



HD SUPPLY

NET LEASE INVESTMENT OFFERING



HD Supply (The Home Depot Subsidiary)
8700 N Allen Road
Peoria, IL 61615

THE
Boulder
GROUP

Joseph & Camper
COMMERCIAL



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Executive Summary

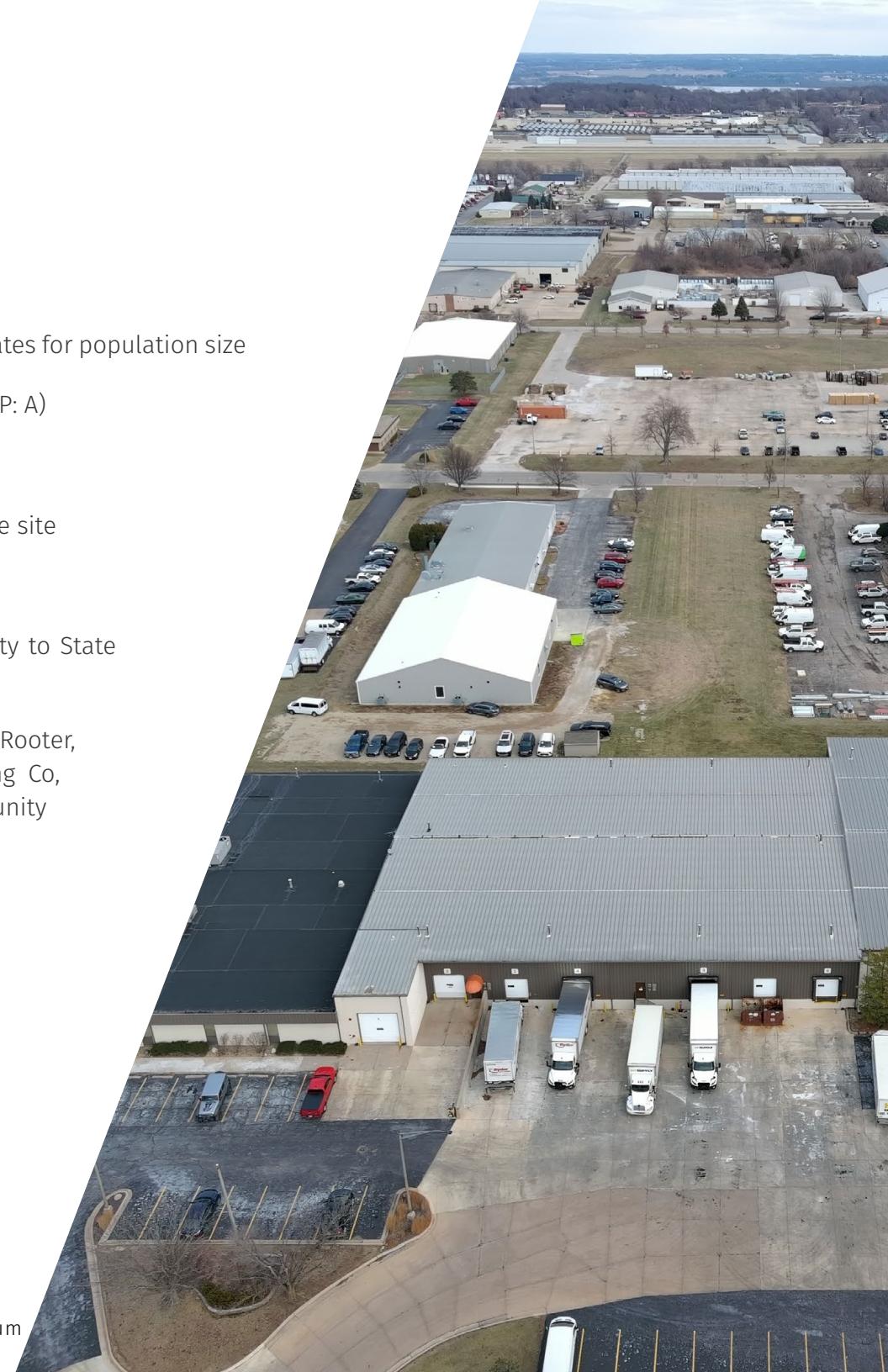
The Boulder Group, in association with Joseph & Camper, is pleased to exclusively market for sale a single tenant net leased HD Supply (Subsidiary of The Home Depot) property located in Peoria, Illinois. HD Supply has successfully operated at this location since 1999 and has executed multiple lease extensions, most recently in 2025, demonstrating commitment to the site. The property sits on a large 3-acre parcel. As an added benefit to potential buyers, the lease contains no remaining renewal options, with the tenant currently paying low rent of \$7.36 per square foot. Market vacancy in the area is below 5%, according to CoStar, and the asset is being offered at an attractive price of \$67 per square foot.

