



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Dollar General  
2530 State Route 60  
Killbuck, OH 44654

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,100 SF Dollar General at 2530 State Route 60 in Killbuck, Ohio. This Opportunity Includes a Over 11 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,250,000
CAP	6.25%
NOI	\$78,109
PRICE PER SF	\$137.36
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	2530 State Route 60 Killbuck, OH 44654
COUNTY	Holmes
BUILDING AREA	9,100 SF
LAND AREA	2.98 AC
BUILT	2016



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Corporate Guarantee By Dollar General Corporation (NYSE: DG) BBB Credit Rating
- Over 11 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- 10% Increases at Each Four 5 Year Option Period
- Value Add – 2.98 Acre Parcel Providing Ample Space For Additional Development and/or Expansion
- Located Directly on the Intersection of U.S. Hwy 62 and Highway 60, Which Sees a Combined Traffic Count of 5,597
- Building is Less Than 5 Years Old With Large Ingress/Egress Access and Ample Parking
- Situated in Holmes County Which Contains the Largest Amish Concentration in the World
- The County's Two School Districts, West and East, Enroll About 4,600 Students in Two High Schools, One Middle School and 14 Elementary Schools; There Are Also About 95 Amish Parochial Schools
- Population Growth of More Than 6.15% Over the Last 10 Years and Anticipated to Continue to Grow Within the 3, 5 and 10-Mile Radius in the Next 5 Years
- Majority of Surrounding Population Within a 10-Mile Radius Has an Income Lower Than \$68,000; The Average Income in the Area is Approximately \$62,000
- Nearby Tenants Include: USPS, Pizza Parlor II, Marathon Gas Station, IGA Market, Galford Foods and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Dollar General Corporation
PREMISES	A Building of Approximately 9,100 SF
LEASE COMMENCEMENT	November 9, 2016
LEASE EXPIRATION	November 30, 2031
LEASE TERM	11+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Dollar/Discount Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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9,100 SF	\$78,109	\$8.58
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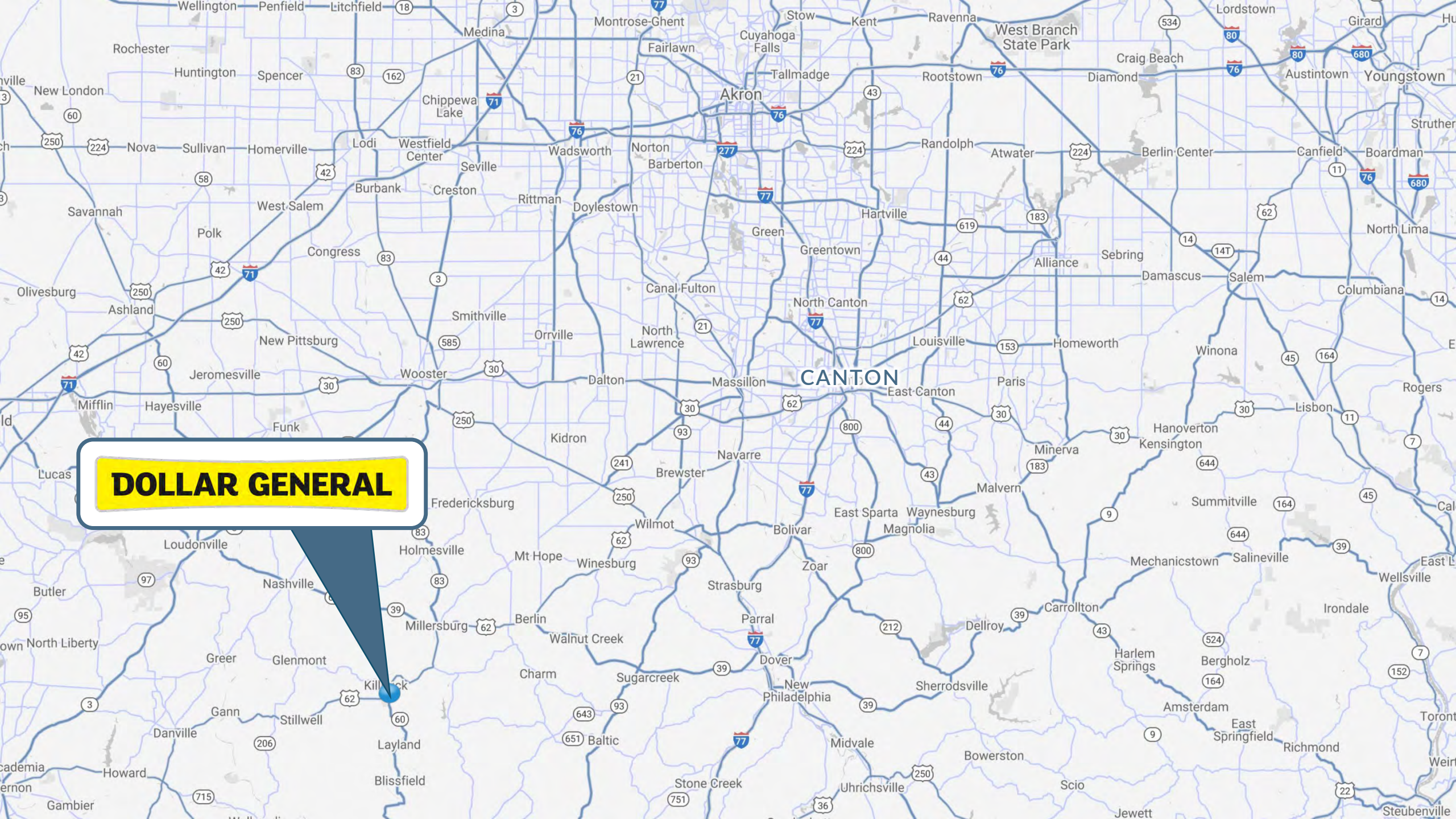


