



REPRESENTATIVE IMAGE

NET LEASE INVESTMENT OFFERING

Dollar General “Plus”

29K People in 5 Miles | Brand-New Construction | Rental Increases
Sterling, IL

DOLLAR GENERAL

THE
Boulder
GROUP



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Investment Highlights

- » **Densely populated area** with over 29,000 people living within five miles
- » Immediate proximity to the **corporate headquarters of Wahl Clipper Corporation** (1,200 +/- employees)
- » Long-term lease with **15 years remaining**
- » **Rental increases in primary term** and renewal options
- » Absolute triple net lease with **zero landlord responsibilities**
- » **Brand-new** construction store opening in Fall 2025
- » Strategically positioned along Locust Street, **the main north-south thoroughfare** in the area
- » Positioned in **immediate area to numerous national retailers** such as Kroger, McDonald's, CVS, Circle K, Casey's, Burger King, AutoZone, Arby's, Save a Lot, and many others
- » Located **2 hours west of Downtown Chicago** and **1 hour east of the Quad Cities MSA** (383K+ people)
- » Located just **north of CGH Medical Center**, an acute care hospital with 98 beds and over 1,300 employees
- » Immediate proximity to **Sterling High School** (966 students), **Challand Middle School** (718 students), **Newman Central Catholic High School** (181 students), and **Jefferson Elementary School** (422 students)
- » **Affluent area** with average annual household income of \$88,000 within one mile
- » 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 575+ stores in 2025** and continues to experience same-store sales growth



Investment Overview



PRICE
\$1,734,000



CAP RATE
6.65%



NOI
\$115,320



ADDRESS
2501 Locust Street
Sterling, IL 61081

RENT COMMENCEMENT:

October 1, 2025 (Estimated)

NOI SCHEDULE:

LEASE EXPIRATION:

October 31, 2040 (Estimated)

<u>NOI</u>	<u>Years</u>	<u>Period</u>	<u>Increase</u>	<u>Cap Rate</u>
\$115,320	1-5	Primary Term	-	6.65%
\$121,086	6-10	Primary Term	5%	6.98%
\$127,140	11-15	Primary Term	5%	7.33%
\$133,497	16-20	Option 1	5%	7.70%
\$140,172	21-25	Option 2	5%	8.08%
\$147,180	26-30	Option 3	5%	8.49%

RENTAL ESCALATIONS:

5% Every Five Years

RENEWAL OPTIONS:

Three 5-Year

TENANT:

Dollar General

CREDIT RATING:

Investment Grade (S&P: BBB)

LEASE TYPE:

Absolute Triple Net

LANDLORD RESPONSIBILITIES:

None

BUILDING SIZE:

10,556 SF

LAND SIZE:

1.38 Acres

YEAR BUILT:

2025

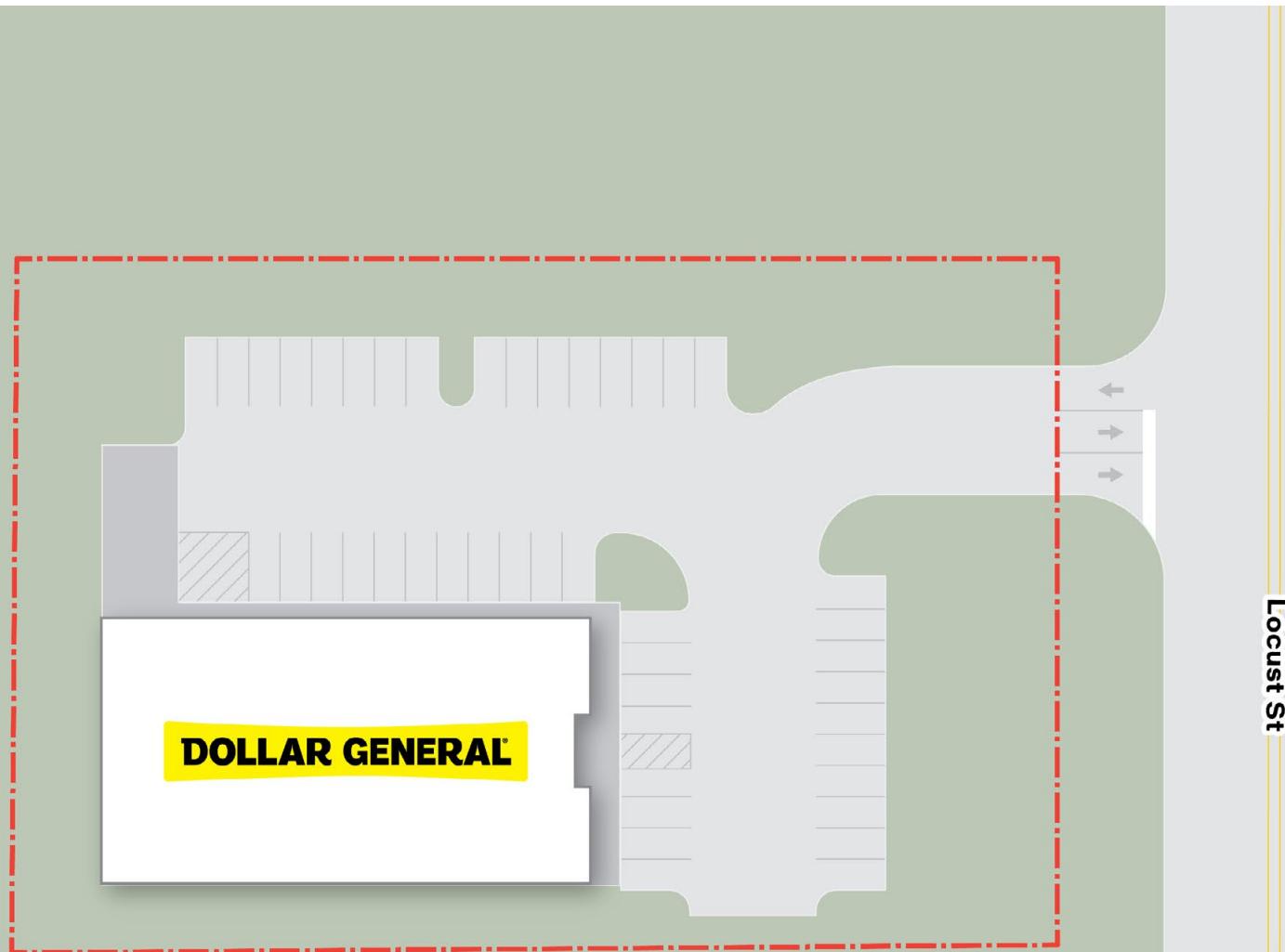
Primary Term Avg: 6.99%

DOLLAR GENERAL®

Aerial



Site Plan



Map

Demographics



TOTAL POPULATION

1-MILE	4,901
3-MILE	23,543
5-MILE	29,501



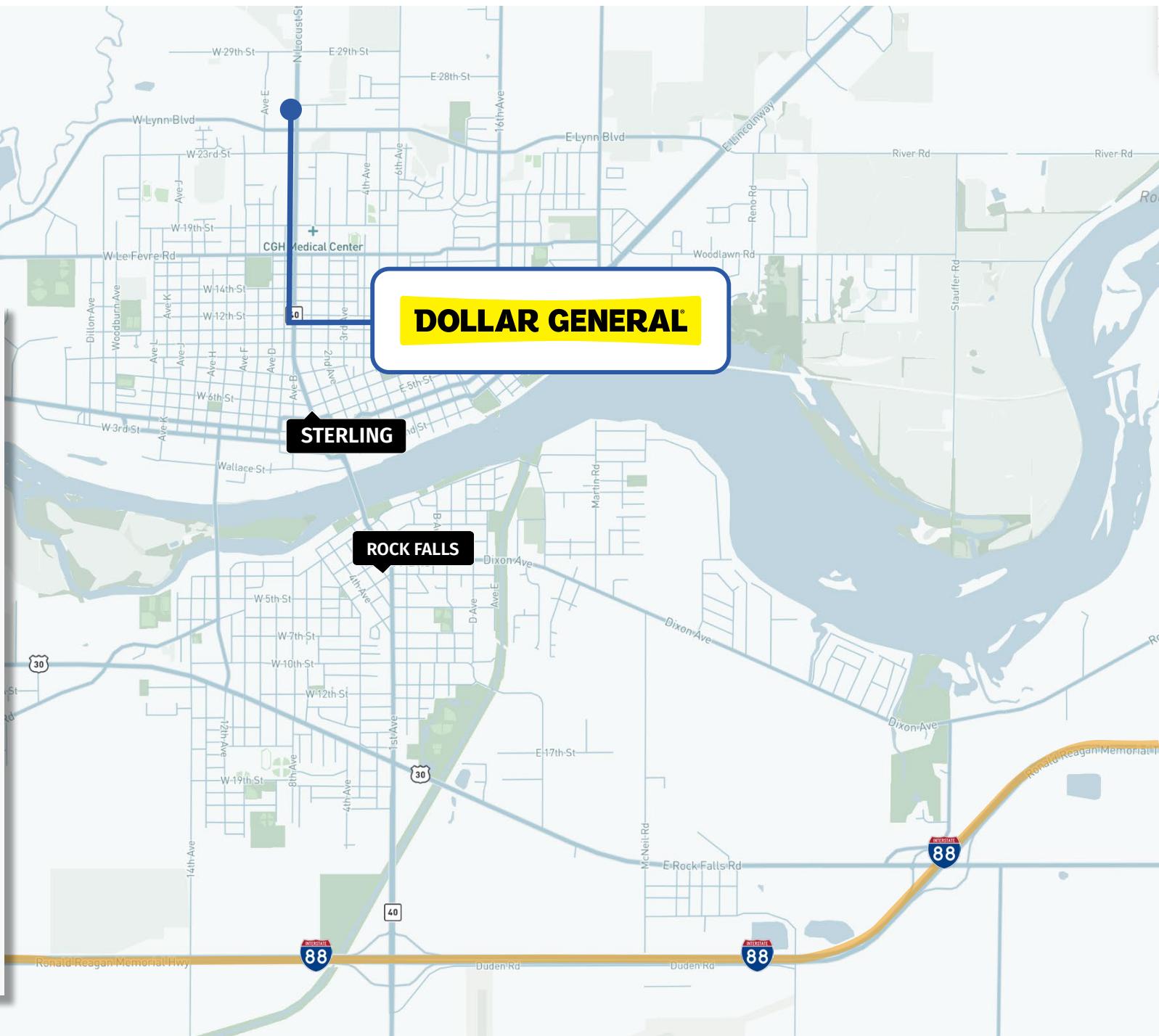
TOTAL HOUSEHOLDS

1-MILE	2,339
3-MILE	10,596
5-MILE	13,223

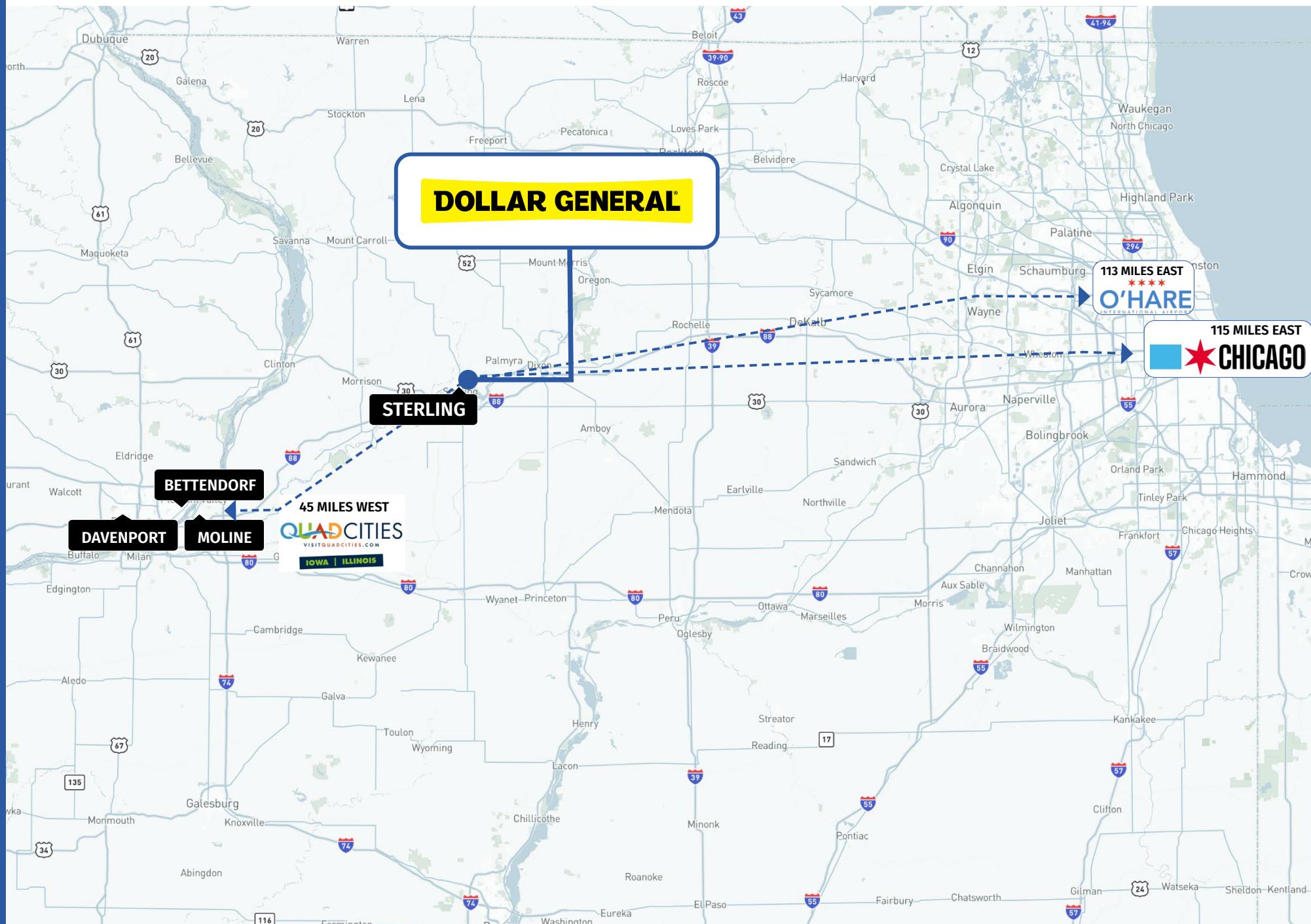


AVERAGE HOUSEHOLD INCOME

1-MILE	\$88,367
3-MILE	\$77,731
5-MILE	\$78,692



Map



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 \$25 billion.

Website: www.dollargeneral.com

Credit Rating: Investment Grade (S&P: BBB)

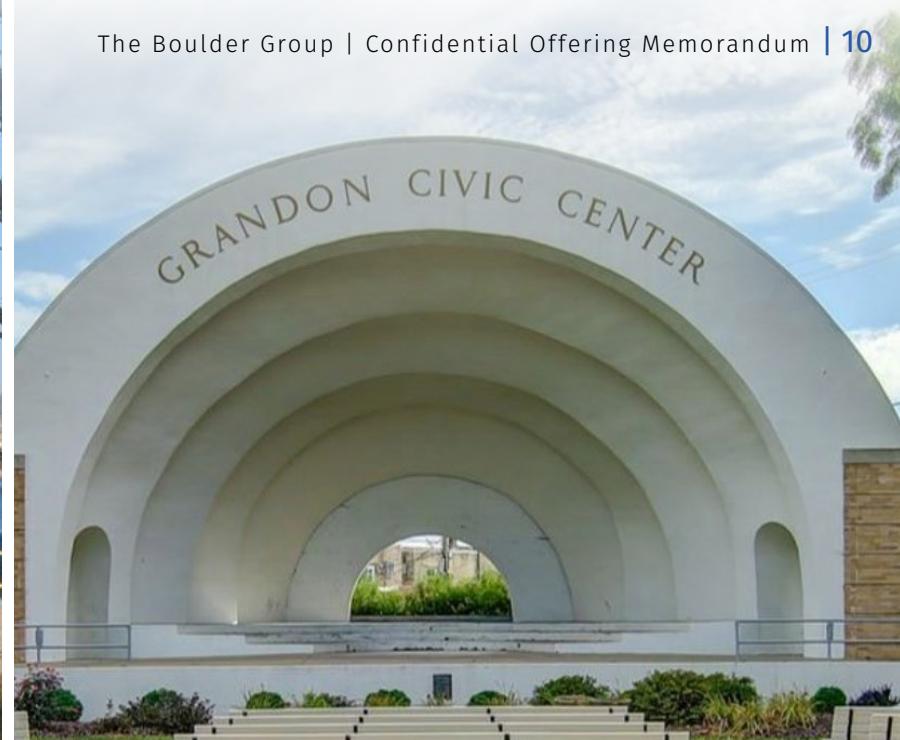
Stock Symbol: NYSE: DG

Market Capitalization: \$25 billion

Number of Locations: 20,400+

Headquarters: Goodlettsville, TN





Location Overview

STERLING, ILLINOIS

