



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING

Dollar General

Brand-New Build | Opening March '26 | Affluent Area | 15-Yrs & Increases
Opdyke, IL

DOLLAR GENERAL

THE
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GROUP

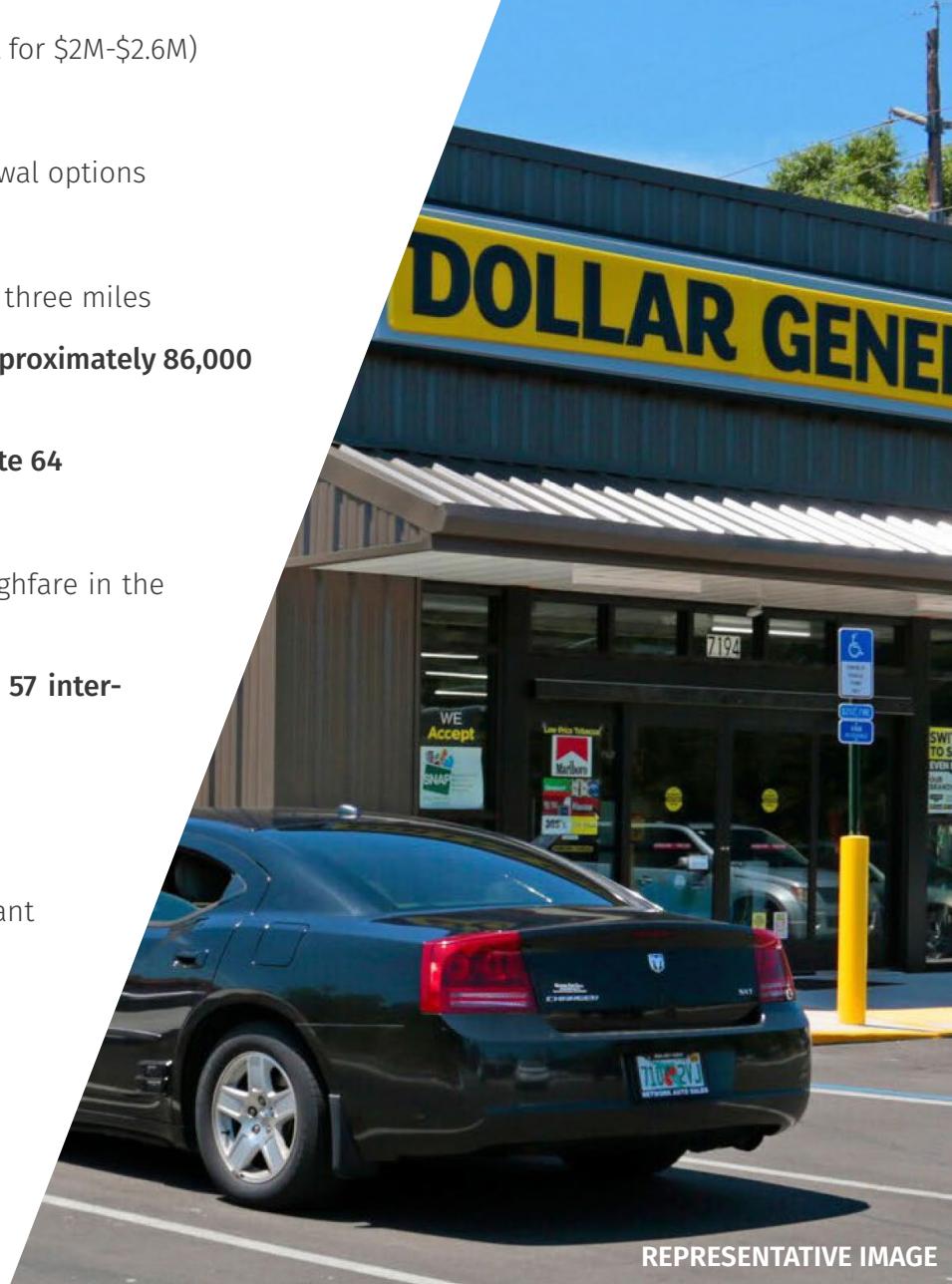


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Investment Highlights

- » **Rare low price point** for a brand-new Dollar General (compared to most for \$2M-\$2.6M)
- » **Brand-new construction** store estimated to open in March 2026
- » **5% rental increases every five years** throughout primary term and renewal options
- » Long-term lease with **15 years remaining**
- » **Affluent area** with average annual household income of \$101,000 within three miles
- » Located less than 8 miles to **Mount Vernon**, a micropolitan area with approximately **86,000 people**
- » Located **80 miles east of Downtown St. Louis** and **just south of Interstate 64**
- » **Minimal competition** in immediate area