ACTUAL PROPERTY IMAGES

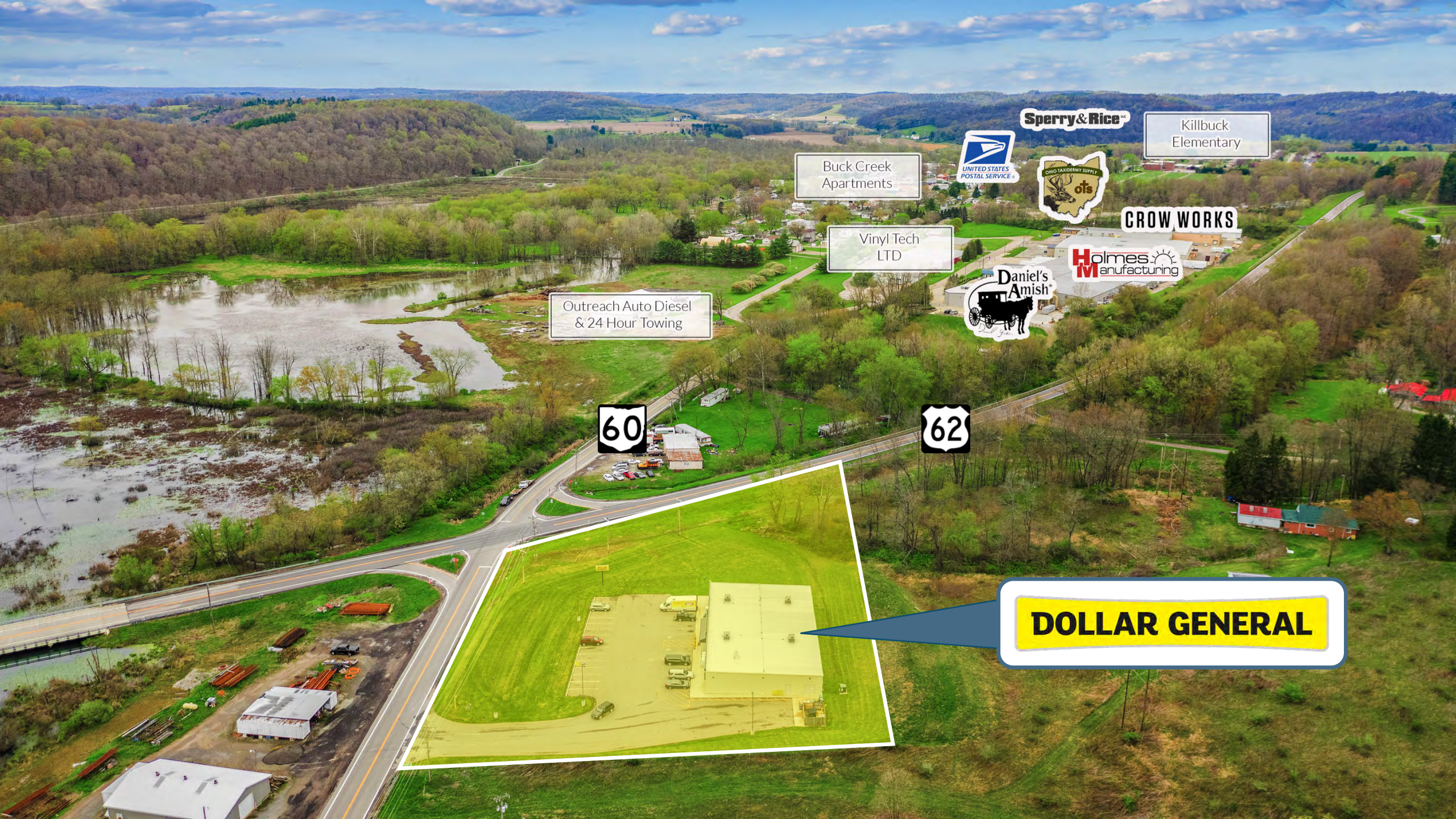


**DOLLAR GENERAL**

CANTON







Buck Creek  
Apartments

Vinyl Tech  
LTD

Outreach Auto Diesel  
& 24 Hour Towing

Sperry & Rice<sup>®</sup>

Killbuck  
Elementary



CROW WORKS

Holmes  
Manufacturing



**DOLLAR GENERAL**



## KILLBUCK | HOLMES COUNTY | OHIO

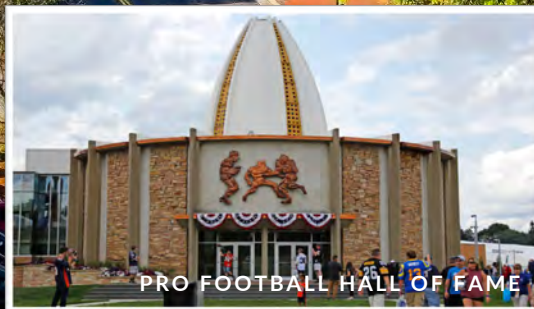
Killbuck is a village in Holmes County in the state of Ohio. The city includes the Killbuck Creek. The population was estimated to have around 1,000 residents at the estimate 2018 census. Local tradition states the village was named Killbuck after a Delaware Indian chief. The village is situated in Holmes County which contains the largest Amish concentration in the world which helps draw in many visitors. The city is located 40 miles to Canton and 77 miles to Columbus, OH. Canton is the largest municipality in the Canton-Massillon, OH Metropolitan Statistical Area, which includes all of Stark and Carroll counties. As of the 2018 estimate census, the population was 70,458 residents, making Canton eighth among Ohio cities in population.

Due to the city's close proximity, Canton's economy also affects Killbuck's. The Canton area's economy is primarily industrial, with significant health care and agricultural segments. The city is home to the TimkenSteel Corporation, a major manufacturer of specialty steel. Several other large companies operate in the greater-Canton area, including Timken Company a maker of tapered roller bearings; Belden Brick Company, a brick and masonry producer; Diebold Diebold, a maker of ATMs, electronic voting devices, and bank vaults and Medline Industries, a manufacturer and distributor of health care supplies. The area is also home to several regional food producers, including Nickles Bakery (baked goods), Case Farms (poultry), and Shearer's Foods (snack foods). Poultry production and dairy farming are also important segments of the Canton area's economy.

