



TRINITY
REAL ESTATE INVESTMENT SERVICES

Under
Construction

**DOLLAR
GENERAL**



2020 BUILD DOLLAR GENERAL - 6.15% CAP

830 STARR AVE, TOLEDO, OH 43605

\$1,732,488

6.15% CAP

TRINITYREIS.COM

Similar Store Prototype

**DOLLAR
GENERAL**

TOLEDO, OH

\$1,732,488 | 6.15% CAP

- Brand New 2020 Development Dollar General With Full 15 Years Remaining on Primary Term - Rent Set to Commence August 2020
- Absolute NNN Lease - Zero Landlord Responsibilities
- Dense 5 Mile Demographics of 171,900+ Residents
- Well Established Tenant With Strong Reputation, Currently Has More Than 15,000 Store in 44 States
- Great Visibility on Corner Lot of Broadway St. & Starr Ave. With Ample Parking
- Located 2 Miles From Downtown Toledo - 4th Most Populous City in the State

EXCLUSIVELY MARKETING BY:

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CHANCE HALES

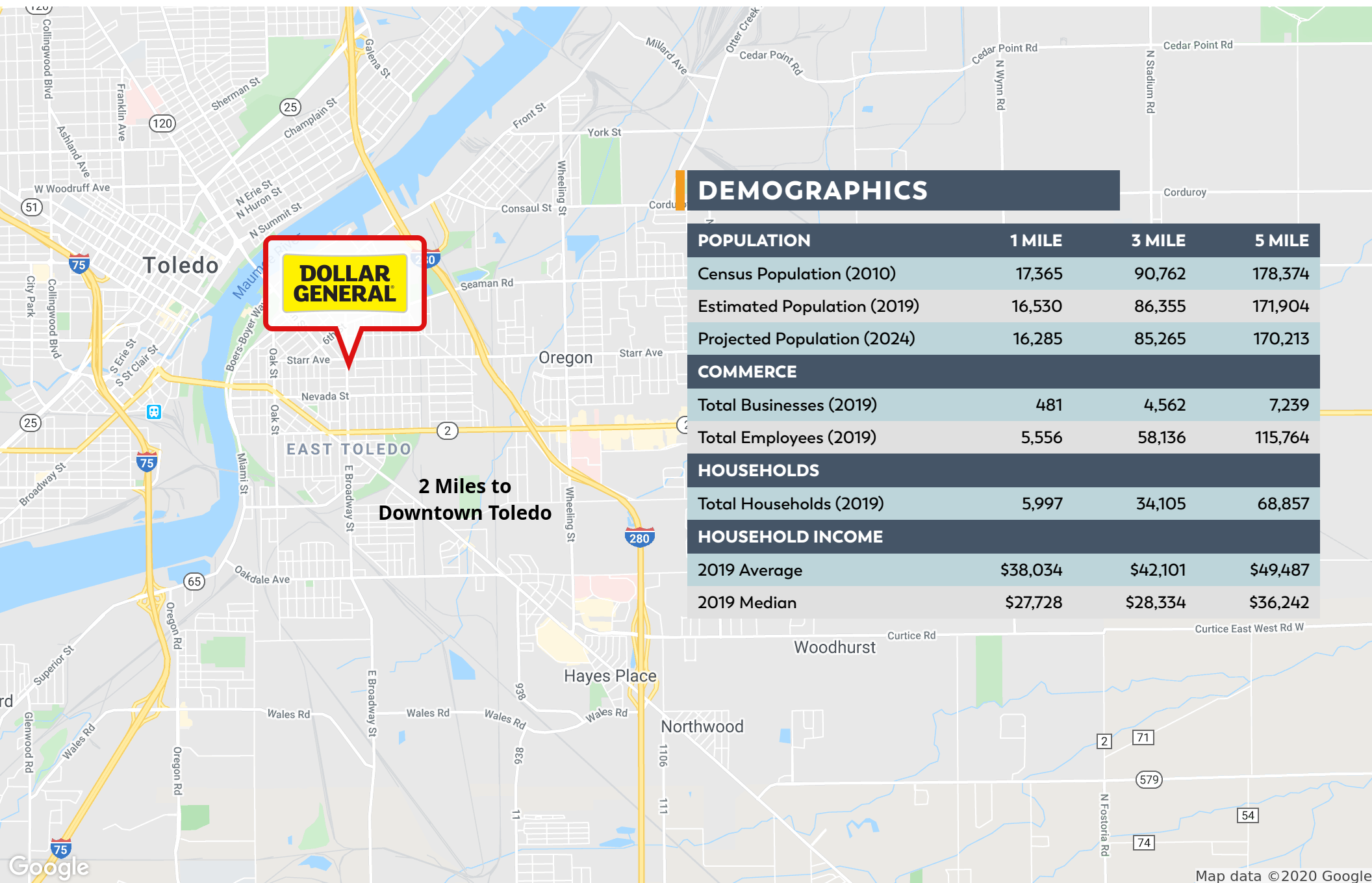
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PROPERTY DETAILS:

