

MONTVILLE, OH | DOLLAR GENERAL

Retail Property For Sale



16665 GAR HWY
MONTVILLE, OH 44064

BriskyNetLease
the NNN platform of BRISKY COMMERCIAL

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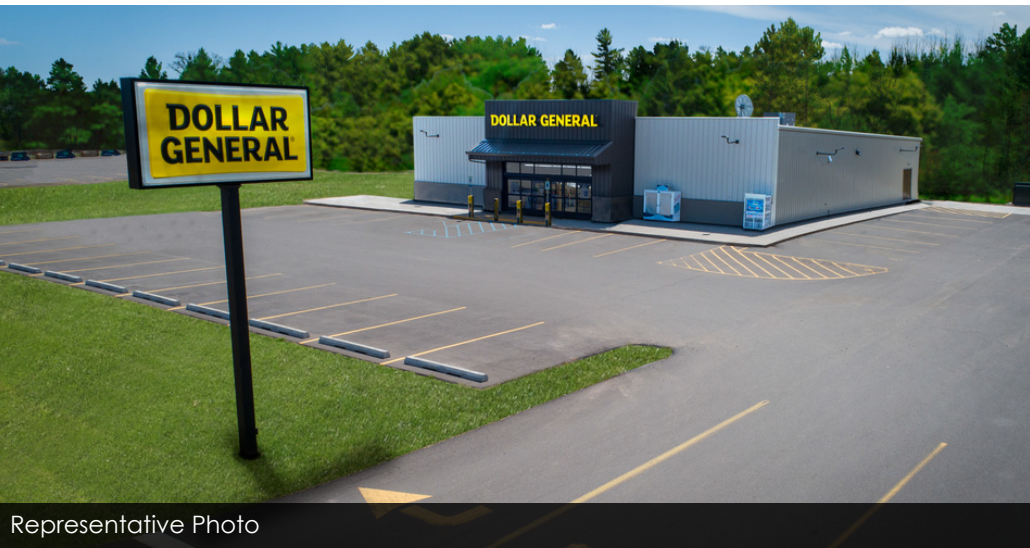
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EXECUTIVE SUMMARY



Representative Photo



OFFERING SUMMARY

Sale Price:	\$1,476,459
Building Size:	9,100 SF
Lot Size:	3.13 Acres
Number of Units:	1
Price / SF:	\$162.25
Cap Rate:	6.4%
NOI:	\$94,493
Year Built:	2020
Zoning:	C - Commercial District
Market:	Cleveland
Traffic Count:	3,100

PROPERTY OVERVIEW

This brand new Dollar General, with upgraded brick facade, has a central location near the main intersection in Montville, OH. This property offers investors an opportunity to invest in a single tenant net lease property with zero landlord responsibilities. Located in Northeastern Ohio, Montville has convenient access to larger metropolitan areas including Cleveland and Akron. This Dollar General fills a void in the market, which lacks a full service grocery store and has limited competition in town.

Montville is part of the Cleveland MSA and is a growing community with strong demographics and a family-friendly small town atmosphere. Located in Geauga County, which Forbes Magazine has ranked as the 4th best place in America to raise a family. The community features amenities such as a waterpark, community playground and Observatory Park. The Observatory Park has 1,100-acres, six trails, interactive pods and stations and life-sized cornerstones of the Great Pyramid of Giza, earthen mounds, henge stones and, via a woodland trail, access to the Nassau Astronomical Station.

Dollar General is the nation's largest small-box discount retailer! Dollar General operates 16,720 stores in 46 states as of July 31, 2020. In fiscal year 2019, Dollar General had \$27.8B billion in sales, opened 975 new stores, remodeled 1,024 stores and relocated 100 stores. Dollar General ranks #119 of Fortune 500 Companies and 2019 was the 30th year in a row with same store sales growth. The well-known discount store has experienced continued success during COVID-19 as an essential business.

