



DOLLAR GENERAL

13995 ROCK CREEK RD | CHARDON, OH 44024

ACTUAL SITE - STORE IS OPEN

EXCLUSIVELY LISTED BY:

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TENANT OVERVIEW

DOLLAR GENERAL | CHARDON, OH





Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of Nov 3, 2017, Dollar General operated 14,321 stores in 44 states, primarily in the Southern, Southwestern, Midwestern and Eastern U.S.

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 CORPORATE OVERVIEW

TENANT TRADE NAME:	Dollar General
TENANT OWNERSHIP STATUS:	Public
BOARD/STOCK SYMBOL:	NYSE: DG
TENANT:	Corporate Store
LOCATIONS:	-/+ 14,321
CREDIT RATING:	BBB
AGENCY:	Standard & Poor’s
REVENUE:	\$18.9 Billion (2015)
CORPORATE HEADQUARTERS:	Goodlettsville, TN

FINANCIAL OVERVIEW

DOLLAR GENERAL | CHARDON, OH

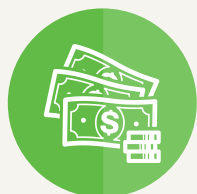




LIST PRICE
\$1,436,310



CAP RATE
6.75%



TOTAL NOI
\$96,951

PROPERTY HIGHLIGHTS

NO LANDLORD RESPONSIBILITIES

This is a NNN lease with no landlord responsibilities or expenses

BRAND NEW CONSTRUCTION

Brand new construction property with Dollar General's newest prototype

CORPORATELY GUARANTEED LEASE

The lease is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's

NO DOLLAR STORE COMPETITION

Closest Dollar Store is over 5 miles away | This will be a go-to store for residents nearby and commuters passing through and serve multiple needs in this market (discount, convenience, food etc.)

LARGE PARCEL SIZE

The property sits on a large 3+ acre parcel

SURROUNDED BY LOCAL USES AND HOMES

Surrounded by local businesses including Sunoco, Hambden County Inn, Hambden Health & Fitness Center, Just 4 Kidz Childcare, the Hambden Township Building, and numerous residential homes

EXCELLENT ACCESS AND VISIBILITY

Dollar General is situated on Rock Creek Road with excellent access and visibility for over 2,700 vehicles traveling by daily

MAIN THROUGHWAY LOCATION

Rock Creek Road (Route 166) connects to Grand Army of the Republic Highway (Route 6) connecting to downtown Chardon with traffic counts over 8,100 vehicles per day

FINANCIAL OVERVIEW

FINANCIAL OVERVIEW



PRICE: **\$1,436,310**

CAP RATE: **6.75%**

BUILDING SQUARE FOOTAGE: 9,100

LOT SIZE: 3.15 Acres

YEAR BUILT: 2018

TYPE OF OWNERSHIP: Fee Simple

TENANT: Dollar General

LEASE GUARANTOR: Corporate Guarantee

LEASE TYPE: NNN

INITIAL LEASE TERM: 15 Years

ROOF AND STRUCTURE: Tenant Responsible

LEASE COMMENCEMENT: 11/15/2018

LEASE EXPIRATION: 11/15/2033

TERM REMAINING ON LEASE: 15 Years

INCREASES: 10% in the Options

OPTIONS: 3x5 Years
180 days notice

ROFR: N/A

PROPERTY ADDRESS:

13995 ROCK CREEK ROAD | CHARDON, OH 44024

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL	MONTHLY
YEARS 1-15	\$96,951.96	\$8,079.33
OPTION 1	\$106,647.24	\$8,887.27
OPTION 2	\$117,311.88	\$9,775.99
OPTION 3	\$129,043.08	\$10,753.59
NET OPERATING INCOME		\$96,951.96

INVESTMENT OVERVIEW

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE THIS DOLLAR GENERAL PROPERTY located on over 3 acres in Chardon, Ohio. This is a new 15 year NNN lease with no landlord responsibilities or expenses. There are 10% rental increases in each three, five year option period. The lease is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's.

