

DOLLAR GENERAL

3419 N Prospect Road, Peoria, IL

BRAND NEW ROOF | 2026 STORE REMODEL | TOP-PERFORMING STORE | PEORIA, IL



Actual Site



*BROKER OWNED

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CONFIDENTIAL
OFFERING MEMORANDUM



Actual Site

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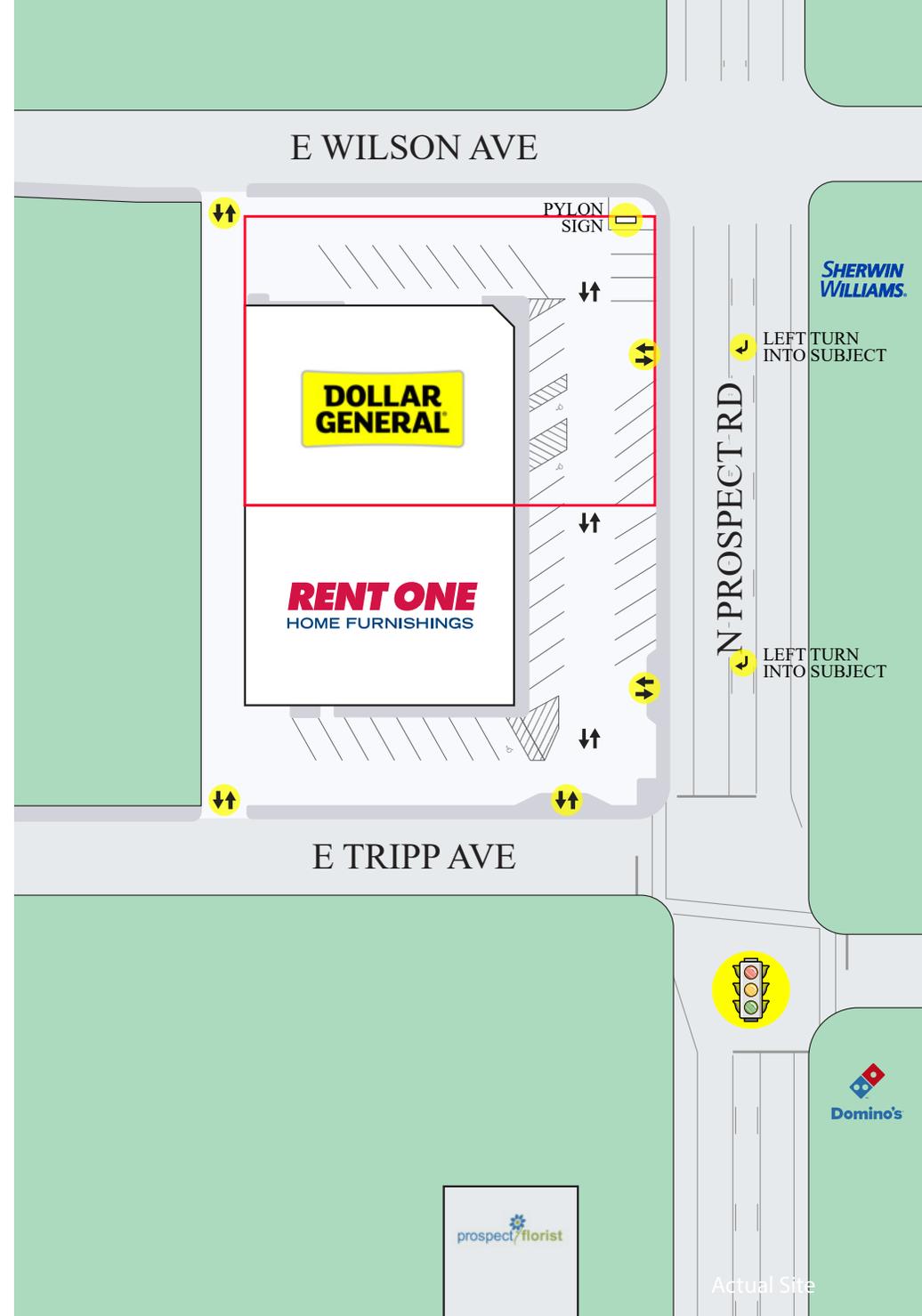
EXECUTIVE SUMMARY