Killbuck is about a 40-minute drive to Canton, making it the perfect city to spend the day. Canton is a city in the northeast Ohio. It's known for the Pro Football Hall of Fame, which honors National Football League players through permanent and traveling exhibitions. The circular, domed William McKinley Tomb is the final resting place of the 25th U.S. president, who spent much of his life in Canton. Nearby, the McKinley Presidential Library and Museum chronicles the president's life and has a planetarium. The MAPS Air Museum is an aviation museum that holds more than 50 aircrafts, most on loan from the U.S. Air Force or Navy for restoration.



HOLMES COUNTY COURTHOUSE



PRO FOOTBALL HALL OF FAME





**DOLLAR GENERAL**

	3 MILES	5 MILES	10 MILES
POPULATION	2,082	4,975	21,198
AVERAGE HH INCOME	\$57,533	\$62,766	\$68,355



D O L L A R   G E N E R A L

# TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and 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, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General operates over 16,368 stores in 45 states as of February 28, 2020 with 16 different distribution centers. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. For the 52-week fiscal year ending January 29, 2021 ("fiscal year 2020"), the company plans to execute nearly 2,600 real estate projects, including 1,000 new store openings, 1,500 mature store remodels, and 80 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



COMPANY TYPE  
NYSE: DG



FOUNDED  
1939



# OF LOCATIONS  
16,368+



HEADQUARTERS  
Goodlettsville, TN



WEBSITE  
[dollargeneral.com](http://dollargeneral.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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**SANDS INVESTMENT GROUP**

NET INVESTMENTS... NET RESULTS

In Cooperation With  
Cooper Commercial Investment Group, LLC  
BoR: Dan Cooper – Lic. #2009003618

**DOLLAR GENERAL®**

2530

**Dollar General**  
2530 State Route 60  
Killbuck, OH 44654