Building Area:	7,500 SF
Land Area:	.91 AC
Year Built:	2020
Guarantor:	Dollar General Inc. (NYSE: DG)
Price (Psf):	\$231.00

LEASE OVERVIEW:

Remaining Lease Term:	15 Years
Rent Commencement:	8/1/2020
Lease Expiration:	8/31/2035
Base Annual Rent:	\$106,548
Lease Type:	NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Three (3), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	17,365	90,762	178,374
Estimated Population (2019)	16,530	86,355	171,904
Projected Population (2024)	16,285	85,265	170,213
COMMERCE			
Total Businesses (2019)	481	4,562	7,239
Total Employees (2019)	5,556	58,136	115,764
HOUSEHOLDS			
Total Households (2019)	5,997	34,105	68,857
HOUSEHOLD INCOME			
2019 Average	\$38,034	\$42,101	\$49,487
2019 Median	\$27,728	\$28,334	\$36,242

- Toledo is a city located in northwestern Ohio just south of the Michigan border. Situated on the western end of Lake Erie, the city serves as the county seat of Lucas County.
- As the fourth most populous city in the state, Toledo has 276,400+ residents and continues to grow.
- Toledo's economy revolves around surrounding educational institutions and the alternative energy industry, both of which rely on the area's colleges and universities, namely the University of Toledo and Bowling Green State University.
- Numerous recreational opportunities are available in Toledo, two of which are the world-renowned Toledo Museum of Art (home to the nationally recognized Glass Pavilion) and the Toledo Zoo (nationally recognized as one of the most comprehensive in the nation).
- Music fans in Toledo have a wide variety of options to enjoy, including the Toledo Opera, the Toledo Symphony and the Toledo Ballet. Toledo's Valentine Theatre is over a century old and serves as one of the main components in the city's downtown revitalization.

TOLEDO **5 MILE RADIUS** KEY DEMOGRAPHICS



171,904

2019 Total
Population



\$49,487

2019 Average
Household Income



7,239

2019 Total
Businesses



Map data ©2020 Google Imagery ©2020 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA Farm Service Agency