\$709,800	\$59,268
PRICE	BASE RENT
8.35%	8,640 SF
CAP RATE	BUILDING

Bellagio Real Estate Partners, LLC is pleased to present the opportunity to acquire a Dollar General property located at 3419 N Prospect Road in Peoria, Illinois. The subject property is leased to DG Retail, LLC, a wholly owned subsidiary of Dollar General Corporation (NYSE: DG), which operates approximately 20,000 locations nationwide.

The building consists of 8,640 square feet with excellent visibility and access, including a dedicated pylon sign at the corner of Prospect and Wilson and a full left-in, left-out turn lane. Surrounding national retailers include Shell, Walgreens, McDonald's, Starbucks, Sherwin Williams, Domino's, Pizza Hut, Jimmy John's, Dunkin', and Rent One, reinforcing the strength of the trade corridor. According to Placer.ai, this store ranks in the top 27% of Dollar General locations in Illinois, demonstrating strong customer traffic and performance. Dollar General is undergoing a planned remodel in April of 2026.

The property has a brand new roof installed in 2026 with a 20-year warranty. An HVAC unit was replaced in 2022, and work was completed on the parking lot in 2024, offering reduced capital expenditure exposure. This offering represents an opportunity to acquire a corporate Dollar General property at an attractive basis below market rent and below replacement cost.



EXECUTIVE SUMMARY

Investment Highlights

- Top 27% Dollar General in Illinois and top 35% store nationwide (Placer.AI), reflecting above average customer traffic.
- Attractive basis with below market rent of \$6.86/SF and being below replacement cost.
- Two remaining options with increases.
- New roof installed in 2026 with a 20-year warranty.
- Dollar General to invest in the site by undergoing a remodel in April of 2026.
- Long term operating history at the site of 22+ years.
- Surrounding retailers include Shell, Walgreens, McDonald's, Starbucks, Sherwin Williams, Rent One, Domino's, Pizza Hut, Jimmy John's, and Dunkin'.
- Peoria MSA is a regional hub with 375,000+ residents and a strong employment base.
- Excellent Access and Visibility with Left turn in and Left turn out and pylon signage at the corner of Prospect and Wilson.



MARKET AERIAL



MIDRANGE AERIAL



LEASE ABSTRACT

Tenant	DG Retail, LLC
Space Size	8,640 SF on 0.38 acres
Lease Commencement	July 1, 2003
Current Lease Expiration	June 30, 2028
Base Rent	\$59,268 (\$6.86/SF)
Renewal Options	Two, 5-year options
Rent Increases	6.08% increase at option 1, 10% increase at option 2
Roof & Structure	Landlord
Common Areas	Landlord, Tenant reimburses \$0.25/sf annually for care and maintenance of the parking lot
Taxes	Tenant reimburses
HVAC	Tenant is responsible for minor repairs and maintenance that cost less than \$750
Insurance	Tenant reimburses
Utilities	Tenant
ROFR	None



Actual Site



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RENT ROLL

Tenant	Start Date	Expiration Date	Square Footage	Renewal Options Remaining	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent	% Increase at Options
Dollar General	7/1/2003	6/30/2028	8,640 SF	Current Term	7/1/2023	6/30/2028	\$6.86	\$4,939.00	\$59,268.00	X
				Option 1	7/1/2028	6/30/2033	\$7.28	\$5,239.30	\$62,871.60	6.1%
				Option 2	7/1/2033	6/30/2038	\$8.00	\$5,763.23	\$69,158.76	10.0%



TENANT OVERVIEW

DOLLAR GENERAL®

Dollar General has grown from its founding in 1939 in Scottsville, Kentucky, to become one of the largest and most recognized discount retailers in the United States. Headquartered in Goodlettsville, Tennessee, the company operates more than 20,000 stores across 48 states and Mexico, serving as a convenient destination for affordable everyday essentials. Its steady growth has been driven by a commitment to value and accessibility, making it a cornerstone for millions of communities, particularly in suburban and rural markets.

