DOLLAR GENERAL®

880 SPRUCE ST | BALDWIN, WI

OFFERED FOR SALE
$1,226,338
8.0% CAP

Atlantic CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

PROPERTY PHOTOS

DOLLAR GENERAL®

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Dollar General | Baldwin, WI, a 9,391-square-foot net lease asset located at 880 Spruce Street in Baldwin, Wisconsin. Constructed in 2012, the property is leased to Dollar General under an Absolute NNN lease structure with zero landlord responsibilities, providing investors with passive, management-free income backed by the corporate guaranty of Dollar General Corporation (NYSE: DG).

Dollar General has operated continuously at this location for more than 13 years and recently exercised its first five-year lease extension, extending the lease term through December 2031. The lease features attractive contractual rent increases throughout the option periods, creating durable income growth while preserving long-term purchasing power. Dollar General remains one of the nation's largest discount retailers, operating more than 20,000 stores nationwide and maintaining an investment-grade BBB credit rating from S&P.

The property is strategically positioned along Gaylord Nelson Highway (U.S. Route 63) within St. Croix County, one of Wisconsin's fastest-growing counties and an increasingly desirable residential destination within the Minneapolis-St. Paul metropolitan commuter corridor. The surrounding trade area benefits from an average household income of approximately $108,000 within a five-mile radius, limited competing retail alternatives, and strong consumer reliance on value-oriented daily-needs retail. Further validating the location, the store ranks among the top 8% of all Dollar General locations in Wisconsin for foot traffic, according to Placer.ai.

RENT SCHEDULE	TERM	ANNUAL RENT	PSF RENT
Current Term	1/1/2012 - 12/31/2026	$89,188	$9.50
Extention Option Exercised	1/1/2027 - 12/31/2031	$98,107	$10.45
Second Option Period	1/1/2032 - 12/31/2036	$107,918	$11.49
Third Option Period	1/1/2037 - 12/31/2041	$118,709	$12.64
Fourth Option Period	1/1/2042 - 12/31/2046	$130,580	$13.90
Fifth Option Period	1/1/2047 - 12/31/2051	$143,638	$15.30

NOI	$98,107
CAP	8.0%
PRICE	$1,226,338

ASSET SNAPSHOT

Tenant Name	Dollar General
Address	880 Spruce St, Baldwin, WI 54002
Building Size (GLA)	9,391 Square Feet
Land Size	1.23 Acres
Year Built/Renovated	2012
Signator/Guarantor	Corporate
Lease Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	1/1/2012
Expiration Date	12/31/2031
Remaining Term	5.6 Years
Annual Rent 1/1/2027	$98,107

10,288 PEOPLE
IN 5 MILE RADIUS

$107,980 AHHI
IN 5 MILE RADIUS

11,300 VPD
ON U.S. ROUTE 63

INVESTMENT HIGHLIGHTS

RECENT LEASE EXTENSION EXERCISED | COMMITMENT THROUGH 2031

Dollar General recently exercised its first five-year lease extension, extending the lease through December 2031 and demonstrating continued commitment to the location after more than 13 years of successful operation.

TOP 8% OF WISCONSIN DOLLAR GENERAL LOCATIONS | PLACER.AI

According to Placer.ai, the store ranks within the top 8% of all Dollar General locations in Wisconsin by foot traffic, providing meaningful third-party validation of store productivity and site performance.

ABSOLUTE NNN LEASE WITH ZERO LANDLORD RESPONSIBILITIES

The property is leased on an Absolute NNN basis with no landlord obligations, creating a passive ownership structure and predictable cash flow stream.

INVESTMENT-GRADE TENANT

Dollar General Corporation operates more than 20,000 locations nationwide and maintains an investment-grade BBB credit rating from S&P, providing investors with credit-backed income from one of the country's most recognized discount retailers.

