

## INVESTMENT SALE

**DOLLAR GENERAL - 1107 BOWLING GREEN RD., BRADNER, OH 43406**

PRICE  
**\$1,509,587**

NOI  
**\$96,613.56**

CAP RATE  
**6.4 %**



**Anchor**  
CLEVELAND

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Discover Anchor Cleveland's

# MISSION

Founded on the principles of integrity and our client's needs, our mission is to become a true business partner and

become **COMMITTED** to your needs!



***Anchor Cleveland is a retail and investment real estate brokerage industry leader. We specialize in tenant and landlord representation, shopping center leasing, land sales and assemblage, investment sales, and consulting services.***

We represent premier national retailers, restaurants, landlords, property owners, and developers in lease and sale negotiations, land acquisitions, dispositions, and assemblages, as well as investment sales. Founded on the principles of integrity and uncompromising commitment to service, our mission is to become a true business partner, providing the market insight and retail expertise to help our clients reach and exceed their goals.

**TORI NOOK**  
PRINCIPAL, ANCHOR CLEVELAND

# DISCLAIMER STATEMENT

Although effort has been made to provide accurate information, neither the owner nor Anchor Cleveland can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor Anchor Cleveland represents that this document is all inclusive or contains all of the information a purchaser may require.

All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in exact time the evaluations were undertaken. They do not purport to redact changes in the economic performance of the property or the business activities of the owner since the date of preparation of this document. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.



REPRESENTATIVE IMAGE

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We Make it Happen

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#### **MARKET OVERVIEW**

Bradner, Ohio Overview

# INVESTMENT SUMMARY

Anchor Cleveland is pleased to present the opportunity to acquire a free-standing Dollar General located at 1107 Bowling Green Rd., Bradner, OH 43406.

The original lease term is 15 years. They have 5, 5-yr options, with a 10% bump in rent with each option.

Dollar General operates over 16,500 stores in 46 states now as of May 1, 2020 and did over \$27.1B in net sales for FY 2019. They've experienced 30 consecutive years of same-store sales growth through FY 2019.

## INVESTMENT HIGHLIGHTS

- Price: \$1,509,587
- Cap Rate: 6.4%
- NOI: \$96,613.56
- Rent: \$10.70 PSF
- Building Size: 9,026 SF
- Acres: 2.04
- 51 Parking Spaces
- Parcel: L46-412-010000002003