- » Positioned at a **hard corner along State Route 142**, the primary thoroughfare in the area
- » Opdyke is **strategically located near the Interstate 64 and Interstate 57 interchange**
- » 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



REPRESENTATIVE IMAGE

Investment Overview



PRICE
\$1,725,000



CAP RATE
6.65%



NOI
\$114,716



ADDRESS
18895 State Route 142
Opdyke, IL 62872

RENT COMMENCEMENT:

March 2026 (Estimated)

LEASE EXPIRATION:

March 2041 (Estimated)

RENTAL ESCALATIONS:

5% Every 5 Years

RENEWAL OPTIONS:

Five 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:

1.42 Acres

YEAR BUILT:

2026

NOI SCHEDULE:

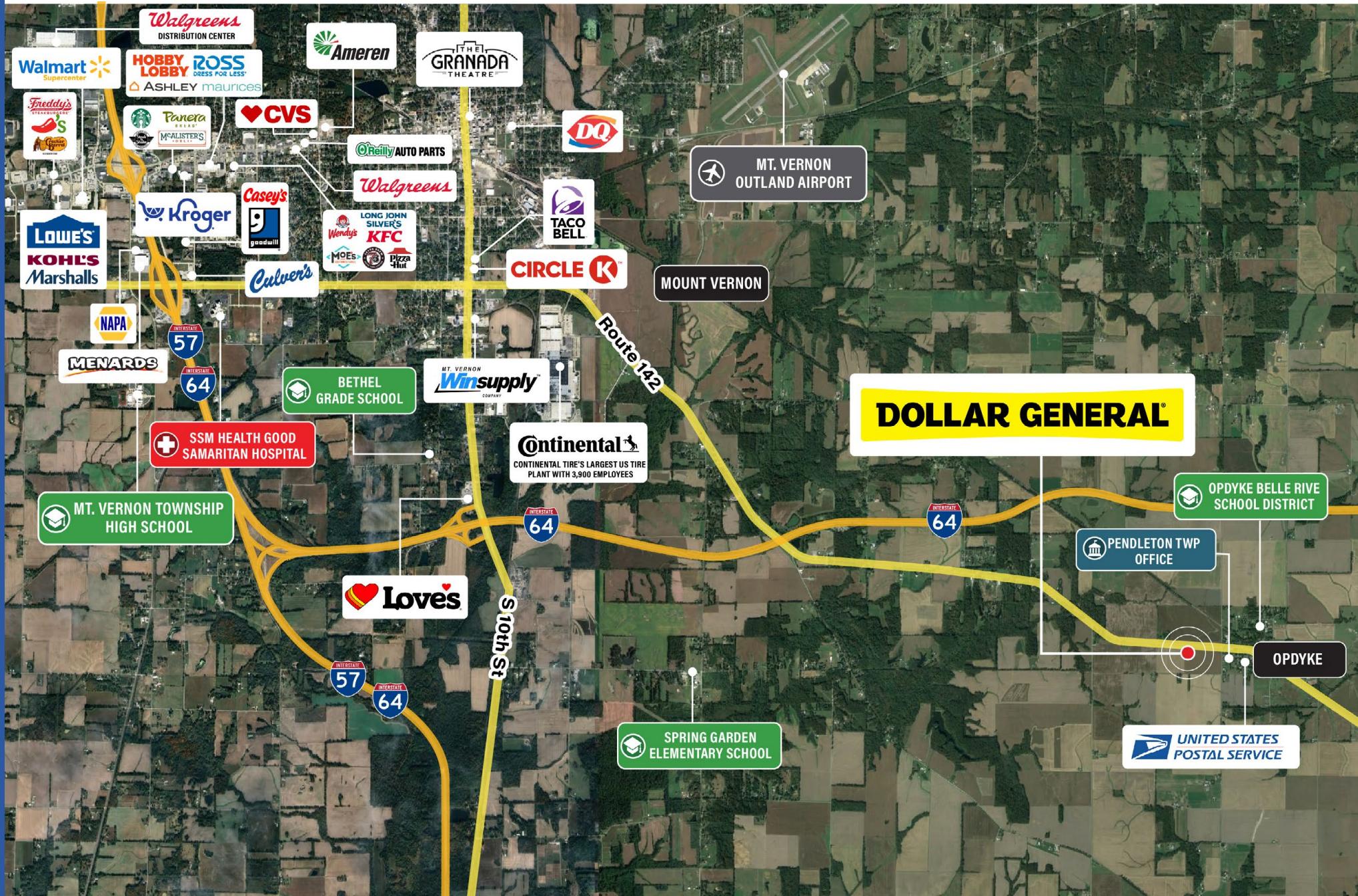
NOI	Date*	Period	Increase	Cap Rate
\$114,716	Current	Primary Term	-	6.65%
\$120,451	4/1/2031	Primary Term	5%	6.98%
\$126,474	4/1/2036	Primary Term	5%	7.33%
\$132,798	4/1/2041	Option 1	5%	7.70%
\$139,437	4/1/2046	Option 2	5%	8.08%
\$146,409	4/1/2051	Option 3	5%	8.49%
\$153,730	4/1/2056	Option 4	5%	8.91%
\$161,416	4/1/2061	Option 5	5%	9.36%