Dollar General is ideally situated with excellent access and visibility on Rock Creek Road, with traffic counts over 2,700 vehicles per day. The property is also just 0.2 miles from Grand Army of the Republic (GAR) Highway, a main thoroughway in Chardon connecting to downtown, with traffic counts over 8,100 vehicles per day. There are 5,501 people within 3 miles of the site, 18,725 people within 5 miles and 33,664 people within 7 miles. There is minimal competition surrounding Dollar General, and the closest dollar store is over 5 miles away, making this go-to store for residents, local businesses, and commuters passing through and serve multiple needs in this market (discount, convenience, food etc.). Nearby uses include Sunoco, Hambden County Inn, Hambden Health & Fitness Center, Just 4 Kidz Childcare, the Hambden Township Building, and numerous residential homes. Chardon is a city in Hambden Township, Geauga County, Ohio, located about 10 miles south of Lake Erie and 30 miles east of Cleveland.



PROPERTY SUMMARY

DOLLAR GENERAL | CHARDON, OH



PROPERTY PHOTOS



PROPERTY
PHOTOS



ROCK CREEK ROAD - 2,780 V.P.D.



DOLLAR
GENERAL



ROCK CREEK RD - 2,780 V.P.D.

GRAND ARMY OF THE REPUBLIC (GAR) HWY - 2,700 V.P.D.

GAR HWY - 7,630 V.P.D.