REPRESENTATIVE IMAGE

# INVESTMENT OVERVIEW

## DOLLAR GENERAL

1107 BOWLING GREEN RD., BRADNER, OH 43406 (TOLEDO METROPOLITAN AREA)



**PRICE**  
**\$1,509,587**



**CAP RATE**  
**6.4%**

### LEASABLE SQUARE FOOTAGE:

9,026 SF +/-

### LAND AREA:

2.04 ACRES +/-

### NET OPERATING INCOME:

\$96,613.56

### YEAR BUILT:

2020

### LEASE TYPE:

NNN LEASE

### LEASE TERM:

15 YEARS

### TERM REMAINING:

15 YEARS

### RENT INCREASES:

10 % AT EACH OPTION

### OPTIONS:

5, 5-YEAR OPTIONS

# HIGHLIGHTS

BRAND NEW BUILD-TO-SUIT DOLLAR GENERAL

NNN LEASE | LEAVING ZERO LANDLORD RESPONSIBILITIES

15 YEAR TRIPLE NET (NNN) LEASE

SURROUNDED BY RESIDENTIAL

10 MILES FROM BOWLING GREEN STATE UNIVERSITY (APPROXIMATELY 14,000 UNDERGRADUATE STUDENTS)

LIMITED COMPETITION IN THE AREA

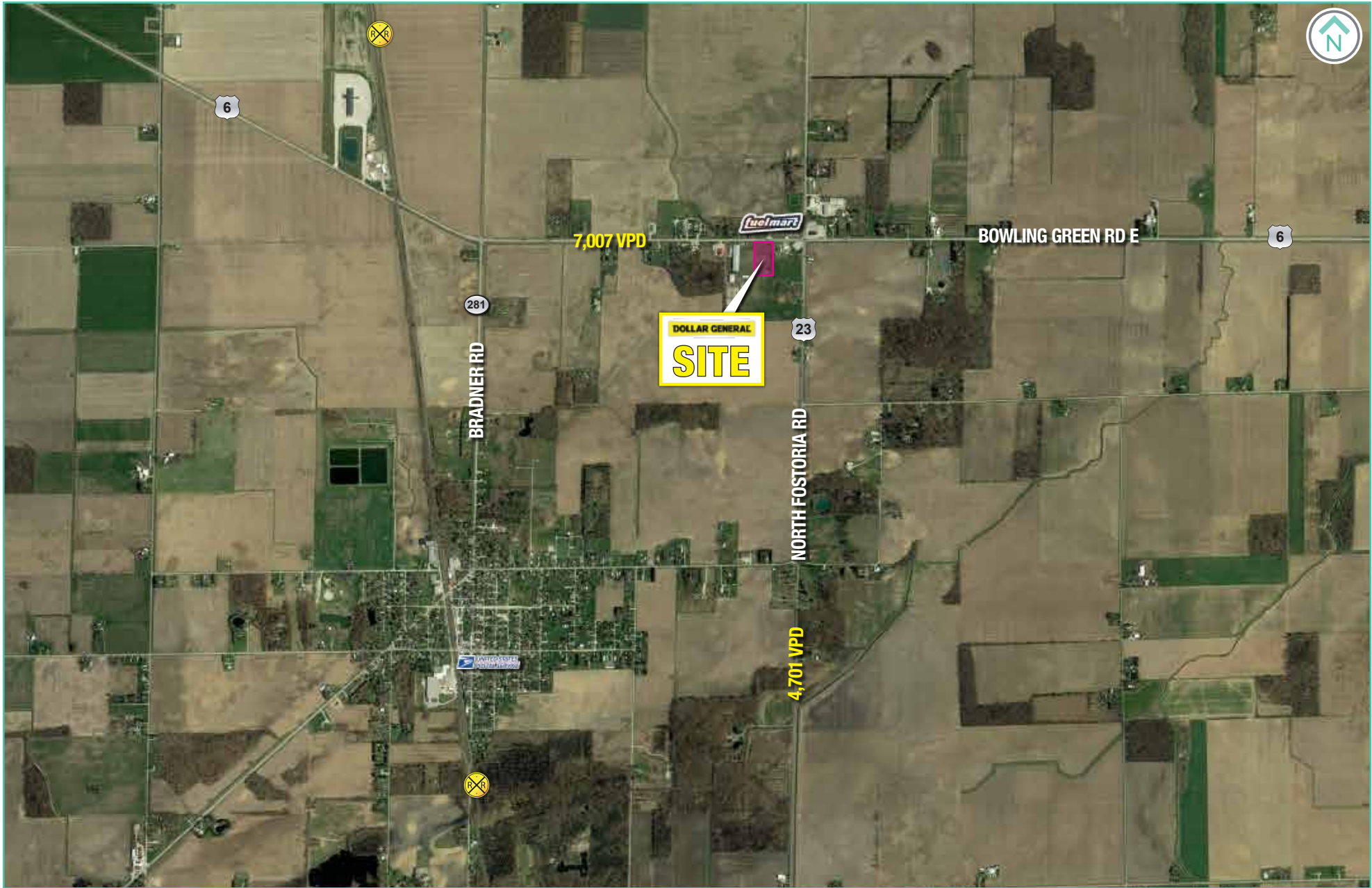
LOCATED ACROSS FROM A FUEL MART COMMERCIAL FUELING STATION AND LARGE CONVENIENCE STORE

