REPRESENTATIVE PHOTO

NET LEASE INVESTMENT OFFERING

DOLLAR GENERAL

Dollar General

127 East Green St
San Peirre, IN 46374

THE Boulder GROUP

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Executive Summary

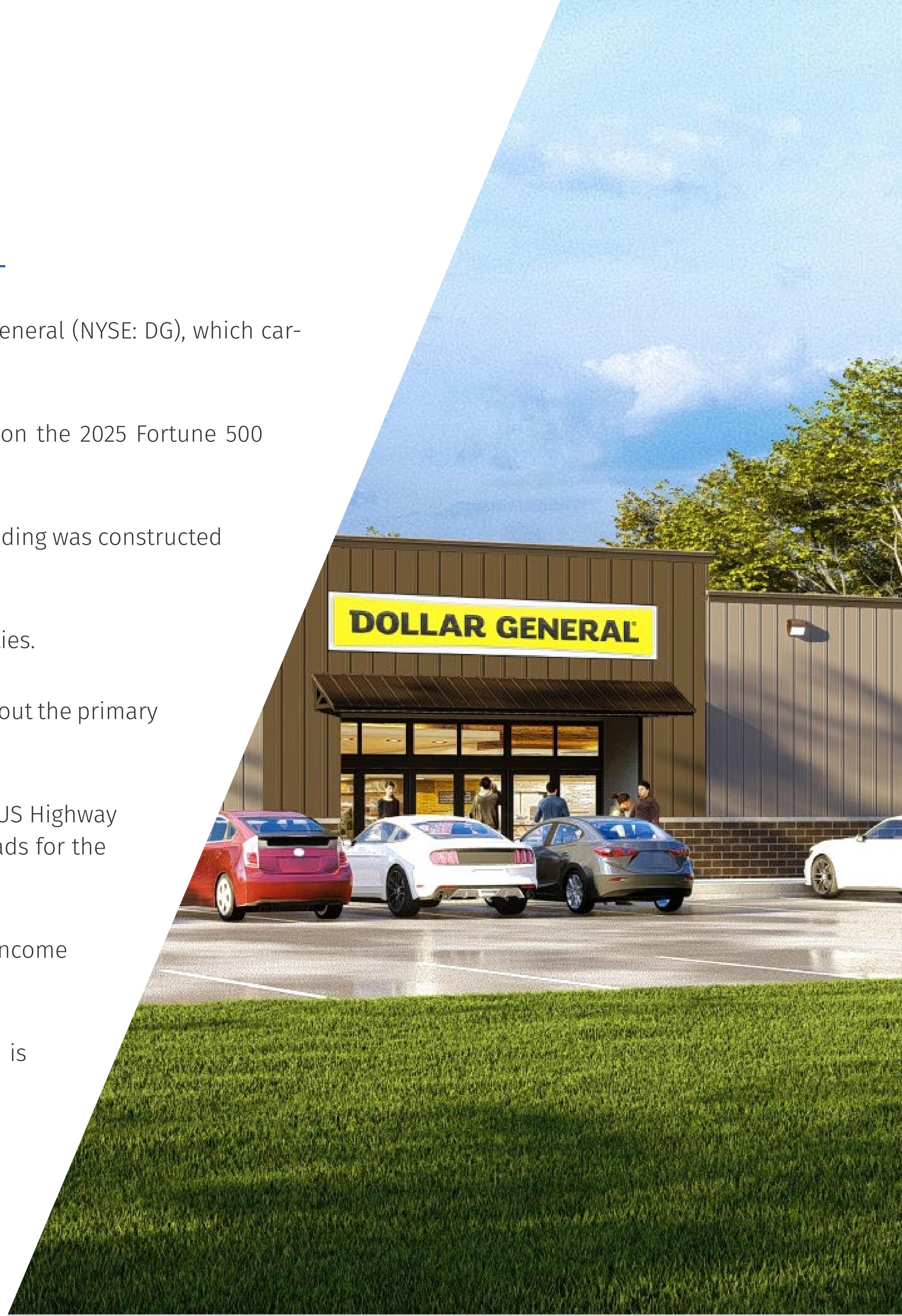
The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dollar General property located in San Pierre, Indiana. Constructed in 2026, the property is subject to a long-term lease with Dollar General expected to commence in November 2026. The lease is absolute triple net, 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 9,100 square foot building is situated along US Highway 421, near State Highway 10, which serves as the principal highway crossroads for the surrounding rural trade area. The site sits within Starke County, a rural northern Indiana county characterized by agricultural land use and small-town commerce, consistent with the core trade-area profile Dollar General targets nationally. The property benefits from limited competition, with the nearest competing dollar store located over 7 miles to the east. The property is located within a short drive of Winamac and Rensselaer, the nearest established retail communities. The surrounding residents within a one-mile radius earn a six-figure average household income that exceeds $113,000.