COMPLETE HIGHLIGHTS



Representative Photo



Representative Photo

LOCATION INFORMATION

Building Name	Montville, OH Dollar General
Street Address	16665 GAR Hwy
City, State, Zip	Montville, OH 44064
County	Geauga
Market	Cleveland
Signal Intersection	No
Road Type	Highway
Nearest Highway	Grand Army of the Republic Hwy

BUILDING INFORMATION

NOI	\$94,493.00
Cap Rate	6.4
Occupancy %	100.0%
Tenancy	Single
Year Built	2020
Condition	Excellent
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Great Demographic & in the Cleveland MSA
- Fills a Need in an Under-Served Market - No Full-Service Grocery Store
- New Construction with Upgraded Facade
- Easy Highway Access to Larger Markets Such as Cleveland & Akron
- Home to Observatory Park - One of Only 27 Dark Sky Parks in the U.S. & Only 37 in the World

FINANCIAL SUMMARY

MONTVILLE, OH | DOLLAR GENERAL
16665 GRAND ARMY OF THE REPUBLIC HWY
MONTVILLE, OH 44064

- PRICE: \$1,476,459
- CAP RATE: 6.4%



LEASE SUMMARY

- ANNUAL RENT: \$94,493
- LEASE TYPE: NNN
- LEASE COMMENCEMENT: OCTOBER 2020*
- LEASE EXPIRATION: OCTOBER 2035*
- RENT INCREASES: 10% IN EACH OPTION
- OPTIONS: FIVE 5-YEAR

*ESTIMATED - ANTICIPATED DELIVERY IN OCTOBER 2020.

TENANT SUMMARY

- TENANT: DOLLAR GENERAL
- TENANT TYPE: RETAIL
- GUARANTY: DOLLAR GENERAL CORPORATION
- SQUARE FEET LEASED: 9,100 SF
- OCCUPANCY: 100.0%

DG TENANT PROFILE

ABOUT DOLLAR GENERAL

Dollar General Corporation has been delivering value to shoppers for over 80 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.

Dollar General operates 16,500 stores in 46 states, 17 traditional distribution centers and five DG Fresh cold storage facilities as of May 1, 2020. In fiscal year 2019, Dollar General had \$27.8B billion in sales, opened 975 new stores, remodeled 1,024 stores and relocated 100 stores. In 2020 they plan to open 1,000 new stores and add produce in approximately 400 stores, bringing the total number of stores with produce up to 1,000+ by year-end.

*From Dollar General.com

TENANT HIGHLIGHTS

- Ranked #119 on the Fortune 500 List
- Included on Fortune's 2020 World's Most Admired Companies List
- Awarded Mass Market Retailer's Retailer of the Year Award in January 2020
- 2019 was the 30th Year in a Row with Same Store Sales Growth
- DG is Partnering with Fedex to Drop Off in Select Stores
- Dollar General is Geographically Diversified and a Recession Resistant Tenant

DOLLAR GENERAL®

TENANT OVERVIEW

Company:	Dollar General Corporation
Founded:	1939
Locations:	16,500
Ownership:	Public - NYSE: DG
Headquarters:	Goodlettsville, TN
Website:	DollarGeneral.com

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	RENT BUMPS	EXPIRATION
2020	\$94,493	10% In Each Option	Oct 2035

DG TENANT PROFILE CONTINUED

SECOND QUARTER 2020 HIGHLIGHTS

Net sales increased 24.4% to \$8.7 billion in the second quarter of 2020 compared to \$7.0 billion in the second quarter of 2019. The net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures. Same-store sales increased 18.8% compared to the second quarter of 2019, driven by an increase in average transaction amount, partially offset by a decline in customer traffic. Same-store sales increased in each of the consumables, seasonal, home products and apparel categories, with the largest percentage increase in the home products category. The Company believes consumer behavior driven by COVID-19 had a significant positive effect on net sales and same-store sales.