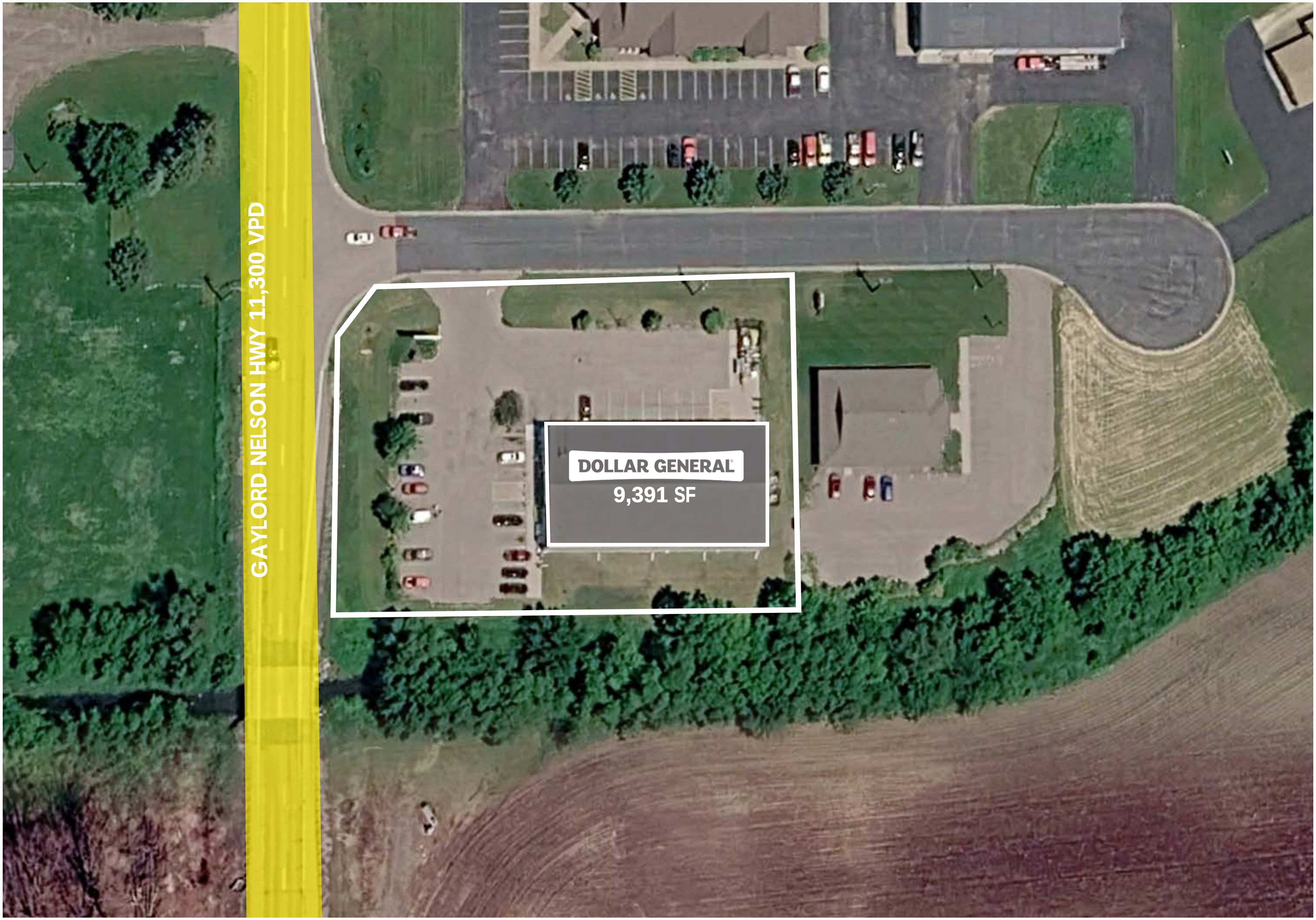
AFFLUENT TWIN CITIES COMMUTER TRADE AREA

The property serves a trade area with average household income of approximately $108,000 within five miles and benefits from its position within the broader Minneapolis-St. Paul commuter corridor, one of the largest and most economically diverse regions in the Midwest.

