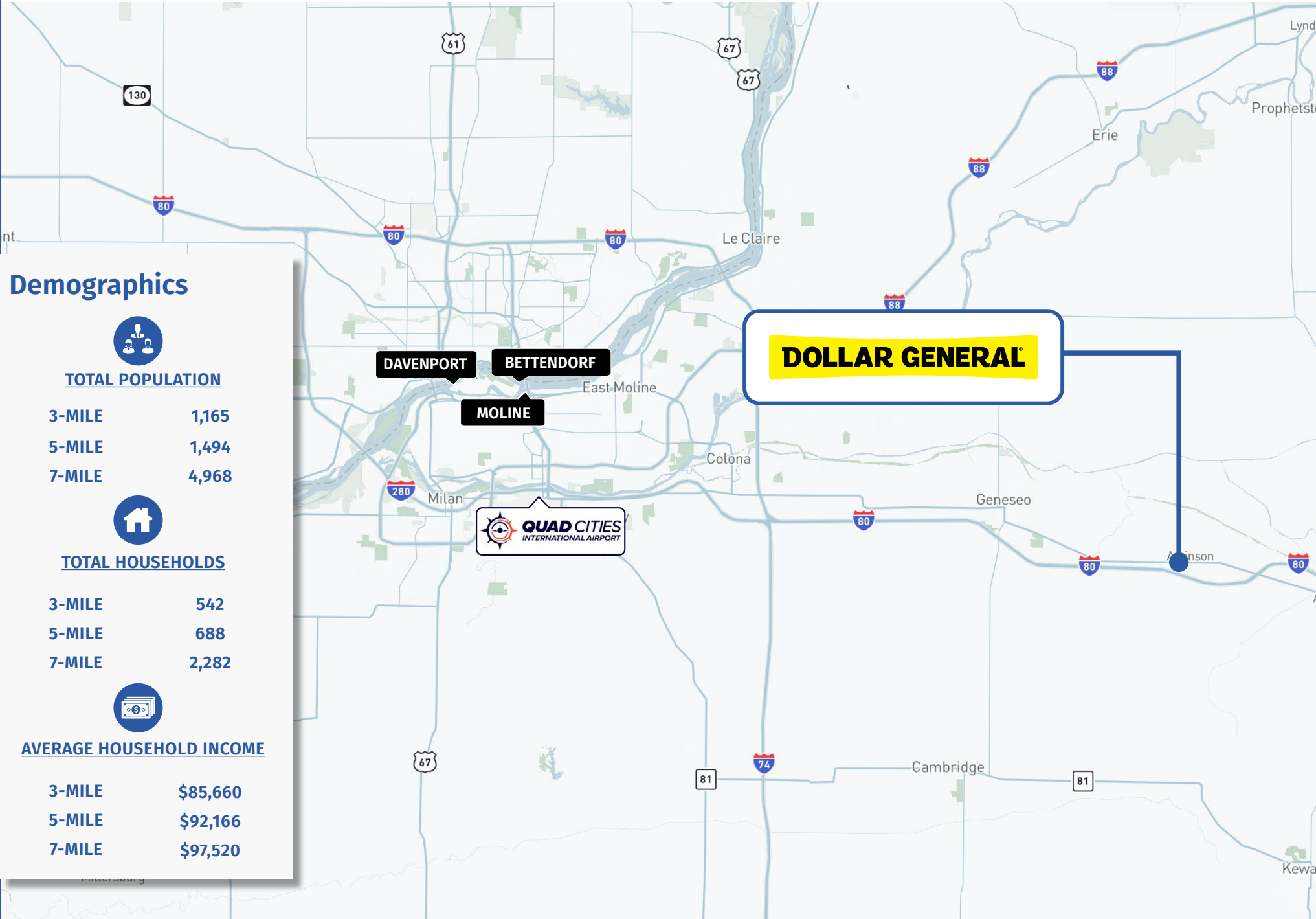
Aerial



Site Plan



Map



Demographics



TOTAL POPULATION

3-MILE	1,165
5-MILE	1,494
7-MILE	4,968



TOTAL HOUSEHOLDS

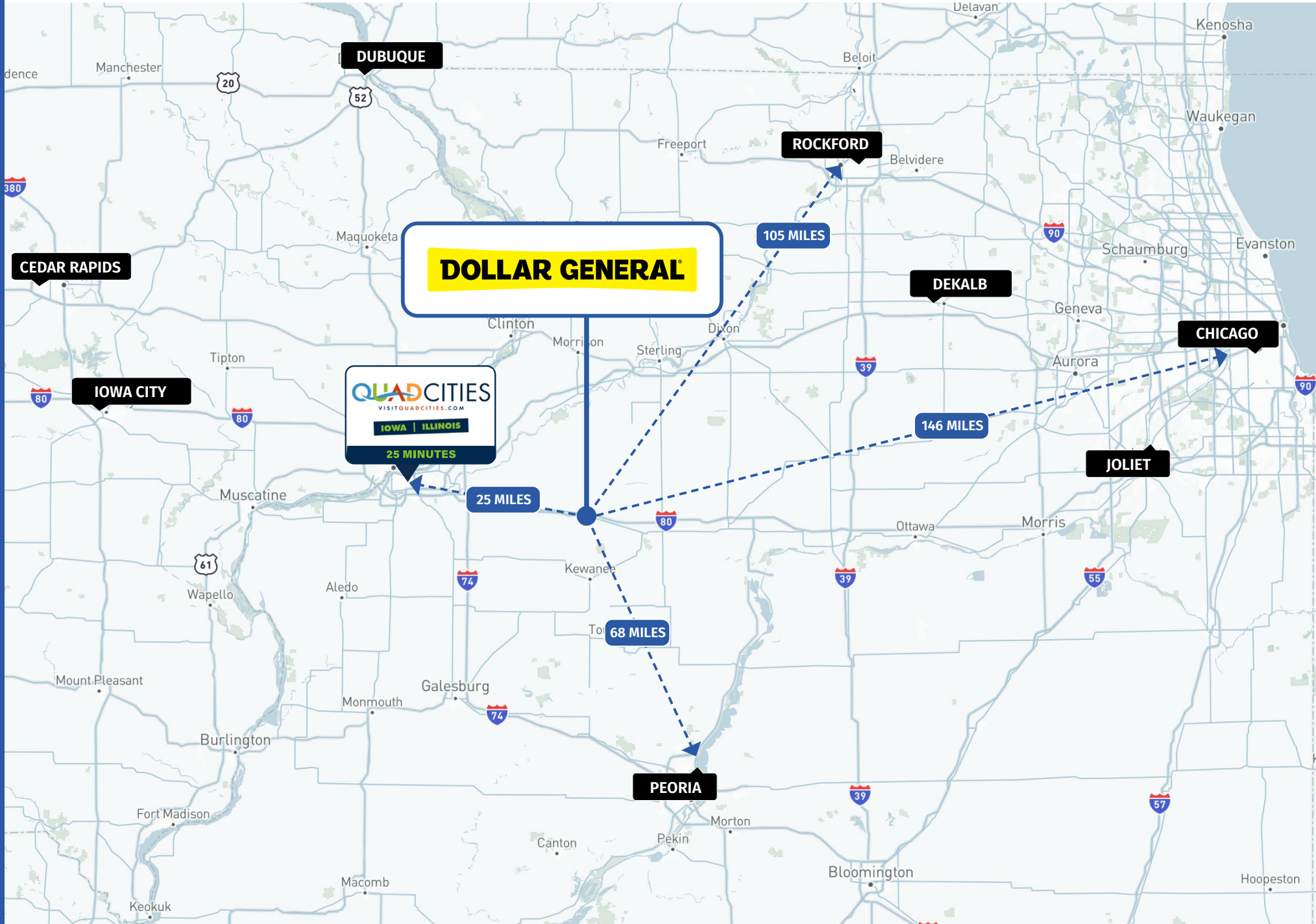
3-MILE	542
5-MILE	688
7-MILE	2,282



AVERAGE HOUSEHOLD INCOME

3-MILE	\$85,660
5-MILE	\$92,166
7-MILE	\$97,520

Map



Tenant Overview

DOLLAR GENERAL®

DOLLAR GENERAL

Dollar General is a discount retailer that provides everyday low prices on name-brand products that are frequently used and replenished, such as food, snacks, health and beauty aids, as well as cleaning supplies, family apparel, housewares and seasonal items. Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.

Dollar General was originally founded in 1939 by Cal Turner Sr. and his father J.L. Turner in Scottsville, Kentucky as J.L. Turner & Son, Inc. The company changed its name to Dollar General Corporation in 1968. Today, Dollar General operates over 20,400 stores in 43 states. Dollar General is headquartered in Goodlettsville, TN.

Dollar General is an investment grade rated company with a Standard & Poor’s rating of BBB. Dollar General is publicly traded on the New York Stock Exchange as DG with a market capitalization of approximately \$2 billion.

Website:	www.dollargeneral.com
Credit Rating:	Investment Grade (S&P: BBB)
Stock Symbol:	NYSE: DG
Market Capitalization:	\$32 billion
Number of Locations:	20,400+
Headquarters:	Goodlettsville, TN





Location Overview



ATKINSON, ILLINOIS

Atkinson, Illinois is a well-positioned community situated along Interstate 80 and within convenient driving distance of the Quad Cities MSA, a bi-state region consisting of Davenport, Bettendorf, Rock Island, and Moline. Atkinson offers the accessibility of a regional corridor while maintaining the character and stability of a close-knit community. The village serves as part of the broader economic network that connects Geneseo, Kewanee, and the Quad Cities, providing residents and businesses with access to major employment centers, services, and transportation infrastructure.

Atkinson's local economy reflects the strength and diversity of the surrounding region, which is anchored by agriculture, manufacturing, healthcare, and logistics. While many residents commute to nearby employment hubs, the community benefits from proximity to major regional employers in advanced manufacturing, distribution, and healthcare throughout Henry County and the Quad Cities. The area's economic resilience is supported by a strong agricultural base, established industrial employers in neighboring communities, and access to workforce development and higher education through institutions such as Black Hawk College and regional technical training programs.

Residents benefit from highly regarded local school systems, nearby healthcare providers, community parks, and recreational opportunities throughout Henry County. Local events, civic engagement, and a family-friendly environment contribute to a welcoming and connected community atmosphere.

The Quad Cities International Airport is approximately 35 minutes away, providing commercial air service and business travel convenience, while Chicago's O'Hare International Airport can be reached in roughly two hours. This accessibility supports both residential appeal and long-term economic opportunity within the region.

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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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