



NET LEASE INVESTMENT OFFERING



Dollar General Market

305 Lincoln Hwy
Franklin Grove, IL 61031



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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 Franklin Grove, Illinois. Following the completion of construction, the long-term 15-year lease commenced in March 2026. The lease features 5% rental escalations throughout the primary term and five 5-year renewal options. The lease is absolute triple net presenting no landlord responsibilities. DG Market locations feature a larger and more desirable store footprint and offer a selection of groceries and perishable items. Dollar General is an investment grade tenant, holding a BBB rating from Standard & Poor's.

The 10,640 square-foot building is located in Franklin Grove, approximately 100 miles west of Chicago. The property is situated along Lincoln Highway, halfway between Dixon and Rochelle. The asset benefits from limited competition, as it is the only dollar store within a 10-mile radius. The surrounding area supports a population of more than 21,000 residents within a 10-mile radius, with average household incomes exceeding \$100,000 within seven miles. Located approximately one mile northwest, Franklin Creek State Natural Area encompasses 882 acres of hiking and equestrian trails, attracting visitors year-round.

Dollar General is an American discount retailer headquartered in Goodlettsville, Tennessee, founded in 1939. The company has grown into one of the largest small-box retailers in the United States, offering a broad assortment of consumables, seasonal items, home products, apparel, and basic household goods at low price points, with a strategy focused on convenience and value in rural, suburban, and underserved urban markets. Dollar General operates more than 20,000 stores nationwide across multiple formats, including DG Market and pOpshelf, and emphasizes new store development, private-label brands, and supply chain investments to drive efficiency and growth. Publicly traded on the New York Stock Exchange (NYSE: DG), the company ranks among the nation's largest retailers by revenue and store count, serving millions of customers each week.

Investment Highlights

- » Investment grade tenant – S&P: BBB
- » Absolute NNN – No landlord responsibilities
- » New construction
- » Dollar General Market property featuring the larger and highly desired prototype carrying additional grocery products
- » Long-term 15-year lease with 5% rental escalations
- » Limited competition in the area – the next closest Dollar store is 10+ miles west
- » 21,000+ people live within a ten-mile radius
- » Six-figure average household income within seven miles (\$100,606)
- » Located approximately one mile northwest, Franklin Creek State Natural Area encompasses 882 acres of hiking and equestrian trails, attracting visitors year-round



Property Overview



PRICE
\$1,867,647



CAP RATE
6.80%



NOI
\$127,000

LEASE COMMENCEMENT DATE:

3/27/2026

LEASE EXPIRATION DATE:

3/31/2041

RENEWAL OPTIONS:

Five 5-year

RENTAL ESCALATION:

5% every 5 years

LEASE TYPE:

NNN

TENANT:

Dollar General

YEAR BUILT:

2026

BUILDING SIZE:

10,640 SF

LAND SIZE:

1.00 AC



Site Plan



Map



Location Overview

FRANKLIN GROVE, ILLINOIS

Franklin Grove is a small village located in Lee County in northern Illinois, approximately 90 miles west of Chicago. Established in the mid-19th century, the community developed as an agricultural service center and railroad stop and remains surrounded by productive farmland. Franklin Grove is known as the birthplace of author and journalist Haldane Mason and maintains a historic downtown area that reflects its rural heritage. Today, the village offers a quiet, small-town environment with local businesses, community parks, and access to nearby regional employment centers such as Dixon and Rochelle while retaining its agricultural roots.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
5-MILE	2,644	1,134	\$74,242	\$84,454
7-MILE	4,492	1,943	\$86,067	\$100,606
10-MILE	21,873	8,597	\$72,602	\$93,696

Tenant Overview



DOLLAR GENERAL

Dollar General is an American discount retailer headquartered in Goodlettsville, Tennessee. Founded in 1939 by J.L. Turner and Cal Turner Sr. as J.L. Turner and Son, the company adopted the Dollar General name in 1955 and has since grown into one of the largest small-box retailers in the United States. The company offers a broad assortment of consumables, seasonal items, home products, apparel, and basic household goods at low price points, with a merchandising strategy focused on convenience, value, and proximity to customers in rural, suburban, and underserved urban markets.

Dollar General operates more than 20,000 stores across the continental United States and has expanded its footprint through multiple store formats, including DG Market and pOpshelf. The company's growth strategy emphasizes new store development, private-label brands, and supply chain investments to improve efficiency and margins. Publicly traded on the New York Stock Exchange (NYSE: DG), Dollar General is consistently ranked among the largest retailers in the country by revenue and store count, serving millions of customers weekly with a focus on everyday essentials.

Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Number of Locations:	20,000+
Company Type:	Public (NYSE: DG)



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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. The Boulder Group has not made any investigation, and makes no warranty or representation.

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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