



TRINITY
REAL ESTATE INVESTMENT SERVICES



DAYTON, OH MSA DOLLAR GENERAL

3633 S DIXIE HWY, FRANKLIN, OH 45005

\$817,500

8.0% CAP

**DOLLAR
GENERAL**

FRANKLIN, OH

\$817,500 | 8.0% CAP

- NN Dollar General - Franklin, OH - Built in 2006
- 4.5 Years Remaining on Current Term
- Dense Infill Dayton Ohio MSA - 84,000+ Population Within 5 Miles of Property
- Large Residential Neighborhoods Directly Behind Location Generate Tremendous Sales Traffic to Subject Property
- Located on Retail Thoroughfare Across the Street from Towne Mall and Aldi
- Just Off Interstate 75/Roosevelt BLVD (29,000+ VPD)
- Surrounded by National Credit Tenants (Kohl's, Lowes, Buffalo Wild Wings, Walmart, and More)
- Rare Dollar Store Location Along Strong Retail Corridor

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

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MATT DAVIS

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PROPERTY DETAILS:

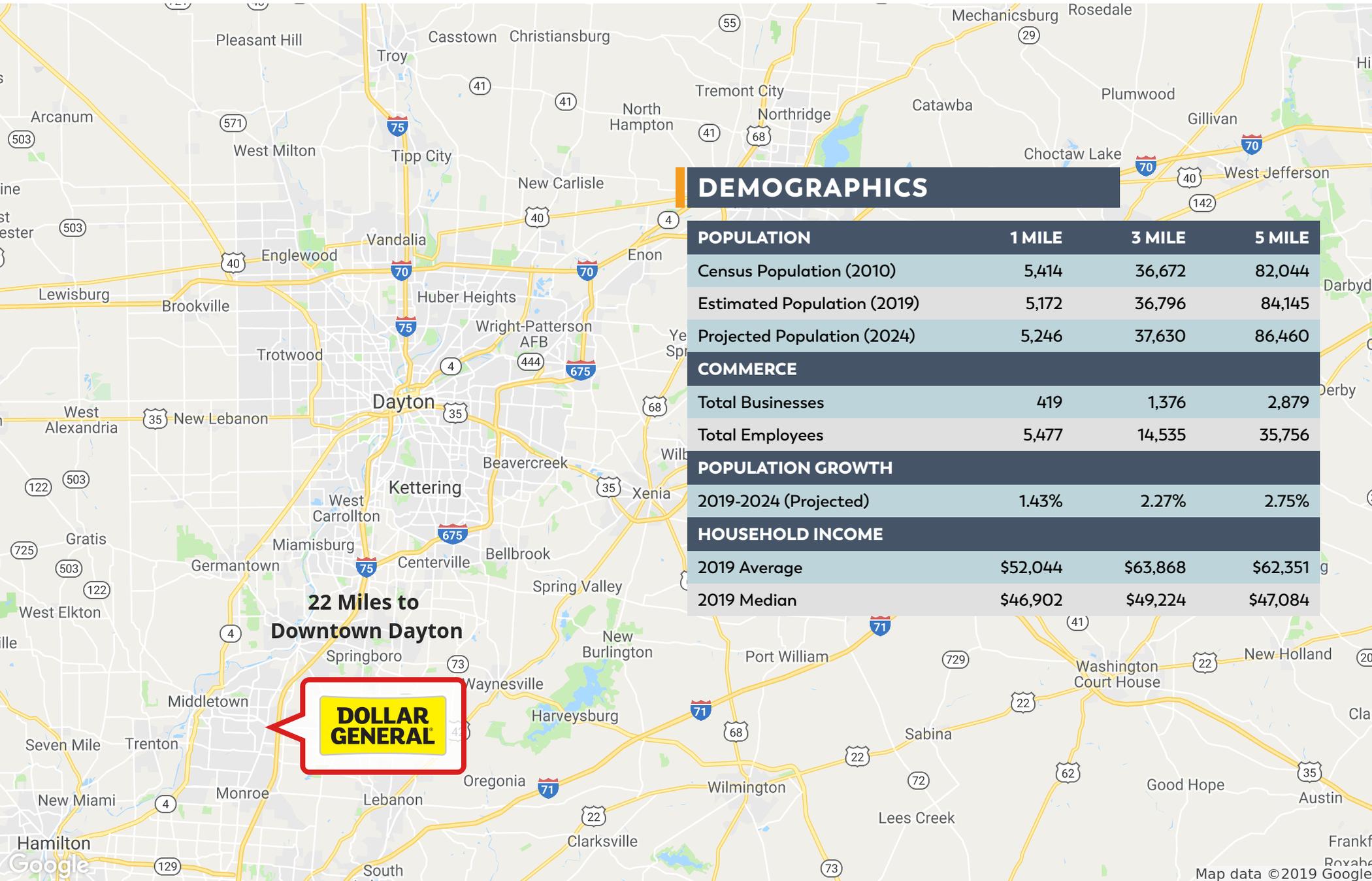
Building Area:	9,014 SF
Land Area:	1.83 AC
Year Built:	2006
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$90.69

