



Dollar General

ESTABLISHED DOLLAR GENERAL | LONG-TERM COMMITMENT | BELOW-MARKET RENT

SOUTH BELOIT, IL



CP PARTNERS
CPPCRE ILLINOIS, LLC



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Dollar General

555 PROGRESSIVE LN, SOUTH BELOIT, IL 61080 

\$750,000

PRICE

8.00%

CAP RATE

NOI **\$60,000**

LEASE TYPE **Corporate NN**

OPTIONS **1, 5-Year**

LEASE EXPIRATION **12/31/2029**

BUILDING SIZE **8,125 SF**

LAND AREA **0.88 AC**



Established Dollar General with Proven Commitment

This **corporate-leased** Dollar General has operated successfully at this South Beloit location for more than two decades, with **multiple lease renewals** demonstrating the tenant's long-term commitment to the site. Positioned at 555 Progressive Lane just off Blackhawk Boulevard (IL-75), the property offers **excellent visibility** and a strategic location that **draws customers from both Illinois and Wisconsin**. Surrounded by a **mix of national and regional retailers**, the store benefits from steady local demand and a strong, loyal customer base.

Corporate-Backed Income Stream

- Single-tenant Dollar General with a **corporate-backed NN lease**
- Lease runs through 2029 with **one remaining 5-year renewal option**; the tenant has renewed three times since opening, reflecting long-term commitment to this location
- Base rent positioned **well below prevailing market rates** for comparable retail in the submarket, providing occupancy stability and potential future upside
- Dollar General Corporation (NYSE: DG) – **Fortune 500**, investment-grade BBB rating (S&P), 21,000+ locations nationwide

Prime South Beloit Location

- Located at **555 Progressive Lane** just off Blackhawk Boulevard (IL-75), a primary commercial corridor in South Beloit
- **CoStar traffic count** of approximately **15,246 vehicles per day**
- Surrounded by national and regional retailers including **ACE Hardware, NAPA Auto Parts, Subway, O'Reilly Auto Parts, Dollar Tree, and Mobil**
- Serves both South Beloit residents and nearby Wisconsin communities, drawing from Beloit and the greater Rockford metro area

Market Demographics Aligned with Dollar General's Target Customer Base

- South Beloit is part of the Rockford, IL MSA, home to over **335,000 residents**
- The 5-mile trade area contains **44,000+ residents** with an average household income of **\$69,000**, aligning with Dollar General's preferred middle-income, value-conscious consumer profile
- The surrounding area blends dense residential neighborhoods with rural communities, creating a stable and loyal customer base
- Proximity to manufacturing, logistics, and service-sector employers supports steady retail demand



PRICE		\$750,000
Capitalization Rate:		8.00%
Building Size (SF):		8,125
Price Per SF:		\$92.31
Lot Size (AC):		0.88
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$7.38	\$60,000
Effective Gross Income	\$7.38	\$60,000
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME		\$60,000



Tenant Info		Lease Terms		Rent Summary				
Tenant Name	Term Years	Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/ft	Year Rent/ft		
Dollar General	7/1/2003	5/31/2014	\$4,250	\$51,000	\$0.52	\$6.28		
	6/1/2014	5/31/2019	\$4,500	\$54,000	\$0.55	\$6.65		
	6/1/2019	5/31/2024	\$5,000	\$60,000	\$0.62	\$7.38		
	6/1/2024	5/31/2029	\$60,000	\$60,000	\$0.62	\$7.38		
	Option	6/1/2029	5/31/2034	\$5,500	\$66,000	\$0.68	\$8.12	
TOTALS:	8,125	\$60,000	\$5,000	\$60,000	\$0.62	\$7.38		

*The Base Rent at the start of each Option shall be the greater of (a) 2% increase over the then-current Base Rent or (b) fair market value, and shall increase 2% annually throughout the remainder of the Option**

Premises & Term

TENANT	DG Retail, LLC, a Tennessee limited liability company
GUARANTOR	Dollar General Corporation
LEASE TYPE	Net
LEASE EXPIRATION	May 31, 2029
OPTIONS	One (1) Five-Year Option

Expenses

TAXES

Tenant reimburses Landlord for real estate taxes within 30 days of receipt.

INSURANCE

Landlord maintains required coverages; Tenant reimburses via direct payment to designated provider (per 3rd Amendment).

UTILITIES

Tenant pays all utilities.

MAINTENANCE

Landlord – exterior and structural; Tenant – interior and plate glass/doors.