The 69,758-square-foot building benefits from a strategic location just off North Allen Road and State Route 6, which carry approximately 20,600 and 24,900 vehicles per day, respectively. The property is situated within a dense industrial corridor anchored by established tenants including Roto-Rooter, Advanced Technology Services, Trigo-SCSI, Brewers Distributing Co., Peoria Production Solutions, U-Haul, Ryder Truck Rental, Community Wholesale Tire, Keling Roofing Company, and others. Additionally, several nearby retailers, including Walmart Supercenter, Menards, ALDI, and multiple automotive dealerships (Ford, Chrysler, Dodge, Jeep, and RAM), drive strong daytime traffic to the area. Approximately 171,000 people reside within a 10-mile radius of the property, with households within a 3-mile radius earning an average household income exceeding \$135,000.

HD Supply is a leading wholesale distributor of maintenance, repair, and operations (MRO) products in North America, specializing in supplies for multifamily, hospitality, healthcare, institutional, commercial, government, and education facilities. Originally founded in 1974 as Maintenance Warehouse and acquired by The Home Depot in 1997, the company evolved through various acquisitions and ownership changes—including a period as a publicly traded entity after its 2013 IPO—before being reacquired by The Home Depot in December 2020 for approximately \$8 billion (following the earlier spin-off of its White Cap construction unit). As a wholly owned subsidiary of The Home Depot, HD Supply operates an extensive network of over 100 distribution centers across the U.S. and Canada, serving more than 250,000 professional customers.

Investment Highlights

- » Positioned within the Peoria MSA – Ranked #156 in the United States for population size
- » HD Supply is a wholly owned subsidiary of The Home Depot (S&P: A)
- » Successful operating history since 1999
- » Recent lease extension in 2025 demonstrates commitment to the site
- » Low rent - \$7.36/SF and price of \$67/SF
- » Located along North Allen Road (20,600 VPD) & within proximity to State Route 6 (24,900 VPD)
- » Dense industrial corridor with neighboring tenants including Roto Rooter, Advanced Technology Services, Trigo-SCSI, Brewers Distributing Co, Peoria Production Solutions, U-Haul, Ryder Truck Rental, Community Wholesale Tire, Keling Roofing Company, & many others
- » 171,000+ people live within a five-mile radius
- » Average household income within three miles exceeds \$135,000





Property Overview



PRICE
\$4,703,000
(\$67 PSF)



CAP RATE
9.50%



NOI
\$446,836¹

LEASE COMMENCEMENT DATE: 1/2/1999

LEASE EXPIRATION DATE: 12/31/2027

RENEWAL OPTIONS: None

RENTAL ESCALATION: None

LEASE TYPE: NN – Roof, structure, foundation

TENANT: HD Supply

YEAR BUILT: 1995

BUILDING SIZE: 69,758 SF

LAND SIZE: 3.00 AC

1) The NOI is comprised of a base rent of \$452,509. However, there is approximately 8,300 square feet that is not leased to HD Supply resulting in real estate tax slippage of \$5,673.