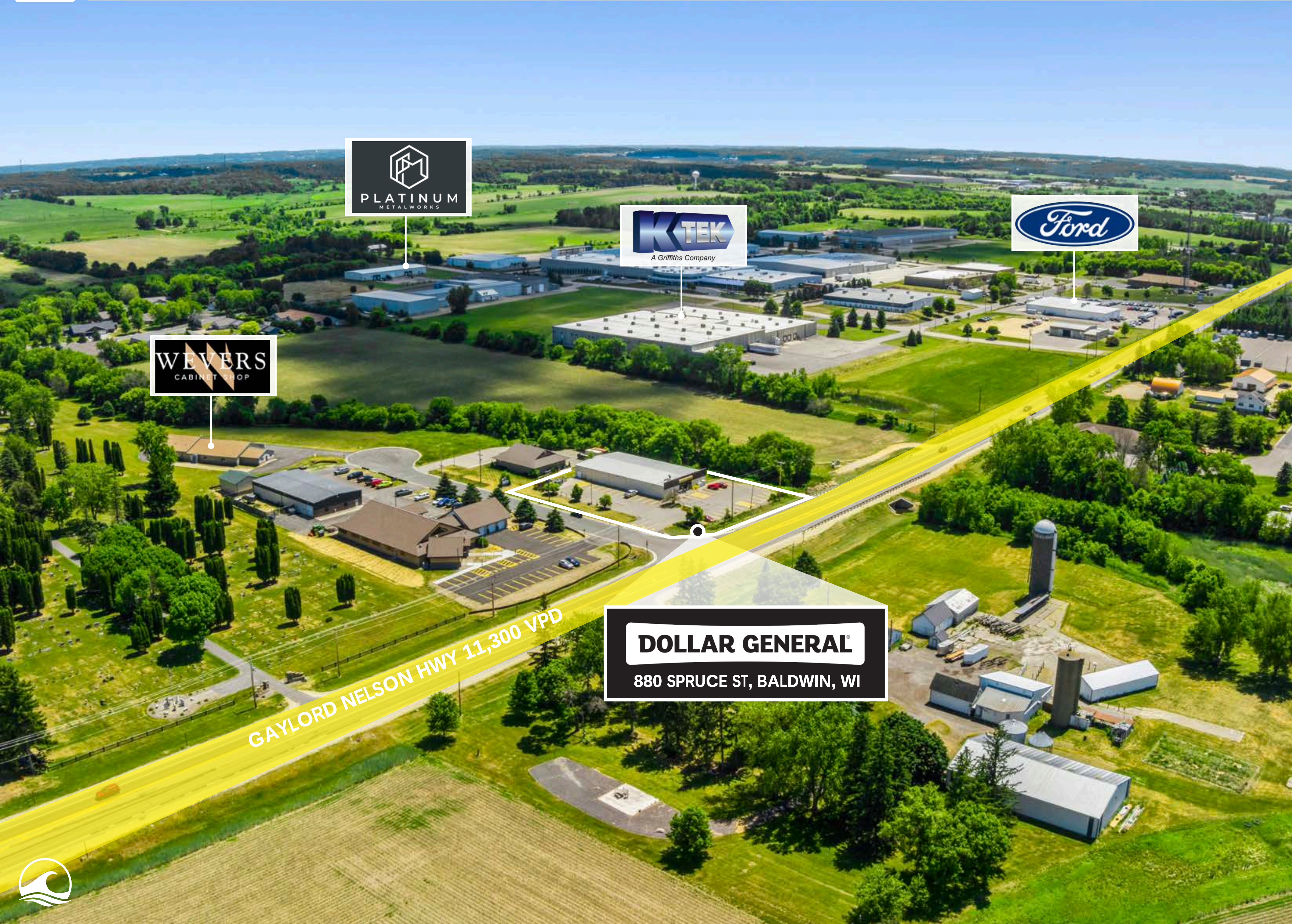
NECESSITY-BASED RETAILER | PERFORMANCE ACROSS ECONOMIC CYCLES

Approximately 80% of Dollar General's sales are generated from consumable and non-discretionary merchandise categories, supporting consistent customer demand regardless of broader economic conditions.