Additional Lease Provisions

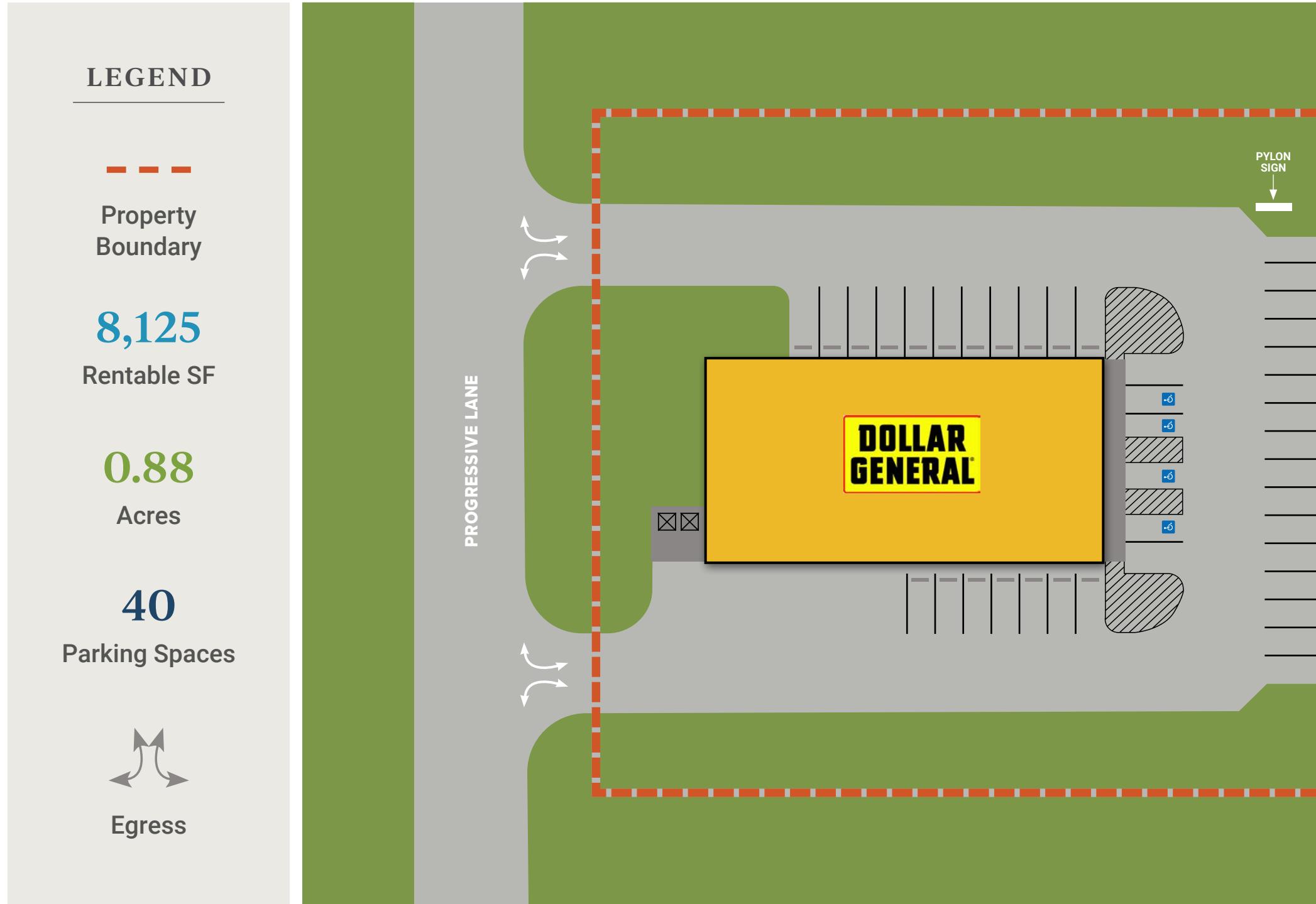
ESTOPPELS

20 days from receipt of request.



Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



N

The country's largest small-box discount retailer



#108

FORTUNE 500
INDEX (2023)

\$40.6 Billion

TOTAL SALES
IN FY2024

20,594

LOCATIONS IN 48
STATES & MEXICO

DOLLAR GENERAL®

About Dollar General

- Dollar General (NYSE: DG) is a chain of more than 20,500 discount stores in 48 states, primarily in the South, East, Midwest, and Southwest
- The company's net sales hit \$40.6 billion in fiscal year 2024
- Stores stock high-quality private brands as well as America's most trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo
- As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

Investment Grade Credit

- The company's credit rating is BBB, which has been raised five times since 2009 - Dollar General has a better credit rating than both of its larger competitors

[Tenant Website](#) 



Located on the Illinois- Wisconsin Border

5,417

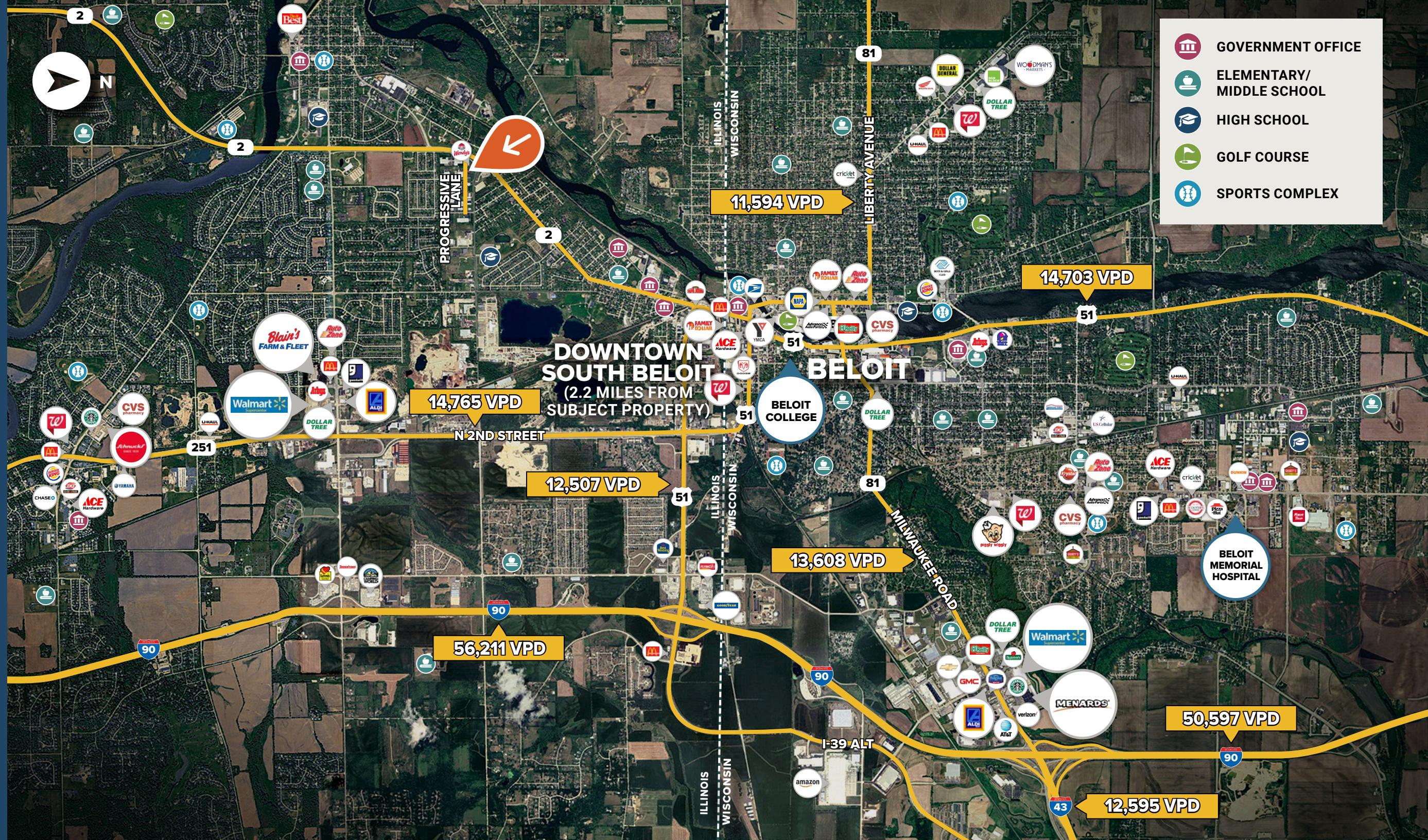
VEHICLES PER DAY ALONG PRAIRIE HILL RD

7,821

VEHICLES PER DAY ALONG IL 2

2.9 miles

TO DOWNTOWN BELOIT



Ring Radius Population Data

	5-MILES	7-MILES	10-MILES
2023	66,621	91,915	125,788

Ring Radius Income Data

	5-MILES	7-MILES	10-MILES
Average	\$89,190	\$95,144	\$94,397
Median	\$72,231	\$77,700	\$76,606