Primary Term Avg: 6.90%

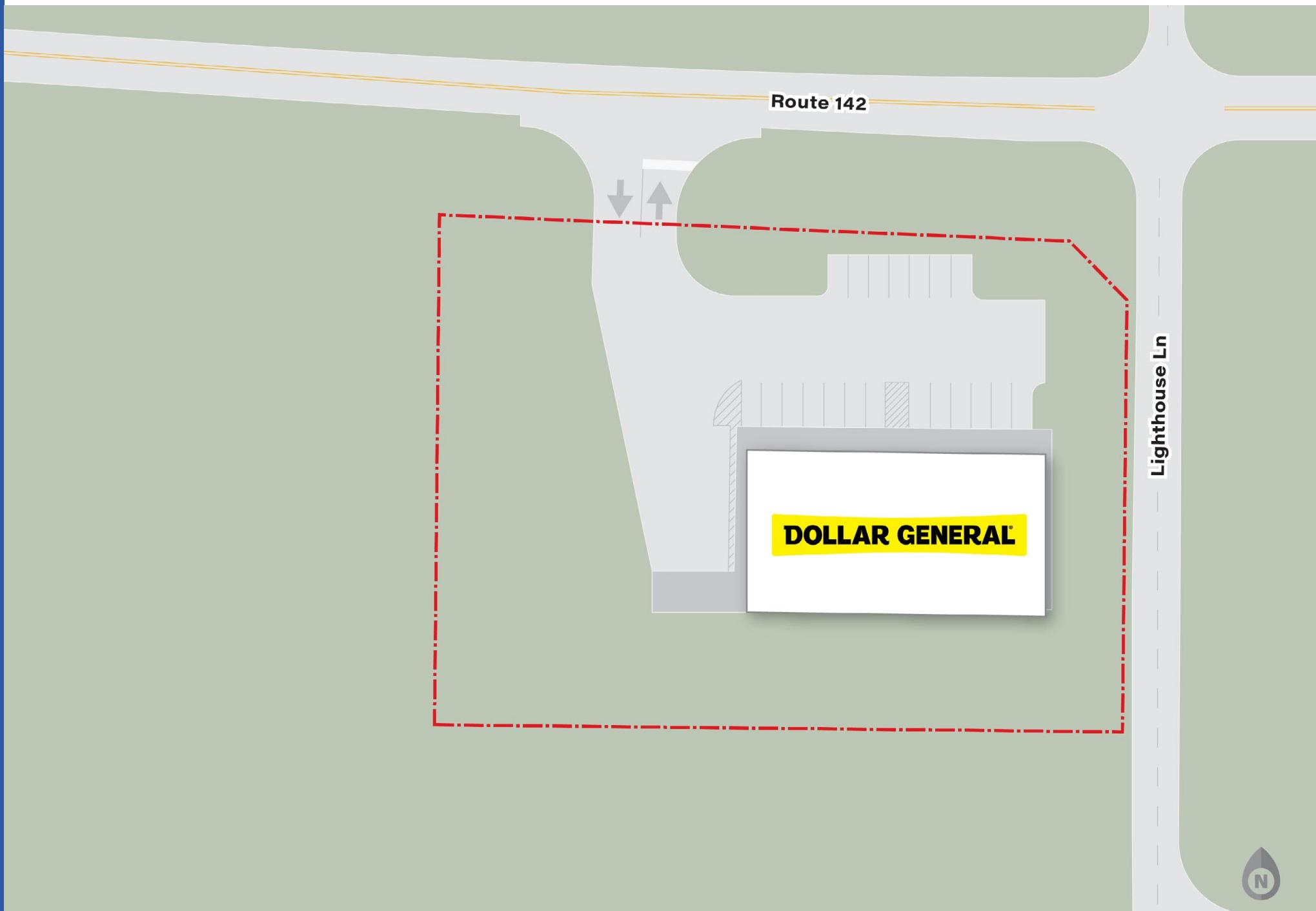
**Dates are estimated*

DOLLAR GENERAL®

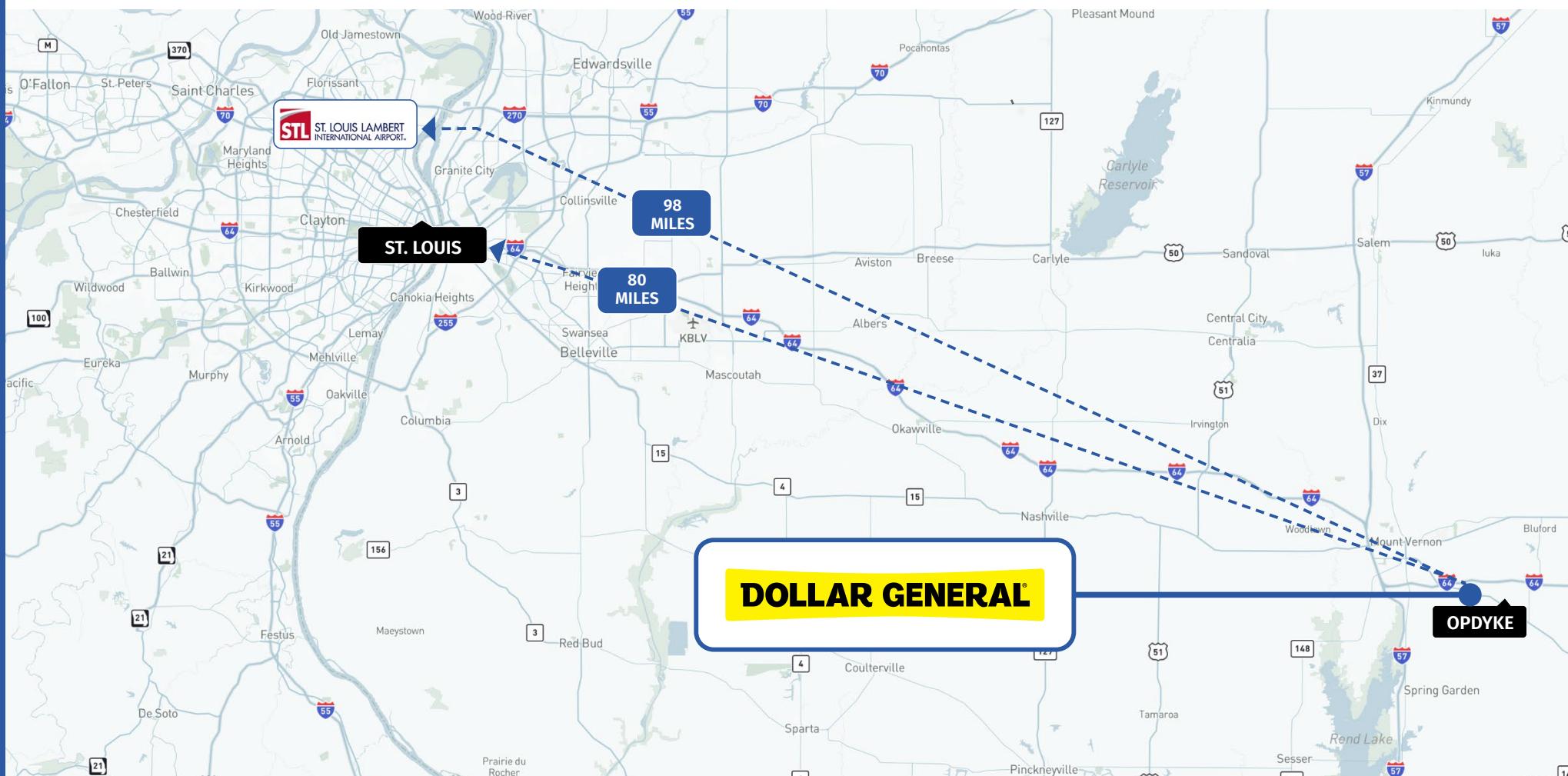
Aerial



Site Plan



Map



Demographics



TOTAL POPULATION

3-MILE	1,206
5-MILE	3,096
7-MILE	10,237



AVERAGE HOUSEHOLD INCOME

3-MILE	\$101,379
5-MILE	\$96,391
7-MILE	\$78,352

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 \$32 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

OPDYKE, ILLINOIS

Opdyke is a village located in Jefferson County in Southern Illinois with immediate access to Interstate 64, a primary east–west transportation corridor connecting the St. Louis metropolitan area with Louisville and Southern Indiana. Opdyke is approximately 10 miles east of Mount Vernon, the county seat and principal commercial, medical, and employment center for the region, and approximately 80 miles east of downtown St. Louis, providing efficient access to a major metropolitan market.

Opdyke is part of the Mount Vernon Micropolitan Statistical Area, which has a population of approximately 85,000. The community benefits from proximity to Mount Vernon's concentration of healthcare facilities, distribution and logistics users, and higher-education institutions located along the Interstate 64 corridor.