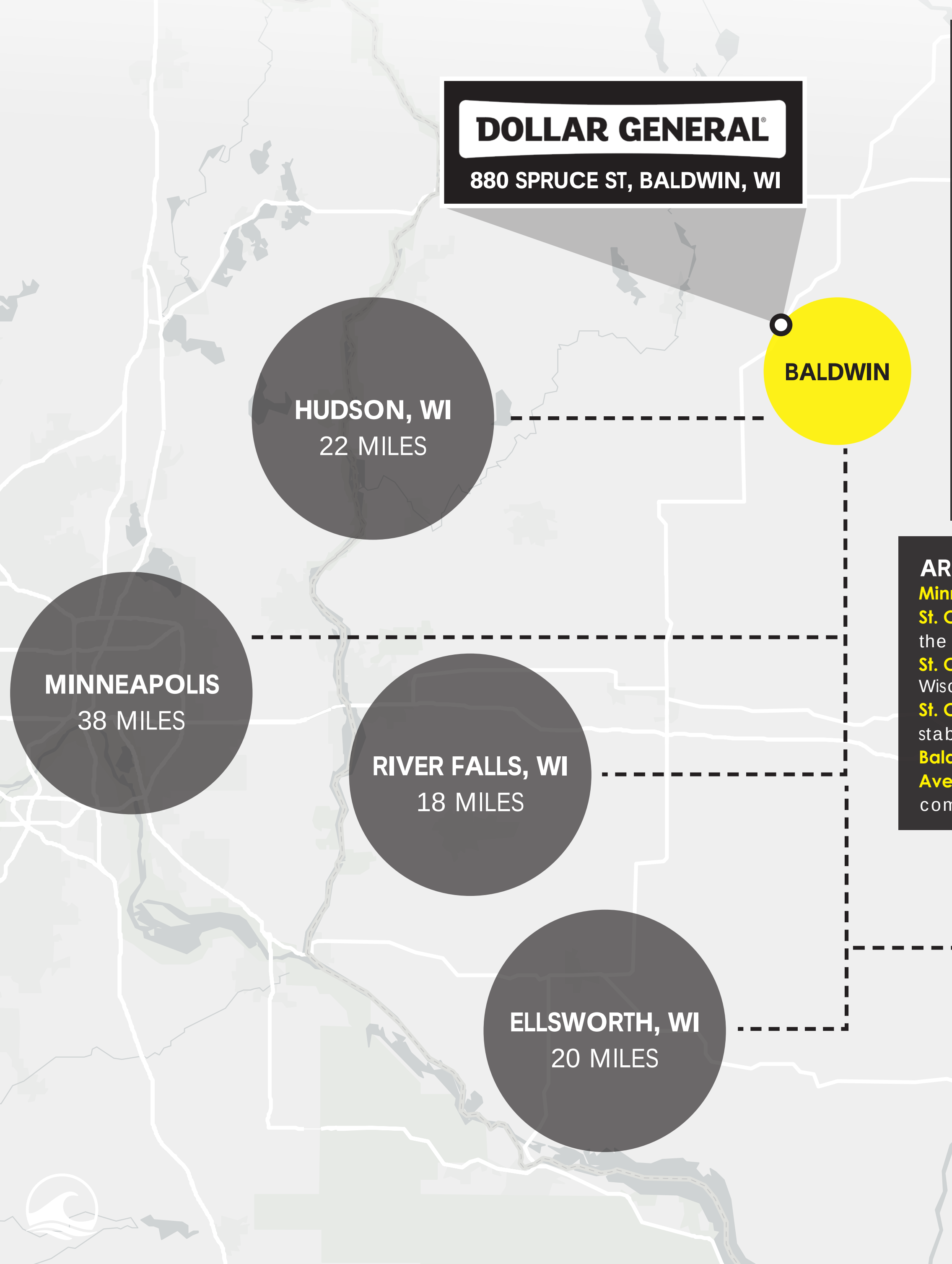
SITE PLAN



SOUTHEAST AERIAL



LOCATION OVERVIEW



The property is situated in Baldwin, Wisconsin, within St. Croix County - one of the fastest growing counties in Wisconsin and a primary residential destination within the broader Minneapolis-St. Paul metropolitan area. Located approximately 38 miles east of downtown Minneapolis via I-94, Baldwin sits at the outer edge of the Twin Cities commuter shed, drawing households seeking affordable homeownership and a small-town lifestyle within reach of one of the Midwest's largest employment centers.

The Minneapolis-St. Paul economy is one of the most diversified and resilient in the Midwest, anchored by 19 Fortune 500 company headquarters including Target, UnitedHealth Group, Best Buy, and General Mills. The region consistently posts unemployment rates below the national average and has demonstrated steady employment growth across healthcare, financial services, technology, and manufacturing sectors.
St. Croix County's growth has been driven by steady outmigration from the Twin Cities core, as households prioritize space, affordability, and quality of life while maintaining access to Minneapolis-St. Paul's deep employment base via I-94. This dynamic has produced a consistently expanding, income-stable residential community that directly supports Dollar General's everyday-needs format - a trade area where vehicle dependency is high, retail alternatives are limited, and consumer reliance on accessible value-oriented retail is a daily reality.

