



Not subject property

## **Dollar General**

**453 N Broadway St | Green Springs, OH 44836**

*exclusive listing*

**DOLLAR GENERAL**

**Price: \$1,303,278 | NOI: \$79,500 | CAP: 6.10%**

- Over 11+ years left on absolute NNN corporate backed lease
- Four 5-year options with 10% rent bumps at each option
- June 2014 new construction with concrete block facade
- Closest Dollar General is over 7 miles away
- Closest Family Dollar is 5.5 miles away
- Build to Suit construction for Dollar General
- 28 miles from Cedar Point and Sandusky Bay on Lake Erie
- S&P Rated BBB- Investment Grade Tenant



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