LEASE OVERVIEW:

Remaining Lease Term:	4+ Years
Rent Commencement:	3/1/2006
Lease Expiration:	12/31/2023
Base Annual Rent:	\$65,400
Lease Type:	NN
Scheduled Rent Increases:	None
Options & Increases:	Three (3), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Landlord*
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord**

*Tenant pays additional \$375.50/mo for CAM

**Tenant Responsible for up to \$1,000 in HVAC Repairs



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	5,414	36,672	82,044
Estimated Population (2019)	5,172	36,796	84,145
Projected Population (2024)	5,246	37,630	86,460
COMMERCE			
Total Businesses	419	1,376	2,879
Total Employees	5,477	14,535	35,756
POPULATION GROWTH			
2019-2024 (Projected)	1.43%	2.27%	2.75%
HOUSEHOLD INCOME			
2019 Average	\$52,044	\$63,868	\$62,351
2019 Median	\$46,902	\$49,224	\$47,084

**DOLLAR
GENERAL**

22 Miles to
Downtown Dayton

RETAILER MAP

3633 S DIXIE HWY | FRANKLIN, OH



RETAILER MAP

3633 S DIXIE HWY | FRANKLIN, OH



Dixie Highway - 12k+ VPD

Roosevelt Blvd - 23k+ VPD

**DOLLAR
GENERAL**

Toddle Inn

Sprint
The UPS Store

Mid-Towne Auto Center

Danbarry Cinemas

PENSKE Truck Rental
1-75 Pierson AUTOMOTIVE INC.

Frisch's Big Boy

Enterprise

First National Bank

SONIC

SONIC America's Drive-In

OrthoSport Phys Therapy

Check 'n Go

Spectrum BUSINESS

Rapid Fired Pizza

Hot Head Burritos

Actual Property



**DOLLAR
GENERAL**

Advanced
Spas & Pools

The Well

Vienna Forest
Apartments

Tina's Sweet
Treats

JMAR Package
Consultants

Foot & Ankle
Specialists

Dixie Highway - 12k+ VPD



Actual Property



Actual Property



Actual Property

- Dayton is the 4th largest MSA in the state of Ohio with over 800,000 residents and a positive projected growth rate.
- The University of Dayton Flyers is a nationally ranked private research institution with over 11,000 students enrolled.
- Dayton hosts the NCAA March Madness Tournament "play in" games at the University of Dayton's basketball arena, which has an estimated economic impact of \$4.5M annually.
- Dayton is known as the birthplace of aviation and has a rich history of air crafts dating back to the Wright brothers.
- Wright-Patterson Air Force Base is located 6 Miles from Dayton - It is home to the National Museum of the United States Air Force, which is the oldest & largest military aviation museum in the world.
- Wright-Patterson Air Force Base is the largest employer in Dayton - It employs 27,500 people, boasts an annual payroll of \$2.23 billion and indirectly creates an estimated 34,560 additional jobs.

DAYTON 5 MILE RADIUS KEY DEMOGRAPHICS



86,118

2019 Total
Population



\$60,413

2019 Average
Household Income



4.32%

2010-2019
Historical
Population Growth

TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	14,000 (as of August 2017)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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BROKER OF RECORD

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Actual Property