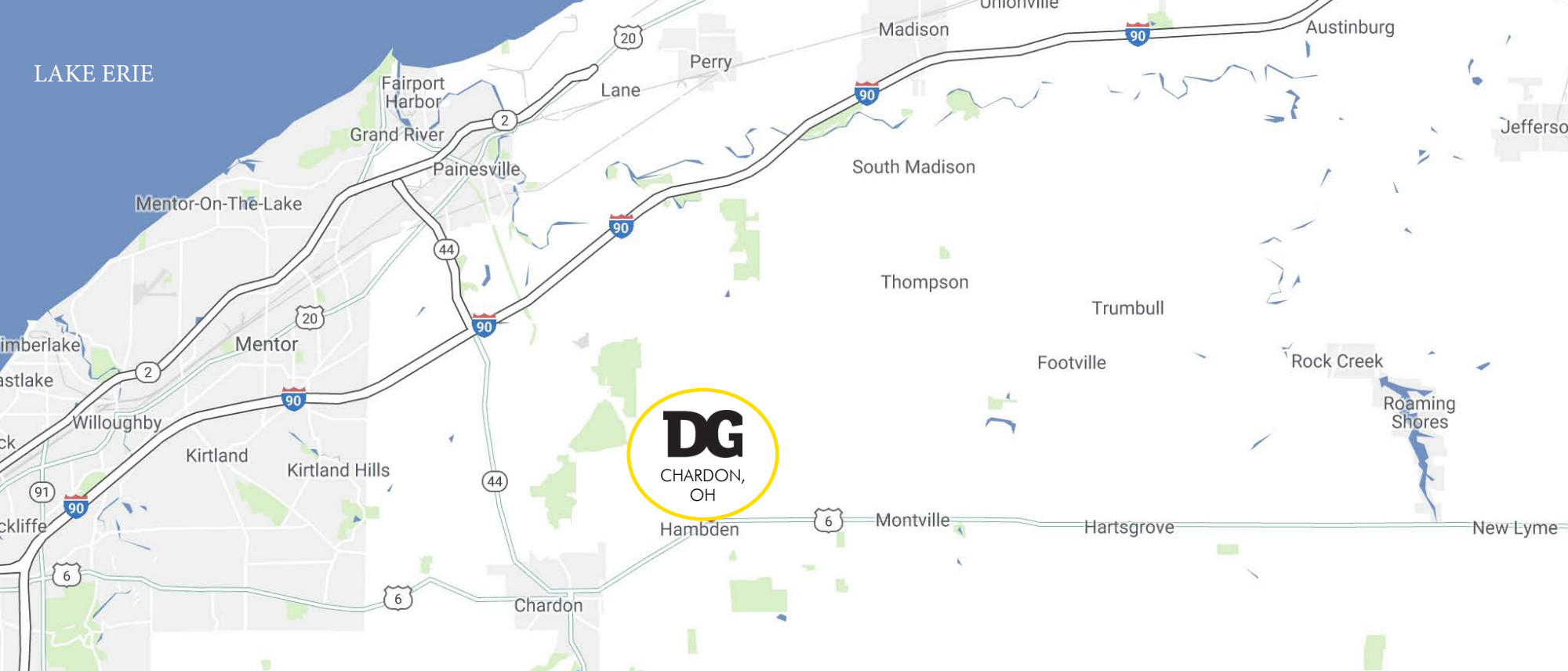


LOCAL
MAP



REGIONAL
MAP





LOCATION OVERVIEW

This Dollar General is situated on Rock Creek Road in Chardon, PA. The property has excellent visibility here and is easily accessible for the 2,700+ vehicles traveling by daily. Rock Creek Road also connects to GAR Highway, a major thoroughway in Chardon connecting to downtown with traffic counts over 8,100 vehicles per day. Dollar General is surrounded by numerous homes and local businesses, making this a go to store for residents and nearby employees. The property features Dollar General's newest prototype and is situated on a large 3+ acre parcel. There is minimal competition surrounding Dollar General, therefore this store will serve multiple needs in this market: discount, convenience, food etc. Surrounding uses include Sunoco, Hambden County Inn, Hambden Health & Fitness Center, Just 4 Kidz Childcare, the Hambden Township Building, and numerous residential homes. The closest dollar store is over 5 miles away. Chardon is a city in Hambden Township, Geauga County, Ohio, located about 10 miles south of Lake Erie and 30 miles east of Cleveland.



SUBJECT AREA DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	7 MILES
2010 POPULATION	5,397	18,241	32,573
2018 POPULATION	5,501	18,725	33,664
PROJECTED POPULATION (2023)	5,594	19,071	34,357
HISTORICAL ANNUAL GROWTH			
2010-2018	0.23%	0.32%	0.40%
PROJECTED ANNUAL GROWTH			
2018-2023	0.34%	0.37%	0.41%
HOUSEHOLDS	3 MILES	5 MILES	7 MILES
2010 HOUSEHOLDS	1,970	7,004	12,516
2018 HOUSEHOLDS	2,021	7,235	13,030
PROJECTED HOUSEHOLDS (2023)	2,058	7,384	13,332
HISTORICAL ANNUAL GROWTH			
2010-2018	0.31%	0.39%	0.49%
PROJECTED ANNUAL GROWTH			
2018-2023	0.36%	0.41%	0.46%
HOUSEHOLD INCOME	3 MILES	5 MILES	7 MILES
2018 AVERAGE	\$89,823	\$87,551	\$98,646
2018 MEDIAN	\$72,438	\$69,756	\$76,310

POPULATION BY RACE

	3 MILES	5 MILES	7 MILES
WHITE POPULATION	97.8%	96.9%	96.7%
AFRICAN AMERICAN POPULATION	0.5%	0.7%	0.8%
ASIAN POPULATION	0.5%	0.6%	0.8%
PACIFIC ISLANDER POPULATION	0.1%	0.2%	0.1%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.2%	0.3%	0.3%
TWO OR MORE RACES POPULATION	0.9%	1.3%	1.2%

HISPANIC OR LATINO POPULATION BY ORIGIN

	3 MILES	5 MILES	7 MILES
HISPANIC OR LATINO	1.0%	1.6%	1.5%
WHITE NON-HISPANIC	97.1%	95.7%	95.6%

2018 AGE BY GENDER

	3 MILES	5 MILES	7 MILES
MEDIAN AGE			
MALE/FEMALE	43.9/45.8	43.5/46.0	44.6/46.6

TRAFFIC COUNTS

ROCK CREEK RD	GAR HWY
2,780	8,100

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