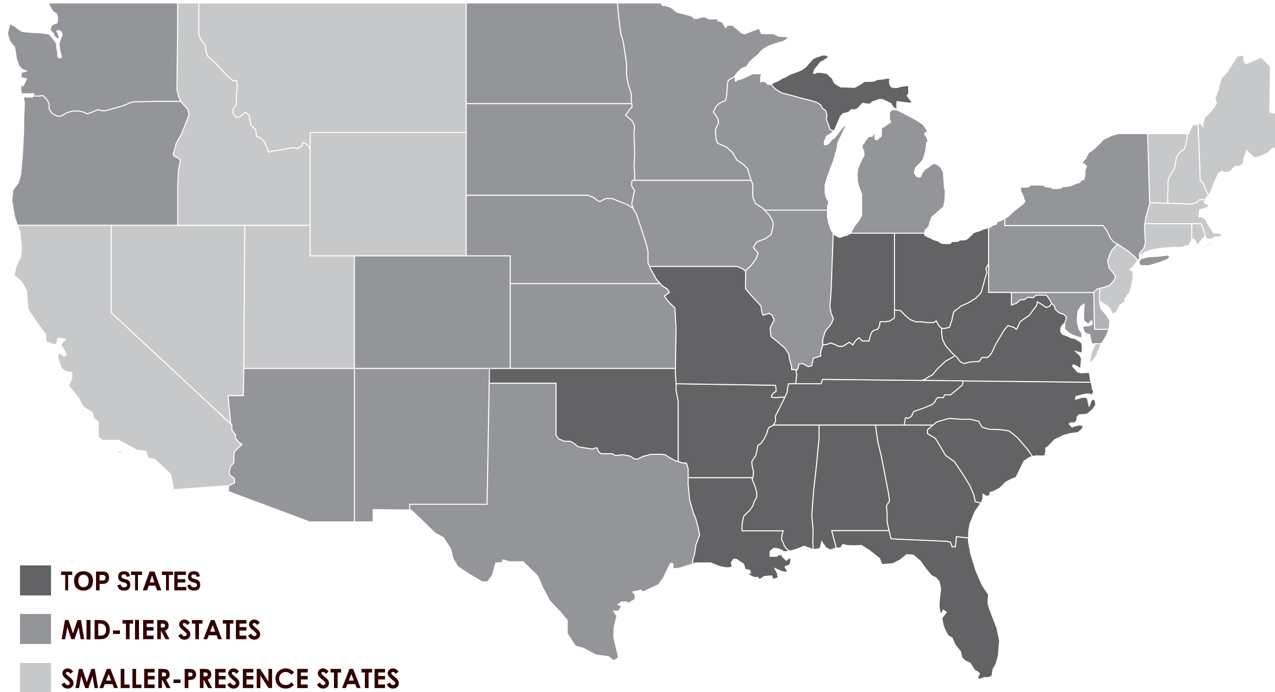
AREA FAST FACTS

Minneapolis-St. Paul MSA population: 3.7 million - the 16th largest metro in the United States
St. Croix County population: 102,000 - grown more than 20% over the past decade, one of the fastest rates of any Wisconsin county
St. Croix County median household income: $91,200 - among the highest of any county in Wisconsin
St. Croix County homeownership rate: 78.4% - well above the national average, reflecting a stable, rooted consumer base
Baldwin village population: approximately 4,200 residents serving a broad rural trade area
Average car ownership: 2+ vehicles per household, reflecting the area's rural and commuter character

DOLLAR GENERAL

DOLLAR GENERAL QUICK FACTS	
Founded:	1939
Ownership:	Public (NYSE: DG)
# of Locations:	20,000+
Headquarters:	Goodlettsville, TN
Guaranty:	Corporate

Dollar General Corporation (NYSE: DG) is one of America's largest and fastest-growing discount retailers, operating over 20,000 stores across 48 states. Headquartered in Goodlettsville, Tennessee, the company has built its business around serving small and rural communities with convenient access to everyday essentials at low prices. Dollar General carries an investment grade credit rating of BBB from S&P, reflecting the company's strong balance sheet, consistent profitability, and disciplined growth strategy. With annual revenues exceeding $42.7 billion, Dollar General has demonstrated remarkable resilience across economic cycles, as its value-oriented model tends to attract more customers — not fewer — during periods of economic uncertainty. The company's continued store expansion and long-term net lease commitments underscore its confidence in the markets it serves, making Dollar General one of the most sought-after tenants in the single-tenant NNN investment space.