DOLLAR GENERAL HAS OVER 16,500 STORES IN 46 STATES

DOLLAR GENERAL DID OVER \$27.1B IN NET SALES FOR FY 2019

DOLLAR GENERAL HAS EXPERIENCED 30 CONSECUTIVE YEARS OF SAME-STORE SALES GROWTH THROUGH FY 2019

# TRADE AERIAL



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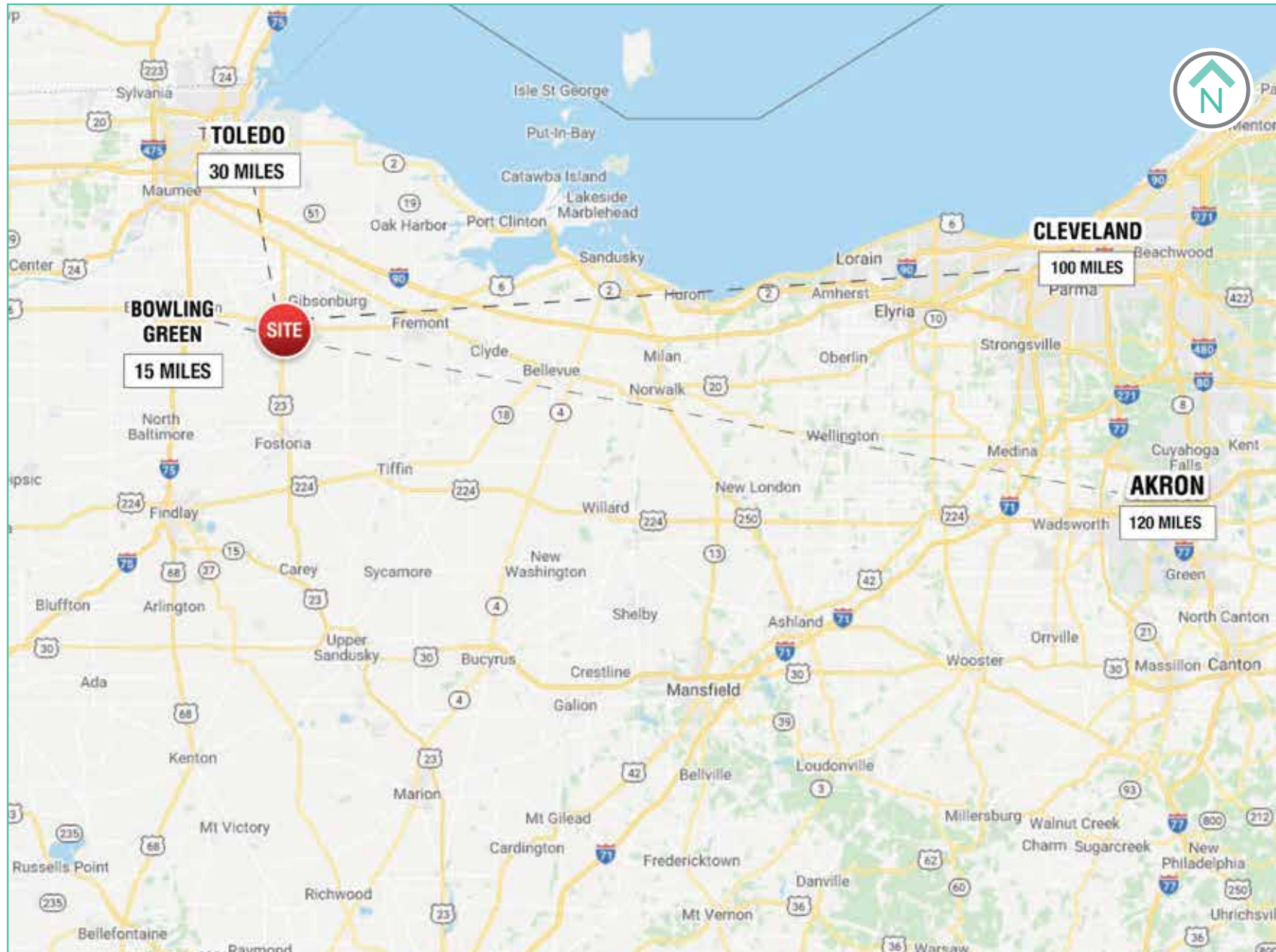
# LOW AERIAL