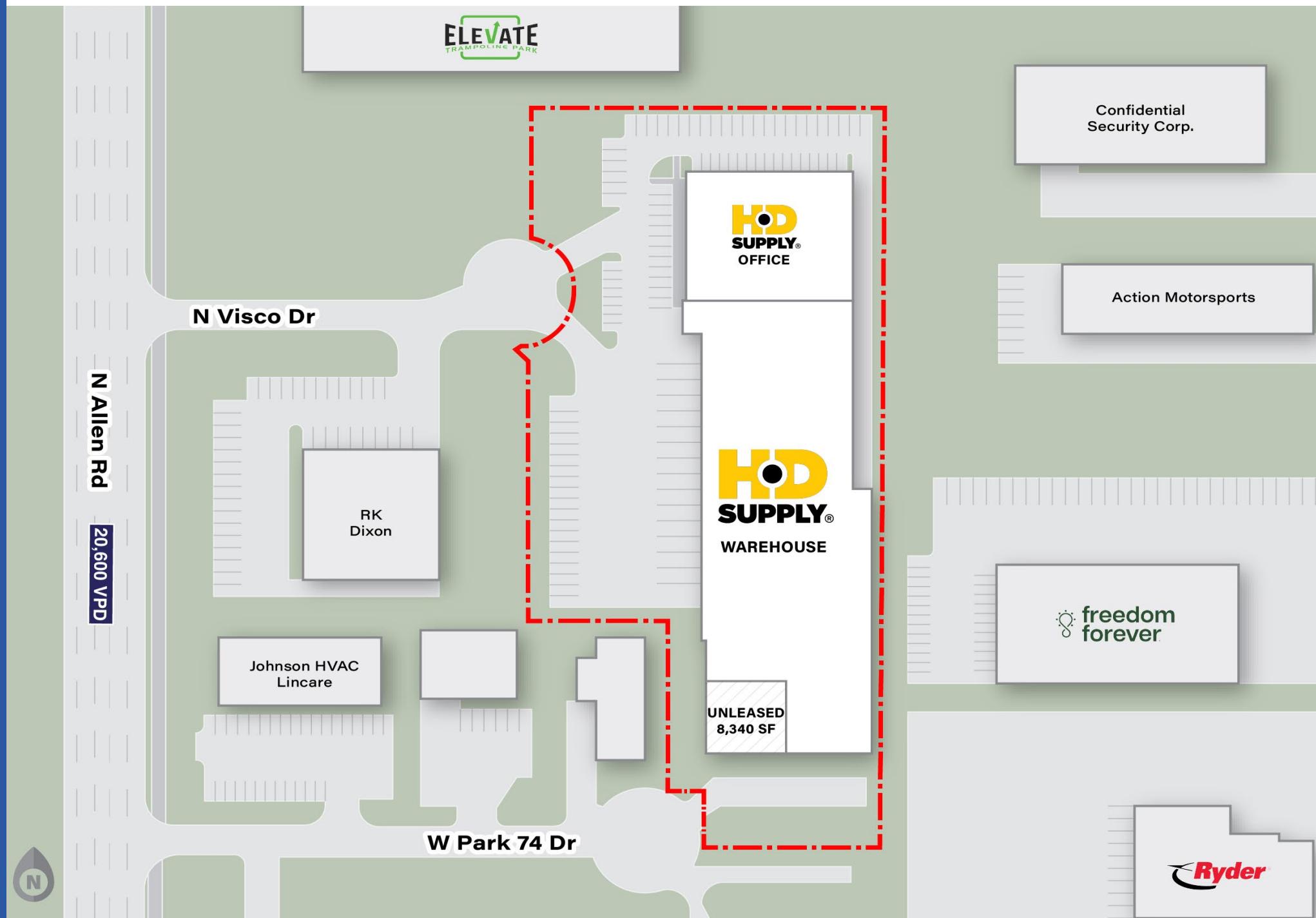
Photographs



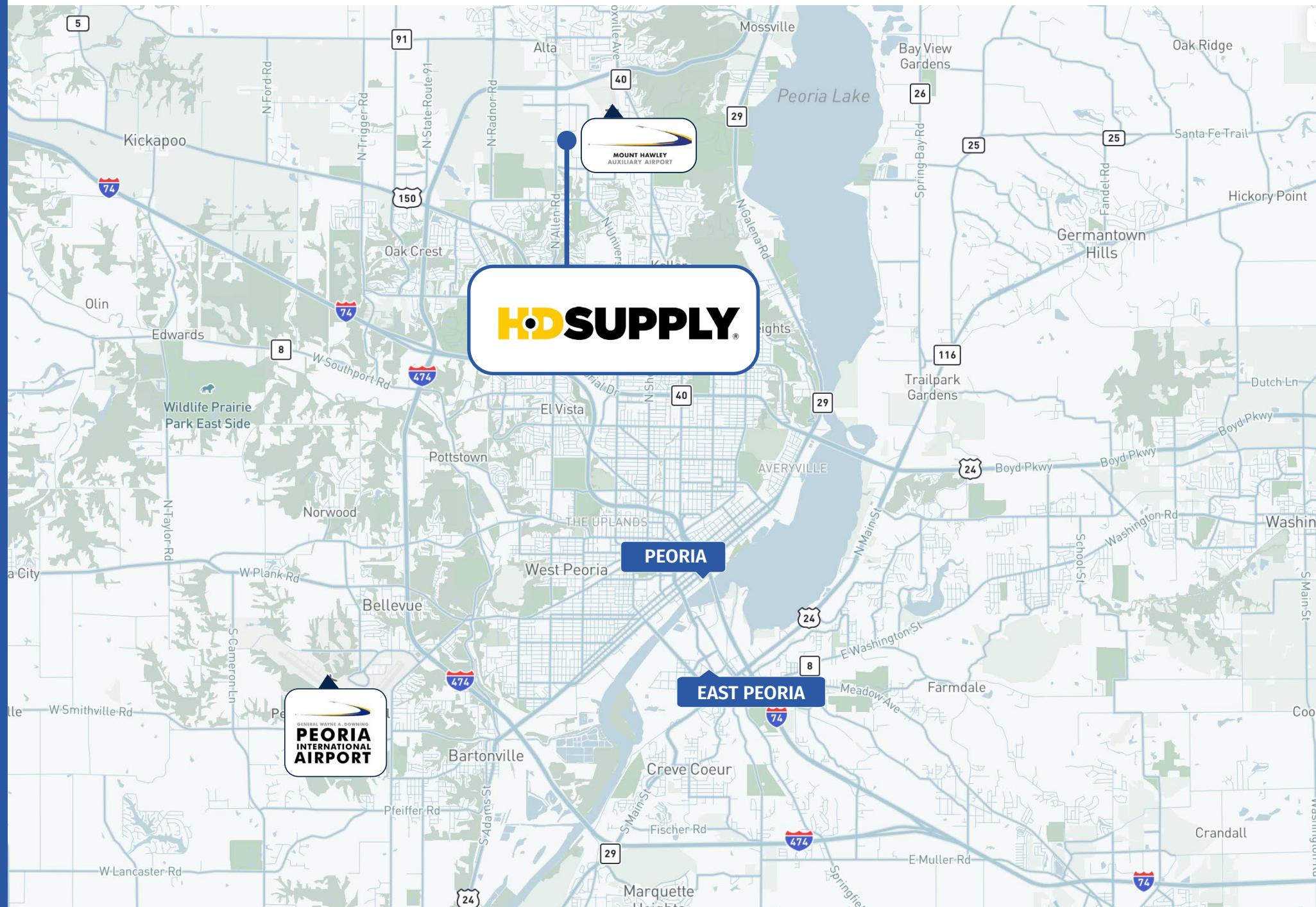
Aerial



Site Plan



Map



Location Overview

PEORIA, ILLINOIS

Peoria, Illinois, is one of the oldest permanent European settlements in the state, with roots tracing back to 1680 when French explorer René-Robert Cavelier, Sieur de La Salle, built Fort Crèvecœur nearby along the Illinois River. The area was later fortified by the French in 1691, and the modern city—named after the Peoria tribe of the Illinois Confederation—was incorporated in 1845. Situated on the Illinois River, Peoria grew into a major industrial hub during the 19th and 20th centuries, becoming a key center for whiskey production before Prohibition and later earning fame as a testing ground for mainstream appeal with the phrase “Will it play in Peoria?” Historically significant events include Abraham Lincoln’s 1854 speech against the Kansas-Nebraska Act delivered in the city. Today, as of recent estimates around 2025, Peoria has a population of approximately 111,700 to 113,000, making it the eighth-largest city in Illinois and the principal city of its metropolitan area.

The city’s economy remains diversified, with a strong emphasis on manufacturing, healthcare, and agriculture-related trade, as Peoria serves as a major port on the Illinois River for shipping corn, soybeans, and livestock. Although Caterpillar Inc. relocated its global headquarters away from Peoria in the late 2010s, the company continues to be a significant employer in the region with thousands of local jobs in