$42.7B
2025 REVENUE

20,000+
TOTAL LOCATIONS

48
STATES SERVED

194,000+
TOTAL EMPLOYEES

S&P: BBB
CREDIT RATING

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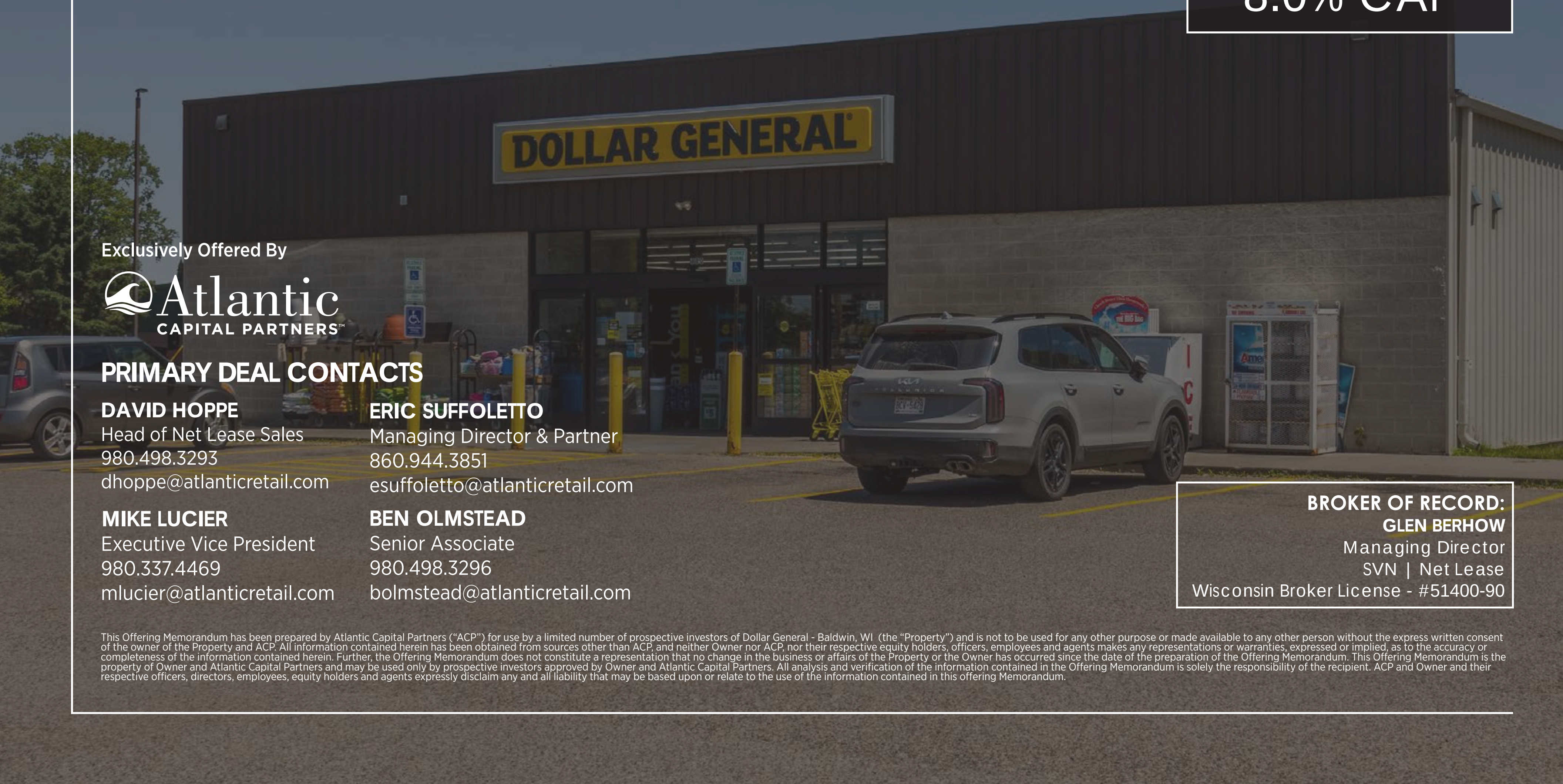

Exclusively Offered By

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