Opdyke is also located within short driving distance of Rend Lake, one of southern Illinois' largest recreational attractions, which receives millions of visits annually and offers extensive opportunities for boating, fishing, camping, hiking, and other outdoor activities. Rend Lake is the second largest man-made lake in Illinois with over 18,000 acres and 162 miles of shoreline. The presence of Rend Lake, combined with the area's accessibility, contributes to quality of life and supports steady residential and service-oriented demand throughout the region.



Location Overview

ST. LOUIS, MISSOURI

St. Louis is known as the Gateway to the West and is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers, on the western bank of the latter. As of 2020, the city proper had a population of around 301,500, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second largest in Illinois, the seventh largest in the Great Lakes Megalopolis, and the 20th-largest in the United States.

St. Louis has a diverse economy with strengths in the service, manufacturing, trade, transportation, and tourism industries. It is home to nine of the ten Fortune 500 companies based in Missouri. Major companies headquartered or with significant operations in the city include Enterprise Rent-A-Car, Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, Federal Reserve Bank of St. Louis, U.S. Department of Agriculture, Centene Corporation, and Express Scripts.

Major research universities located in St. Louis include Saint Louis University and Washington University in St. Louis, which is the fourteenth highest ranked university by US News. The Washington University Medical Center in the Central West End host an agglomeration of medical and pharmaceutical institutions, including Barnes-Jewish Hospital.

St. Louis is home to two professional sports teams, the world champion St. Louis Blues and world champion St. Louis Cardinals. Among the city's notable sights is the 630-foot Gateway Arch. St. Louis is also home to the St. Louis Zoo and the Missouri Botanical Garden, which has the second-largest herbarium in North America.



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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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