manufacturing earthmoving equipment and related products. Healthcare now dominates as the largest sector, led by OSF HealthCare (the top employer) and other providers like Carle Health. Notable landmarks include the Peoria Riverfront Museum, the Peoria Zoo, historic sites like the Hotel Père Marquette, and scenic Grandview Drive overlooking the river. The city also boasts cultural institutions such as Bradley University, the Peoria Symphony Orchestra, and annual events like the Heart of Illinois Fair and the oldest Santa Claus Parade in the U.S.

Demographics

| |  |  |  | |
|---------|---|--|---|----------------|
| | POPULATION | HOUSEHOLDS | MEDIAN INCOME | AVERAGE INCOME |
| 3-MILE | 37,125 | 16,204 | \$90,692 | \$135,757 |
| 5-MILE | 73,768 | 33,215 | \$78,045 | \$120,401 |
| 10-MILE | 171,262 | 74,207 | \$65,888 | \$99,208 |

Tenant Overview



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Website: www.hdsupply.com

Headquarters: Atlanta, GA

Number of Locations: 100+

Company Type: Subsidiary of The Home Depot



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group or Joseph & Camper and should not be made available to any other person or entity without the written consent of The Boulder Group or Joseph & Camper.

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 or Joseph & Camper 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 or Joseph & Camper has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group or Joseph & Camper 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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