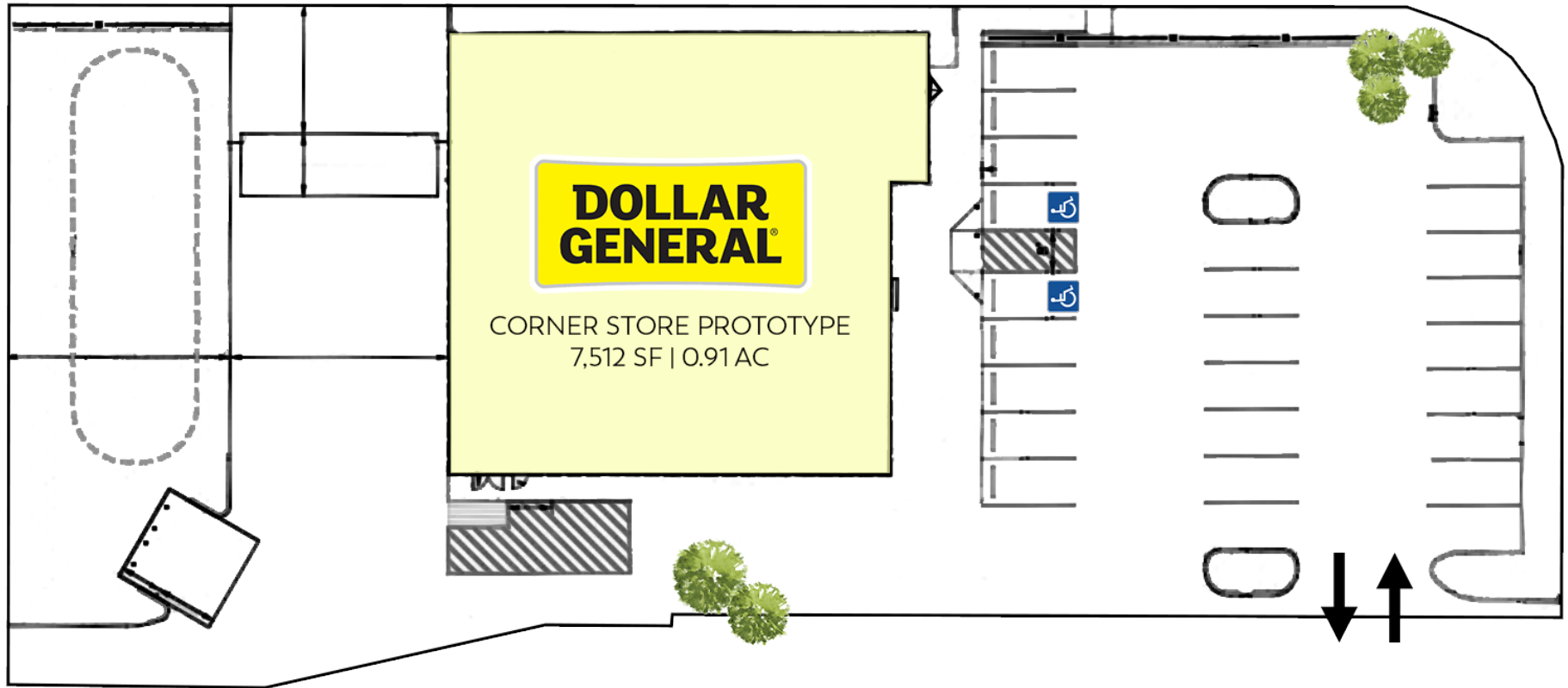
Key Demographics 5 Miles

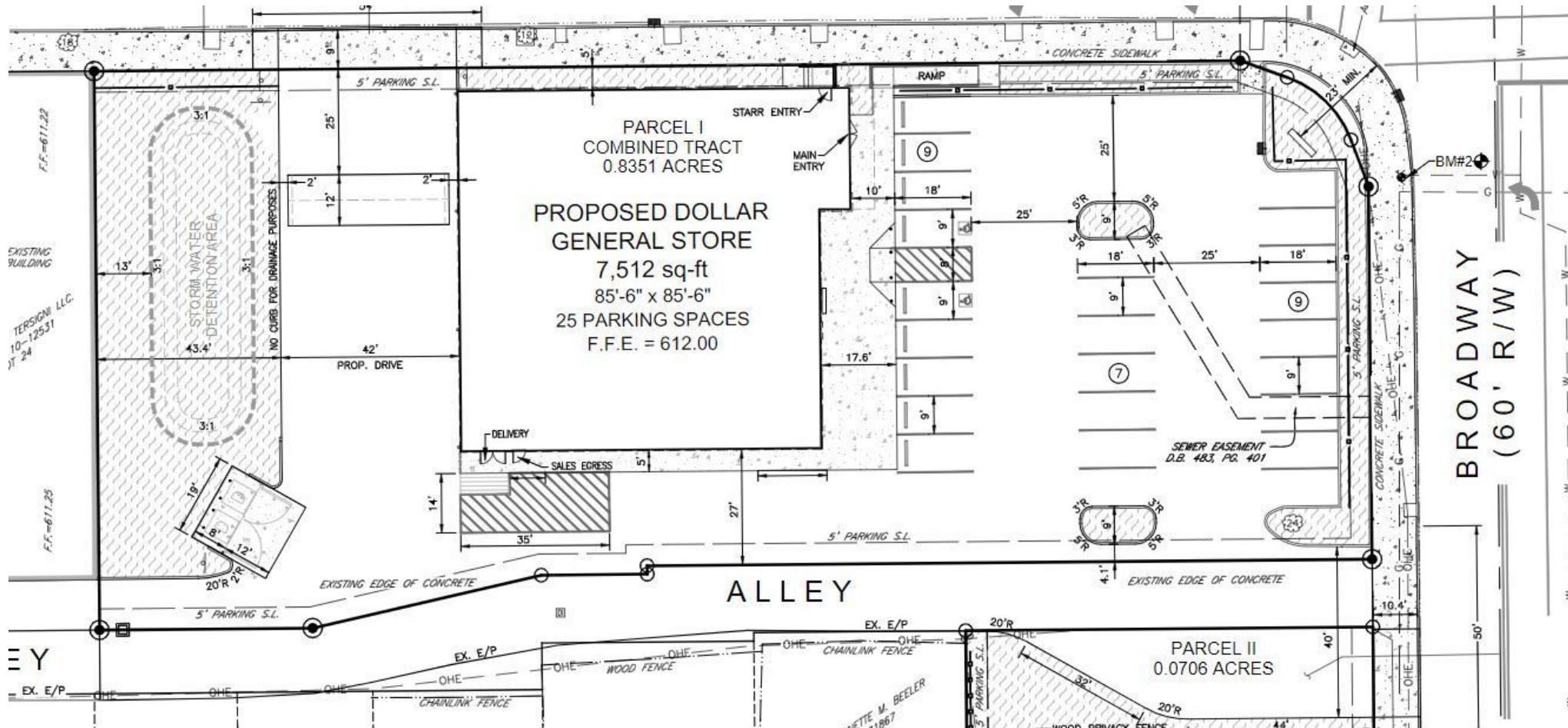


Total Population
2019
170,618



Total Households
2019
68,334





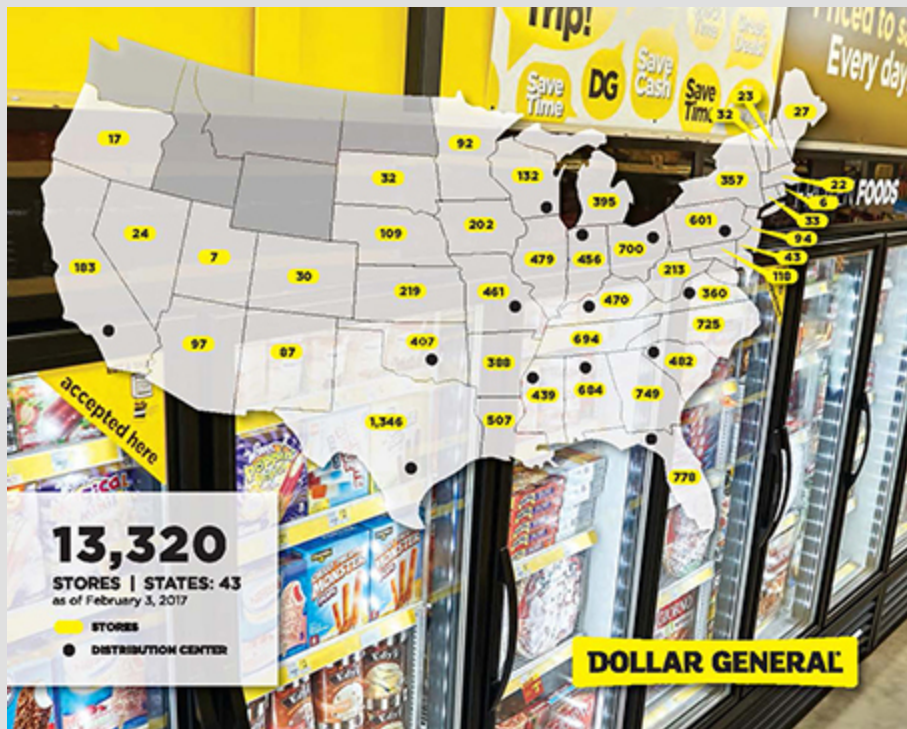
TENANT SUMMARY

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 15,472 stores in 44 states as of March 2019. 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:	15,472 (as of March 2019)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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