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# LOCATION MAP



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# DEMOGRAPHICS



## SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.3408/-83.4187

### 1107 Bowling Green Rd E

Bradner, OH 43406

		5 mi radius	7 mi radius	15 mi radius
POPULATION	2020 Estimated Population	6,360	13,304	101,822
	2025 Projected Population	6,387	13,187	102,031
	2010 Census Population	6,244	13,206	101,308
	2000 Census Population	6,476	13,390	103,479
	Projected Annual Growth 2020 to 2025	-	-0.2%	-
	Historical Annual Growth 2000 to 2020	-	-	-
	2020 Median Age	39.3	40.0	37.3
HOUSEHOLDS	2020 Estimated Households	2,494	5,256	40,871
	2025 Projected Households	2,520	5,238	40,837
	2010 Census Households	2,375	5,028	39,259
	2000 Census Households	2,394	4,982	38,242
	Projected Annual Growth 2020 to 2025	0.2%	-	-
	Historical Annual Growth 2000 to 2020	0.2%	0.3%	0.3%
RACE AND ETHNICITY	2020 Estimated White	95.3%	94.8%	89.6%
	2020 Estimated Black or African American	0.3%	0.4%	3.9%
	2020 Estimated Asian or Pacific Islander	0.4%	0.4%	1.3%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
	2020 Estimated Other Races	3.8%	4.2%	5.0%
	2020 Estimated Hispanic	6.0%	6.7%	7.5%
INCOME	2020 Estimated Average Household Income	\$66,464	\$73,249	\$69,676
	2020 Estimated Median Household Income	\$61,321	\$63,860	\$54,958
	2020 Estimated Per Capita Income	\$26,074	\$28,999	\$28,325
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.0%	1.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.2%	5.3%	5.8%
	2020 Estimated High School Graduate	48.4%	42.6%	37.6%
	2020 Estimated Some College	19.0%	21.0%	20.1%
	2020 Estimated Associates Degree Only	10.1%	10.8%	9.8%
	2020 Estimated Bachelors Degree Only	10.6%	12.0%	14.6%
	2020 Estimated Graduate Degree	5.1%	6.3%	10.0%
BUSINESS	2020 Estimated Total Businesses	100	283	3,370
	2020 Estimated Total Employees	813	2,445	41,944
	2020 Estimated Employee Population per Business	8.1	8.6	12.4
	2020 Estimated Residential Population per Business	63.5	47.1	30.2

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page 1 of 1

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# TENANT OVERVIEW

## DOLLAR GENERAL

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers save time and save money.

Dollar General is known for 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.

Dollar General operates over They have over 16,500 stores in 46 states now as of May 1, 2020 and did over \$27.1B in net sales for FY 2019. They've experienced 30 consecutive years of same-store sales growth through FY 2019.

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.



**OWNERSHIP**  
PUBLIC

**TENANT // GUARANTEE**  
CORPORATE

**# OF LOCATIONS**  
15,472+

**HEADQUARTERS**  
Goodlettsville, TN

**YEAR FOUNDED**  
1939

**WEBSITE**  
[WWW.DOLLARGENERAL.COM](http://WWW.DOLLARGENERAL.COM)



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## BRADNER, OH OVERVIEW

***Bradner is a small, largely residential community in Wood County, Ohio located approximately 30 miles south of the city of Toledo, Ohio.***

As of the census of 2010, there were 985 people, 388 households, and 265 families living in the village. The population density was 1,588.7 inhabitants per square mile (613.4/km<sup>2</sup>). There were 445 housing units at an average density of 717.7 per square mile (277.1/km<sup>2</sup>). The racial makeup of the village was 97.2% White, 0.4% African American, 0.1% Native American, 0.3% Asian, 0.5% from other races, and 1.5% from two or more races. Hispanic or Latino of any race were 5.1% of the population.

The median age in the village was 35.3 years. 25.4% of residents were under the age of 18; 8.6% were between the ages of 18 and 24; 29.7% were from 25 to 44; 24.7% were from 45 to 64; and 11.6% were 65 years of age or older. The gender makeup of the village was 50.7% male and 49.3% female.

Bradner celebrated its 100th anniversary in 1976. While the railroad stops and horses of 1876 are gone, the residential neighborhoods still suggest a changeless quality. Bradner's small-town feel and its open spacious layout, pockets of woodland areas, graciously landscaped streets and gardens, and low density development, all contribute to its special charm.



Sources:

Wikipedia - [www.en.wikipedia.org/](http://www.en.wikipedia.org/)

Bradner City Website - <http://bradnerohio.org/>

The Dollar General logo is centered in the upper half of the page. It consists of the words "DOLLAR" and "GENERAL" in a bold, black, sans-serif font, stacked vertically. The text is contained within a bright yellow rectangular box with rounded corners and a thin white border. The background of the entire slide is a light blue gradient with a pattern of small, darker blue dots. In the top right corner, there are several white diagonal lines. Below the logo, there is a series of white diagonal lines.

**DOLLAR  
GENERAL®**

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**THANK YOU!**

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