The **typical visitor** persona for individuals who visited the subject property in the last 12 months are individuals with **annual incomes of \$50k-\$100k**

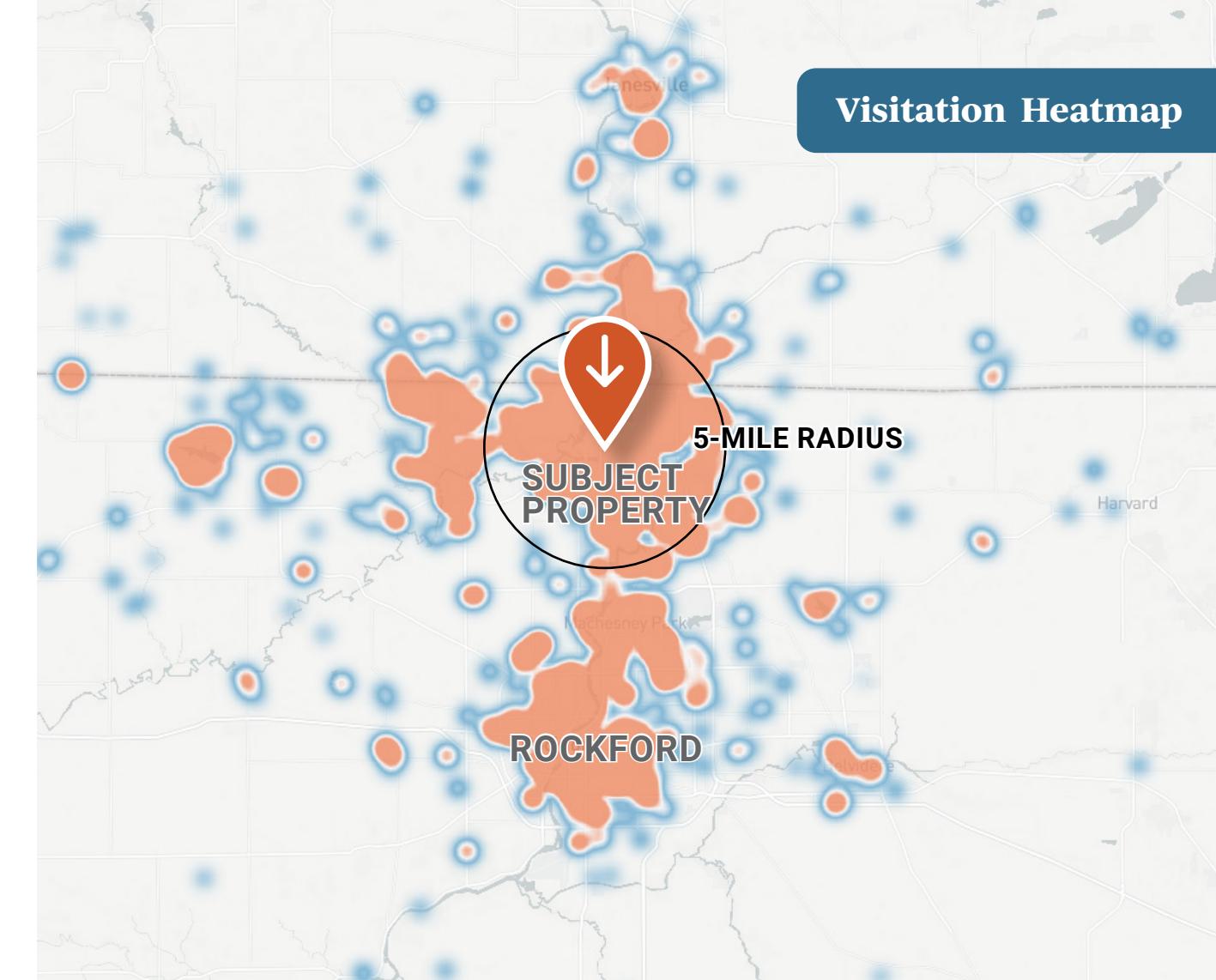
118K Visits

OVER PAST 12 MONTHS AT
THE SUBJECT PROPERTY

13 Minutes

AVERAGE DWELL TIME
AT THE SUBJECT PROPERTY

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

South Beloit, IL

ILLINOIS ROOTS, REGIONAL REACH



About South Beloit

- Located on the Illinois-Wisconsin border
- Part of the Rockford MSA, offering access to a broader labor pool and consumer base
- The Rock River flows through the city, providing scenic waterfront views and recreational opportunities
- Transitioning from a historic manufacturing hub to a mix of industrial, commercial, and logistics uses
- Proximity to large employers such as Amazon (Rockford), Kerry Ingredients, and Regal Beloit