Sterling, IL is a strategically positioned regional hub with approximately 15,000 residents located along the Rock River in Whiteside County. Its location in northwestern Illinois offers the stability and appeal of a well-connected small town with direct access to major Midwest markets. The city is well-served by major transportation corridors including I-88, U.S. 30, IL-2, and IL-40, providing direct access to Chicago, the Quad Cities, and Rockford. Chicago's O'Hare International Airport is approximately two hours away and The Quad Cities International Airport is one hour away.

Once known as the "Hardware Capital of the World," the city has transitioned from its historic industrial roots into a diversified economy that blends manufacturing, healthcare, retail, and logistics.

Sterling's economy is anchored by a strong and diverse employer base. CGH Medical Center is the area's largest healthcare provider with approximately 1,500 employees, while Wahl Clipper Corporation—headquartered in Sterling—is a global leader in grooming products employing over 1,000 people locally. The Walmart Distribution Center serves as a regional logistics hub with around 860 employees. Additional major employers include Timken Drives, Halo Branded Solutions, Micron Industries, Mallard Manufacturing, Frantz Manufacturing, and Sterling Steel Company, spanning sectors from precision manufacturing to branded merchandise and steel production. The city's pro-business climate is supported by enterprise zone incentives, workforce development programs, and partnerships with Sauk Valley Community College, ensuring a skilled labor pool for existing companies and new investment.



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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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