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.
- **2026 Build-to-Suit Construction** - The 9,100 square-foot building was constructed to Dollar General's current prototype.
- **Absolute NNN Lease Structure** - Zero landlord responsibilities.
- **5% Rental Increases Every 5 Years** - increases occur throughout the primary term and each renewal option period.
- **Strategic Highway Crossroads Location** - Positioned along US Highway 421 at its junction with State Road 10, the principal crossroads for the surrounding rural trade area.
- **Residents with a Six-Figure Income** - Average household income exceeds $113,000 within one mile.
- **Limited Competition** – The nearest competing dollar store is located 7+ miles east in North Judson.



Property Overview

PRICE	CAP RATE	NOI
$1,707,793	6.75%	$115,276

LEASE COMMENCEMENT DATE:	**11/1/2026 (estimated)**
LEASE EXPIRATION DATE:	**10/31/2041 (estimated)**
RENEWAL OPTIONS:	**Five 5-year**
RENTAL ESCALATION:	**5% every 5 years**
LEASE TYPE:	**NNN**
TENANT:	**Dollar General**
YEAR BUILT:	**2026**
BUILDING SIZE:	**9,100 SF**
LAND SIZE:	**1.22 AC**

Site Plan


W SAN PIERRE RD
BROADWAY
US HWY 421
FISHER ST
DOLLAR GENERAL
W GREEN ST
N

Map


CHICAGO
SUBJECT PROPERTY
DOLLAR GENERAL
SAN PIERRE
ILLINOIS
INDIANA
Carol Stream
Elmhurst
Lombard
Wheaton
Cicero
Downers Grove
Naperville
Bolingbrook
Oak Lawn
Romeoville
Orland Park
Oak Forest
Harvey
Hammond
East Chicago
Gary
Plainfield
Tinley Park
Joliet
Frankfort
Chicago Heights
Park Forest
Schererville
Merrillville
Valparaiso
Crown Point
Channahon
Wilmington
Braidwood
Essex
Bourbonnais
Kankakee
Herscher
Chebanse
Schneider
Shelby
Wheatfield
North Judson
Medaryville
Francesville
Winamac
Knox
Hanna
Wanatah
Westville
Portage
Chesterton
Michigan City
Springfield
La Porte
New Carlisle
Kingsford Heights
Walkerton
New Buffalo Township
Bridgman
Buchanan
Indiana Dunes National Park

Location Overview

SAN PIERRE, INDIANA

San Pierre is an unincorporated community in Railroad Township, Starke County, in northern Indiana, situated at the junction of US Highway 421 and State Road 10. Starke County, whose county seat is Knox, is a rural county of approximately 23,300 residents anchored by manufacturing, health care, and retail trade, the county's three largest employment sectors. The property benefits from highway access via US 421 and State Road 10, which connect the surrounding rural trade area to the broader regional markets of South Bend, approximately 67 miles away, and Chicago, approximately 79 miles away. Consistent with Dollar General's core small-town operating strategy, the surrounding trade area reflects the low-density, community-oriented markets that make up the majority of the retailer's national footprint.

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
3-MILE	894	360	$72,153	$105,848
5-MILE	2,111	867	$68,831	$91,040
10-MILE	13,892	5,514	$71,643	$81,374

Tenant Overview

NYSE LISTED
DG
PUBLIC COMPANY

DOLLAR GENERAL

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DOLLAR GENERAL

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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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.

www.bouldergroup.com

THE Boulder GROUP

CONNECT WITH US

EXCLUSIVELY LISTED BY:

RANDY BLANKSTEIN
President
847-562-0003
randy@bouldergroup.com

JIMMY GOODMAN
Partner
847-562-8500
jimmy@bouldergroup.com

JOHN FULKERSON
Hamstra Group Realty LLC
License: #RB14030404 | 219-956-3111
jfulkerson@hamstragroup.com

The Boulder Group | 3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091