Transportation

- Immediate access to Interstate 90 and I-39, connecting to Chicago, Madison, and Rockford
- Located about 25 miles from the Chicago Rockford International Airport
- Close proximity to freight rail services and regional logistics hubs

Nearby Rockford

- Rockford is about 15 miles from South Beloit, and is the 4th largest city in Illinois
- Historically a manufacturing powerhouse, now evolving into a diversified economy with strength in aerospace, healthcare, logistics, and automotive supply chains
- Top employers include Collins Aerospace (Raytheon Technologies), Woodward Inc., OSF Healthcare, and Amazon (distribution centers)
- Local higher education institutions include Rock Valley College, Northern Illinois University, and University of Illinois College of Medicine - Rockford

334,124

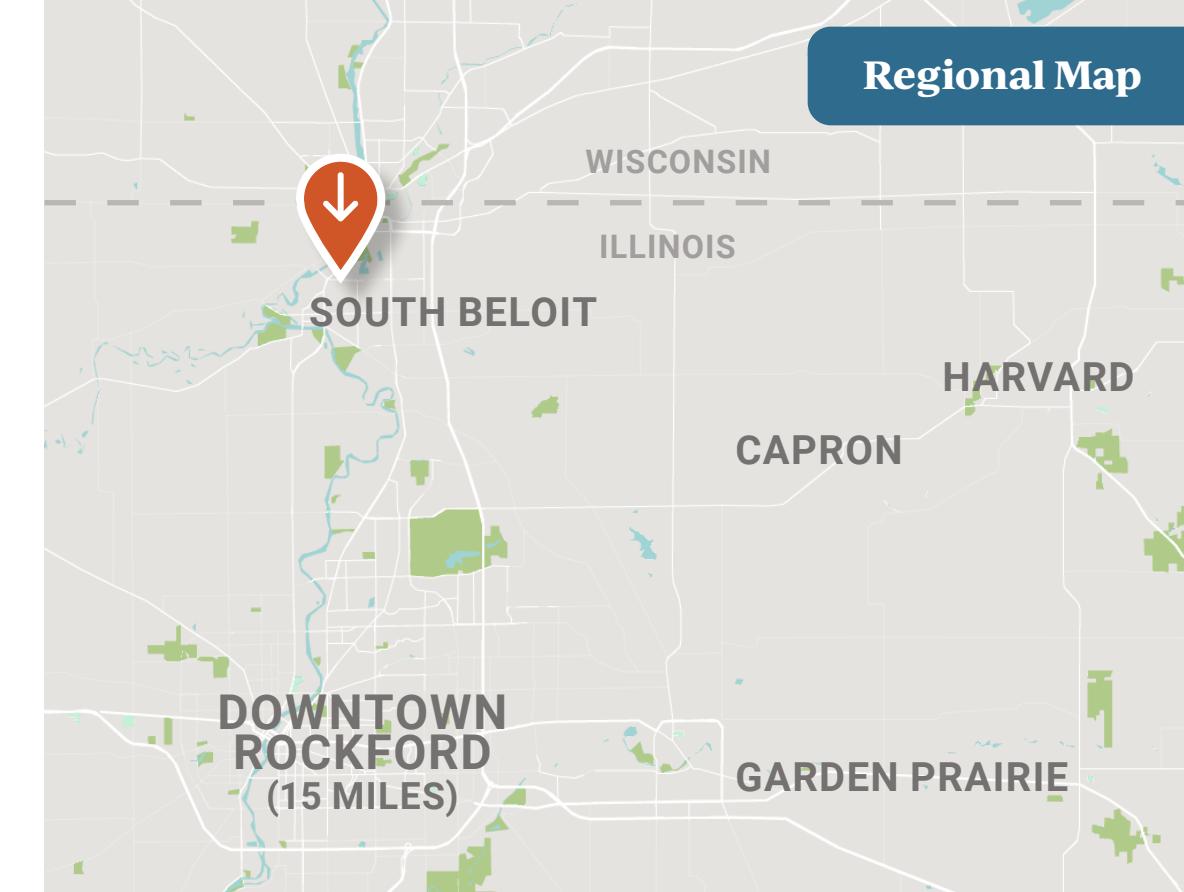
ROCKFORD MSA
ESTIMATED POPULATION

\$19.7 Million

ROCKFORD MSA GDP



Regional Map





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