Known for its distinctive yellow-and-black branding, Dollar General has established itself as a household name by offering a broad mix of consumables, household goods, seasonal items, and apparel in small-format stores designed for convenience. This simple, low-cost model has enabled consistent expansion and strong customer loyalty.

Today, Dollar General stands as a Fortune 500 company with investment-grade credit ratings, reflecting both its scale and financial resilience. Its proven ability to perform in a variety of economic cycles has solidified its reputation as a reliable tenant and a leader in the discount retail sector.



Tenant Facts

Tenant Entity	DG Retail, LLC (wholly owned subsidiary of Dollar General Corporation)
Company & Credit Rating	Dollar General – Rated Baa3 by Moody’s
Number Locations	20,000+
Company Headquarters & Website	Goodlettsville, TN https://www.dollargeneral.com



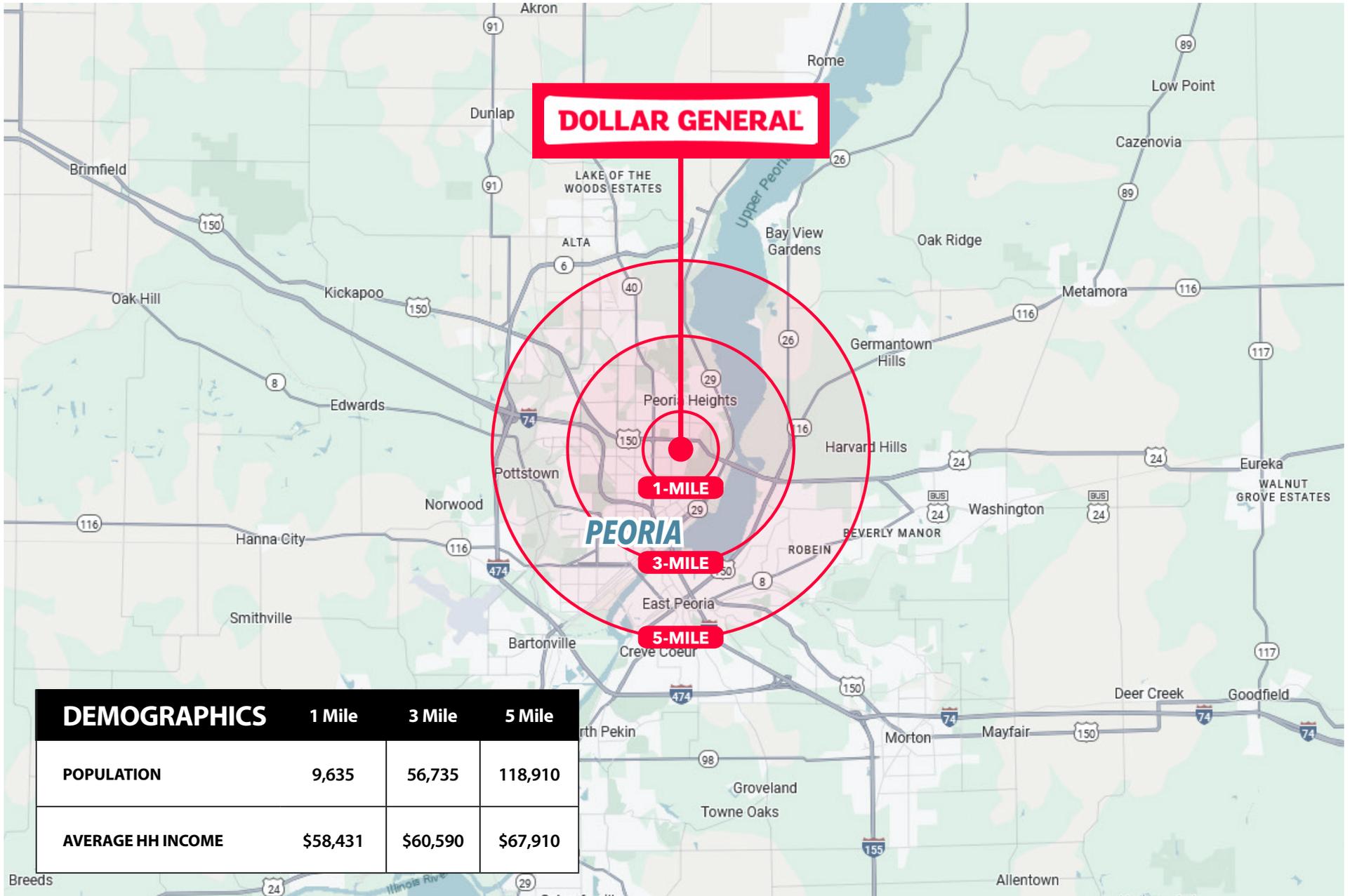
AREA OVERVIEW

Peoria, IL

The subject property is located at 3419 N Prospect Rd in Peoria, Illinois, a central Illinois city along the Illinois River with a population of approximately 110,000. Part of the Peoria Metropolitan Statistical Area, which totals nearly 375,000 residents, the city serves as a regional hub for commerce, industry, and healthcare. Peoria's economy is diverse, anchored by major employers such as Caterpillar Inc., OSF HealthCare, UnityPoint Health, and Bradley University. Peoria benefits from a balanced blend of traditional industries and emerging sectors, with continued investment in healthcare, education, and advanced manufacturing strengthening its long-term growth prospects. The presence of a skilled workforce and multiple higher education institutions enhances the city's role as a center for innovation and talent development. The city offers strong transportation connections via Interstate 74 and U.S. Highway 150, along with a range of retail, dining, and recreational amenities, including the Peoria Riverfront, parks, and cultural events. Additionally, Peoria International Airport provides direct connections to major cities, supporting both business and leisure travel.



AREA OVERVIEW



DISCLAIMER

Bellagio Real Estate Partners, LLC (“Bellagio REP”) has been retained as the exclusive broker by the owner of record (the “Owner”) 3419 N Prospect Road, Peoria, IL (the “Property”) in connection with its sale as described in this Offering Memorandum.