Gross profit as a percentage of net sales was 32.5% in the second quarter of 2020 compared to 30.8% in the second quarter of 2019, an increase of 167 basis points. This gross profit rate increase was attributable to higher initial markups on inventory purchases, a greater proportion of sales coming from the non-consumables product categories, which generally have a higher gross profit rate than the consumables product category, and a reduction in markdowns as a percentage of net sales. These factors were partially offset by increased distribution and transportation costs, which were impacted by the COVID-19 pandemic in the form of increased volume and discretionary employee bonus expense. As a result of the significant increase in sales, the Company believes consumer behavior driven by COVID-19 also had a significant positive effect on gross profit dollars.*

*From DollarGeneral.com

DOLLAR GENERAL AMID COVID-19

- Invested approximately \$13 million in employee appreciation bonuses during Q2, bringing total incremental investment in appreciation bonuses to about \$73 million through the end of Q2
- Temporarily adjusted benefits and leave policies, including offering additional paid time off for those who received a COVID-19 diagnosis or who were required to care for an immediate family or household member who received a COVID-19 diagnosis, and an additional enrollment period for Telehealth services
- Provided masks, gloves, and hand sanitizer to employees in stores and distribution centers
- Implemented social distancing measures inside stores and distribution center common areas
- Initiated installation of plexiglass barriers at checkout registers (now completed throughout the chain)
- Reduced store operating hours to allow for additional time to clean and restock shelves
- Dedicated a "senior" hour every day for the most vulnerable community members to shop
- Donated \$250,000 to the Dollar General Employee Assistance Foundation
- Provided discounts for first responders, medical personnel, and National Guard members
- From DollarGeneral.com



REGIONAL MAP



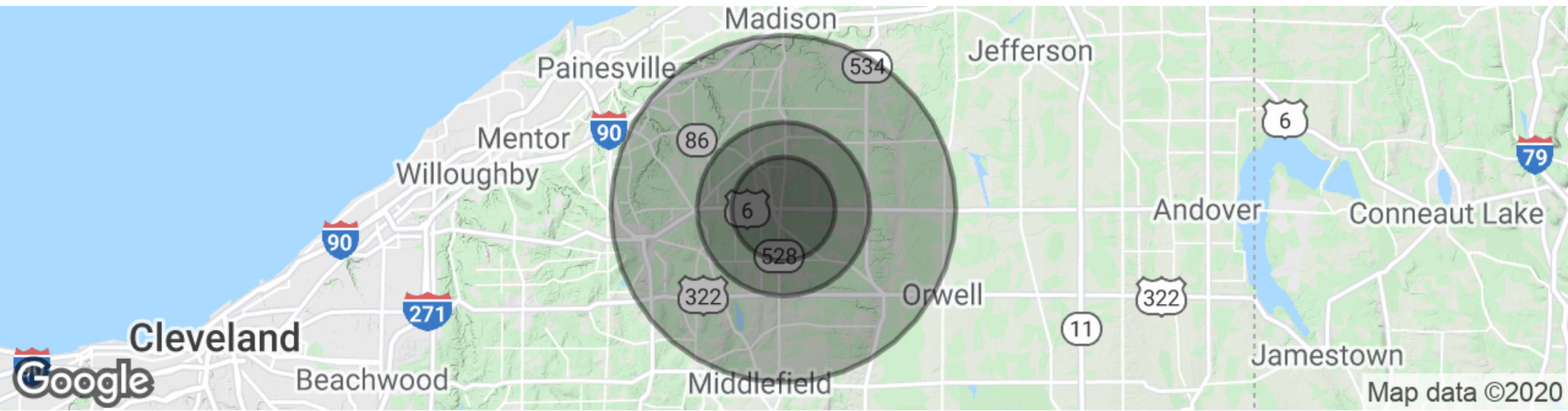
AERIAL MAPS



AERIAL MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,386	7,737	43,190
Average Age	42.1	37.8	38.7
Average Age (Male)	42.9	37.6	37.8
Average Age (Female)	40.5	37.5	39.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	829	2,958	16,531
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$63,988	\$66,927	\$67,340
Average House Value	\$195,465	\$191,308	\$209,929

CONTACT INFORMATION



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