This Offering Memorandum is solely for the use of the person or entity whose name appears herein. You are not permitted to distribute, reproduce or divulge the contents of this Offering Memorandum, either in whole or in part, without the express written consent of Bellagio REP. By accepting this Offering Memorandum, the recipient agrees not to disclose the contents hereof to any third-party, except for the recipient’s professional advisors.

This Offering Memorandum is not a contract nor does it purport to provide an all-inclusive accurate summary of the physical or economic aspects of the Property, or any documents related thereto. Certain information contained in this Offering Memorandum, while believed to be true, is based on other sources, assumptions about the general economy and competition, and other factors beyond the control of Bellagio REP and Owner. For the foregoing reasons, Bellagio REP and Owner make no representations as to the accuracy or completeness of this Offering Memorandum, including, but not limited to, the budgets and projections. No such information contained in this Offering Memorandum is or shall be relied upon as a promise, representation or warranty whether as to the past or future performance. Neither Bellagio REP nor the Owner, nor any of their agents shall be held liable for any improper or incorrect use of the information described and/or contained herein and assumes no responsibility for anyone’s use of the information. Although the information contained in this Offering Memorandum was produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information.

The contents of this Offering Memorandum should not be construed as investment, legal or tax advice. Each prospective purchaser is urged to seek independent investment, legal and tax advice concerning the consequences of purchasing the Property. No assurance can be given that existing law, general economy, competition, or other factors beyond the control of Bellagio REP and Owner will not be changed or interpreted adversely to the Property or a purchaser thereof.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. In making a purchase decision, a potential purchaser must rely on their own examination of the Property and the terms of purchase.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any potential purchaser at any time with or without notice. Owner shall have no legal commitment or obligations to any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner’s obligations hereunder have been satisfied or waived.



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