



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
759 S Washington Street
Millersburg, OH 44654

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS



04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased To Exclusively Offer For Sale the 7,172 SF Dollar General Located Directly on S Washington Street in Millersburg, OH. This Opportunity Includes a Corporate Guarantee From Dollar General (NYSE:DG): BBB Credit Rating With Approximately 2 Years Remaining on Its Lease. Dollar General Has Been in Place Since 1992 Showing Commitment at This Location and Has Two 3 Year Option Terms That Extend Past Its Original Lease Term.

OFFERING SUMMARY

PRICE	\$496,552
CAP	7.25%
NOI	\$36,000
PRICE PER SF	\$69.23
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	759 S Washington Street Millersburg, OH 44654
COUNTY	Holmes
BUILDING AREA	7,172 SF
LAND AREA	0.78 AC
YEAR BUILT	1992



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Corporate Guarantee From Dollar General (NYSE:DG): BBB Credit Rating
- 2 x 3 Year Renewals Remaining on Current Lease
- Minimal Landlord Responsibilities
- As of February 1, 2021, Dollar General Operates Over 17,147 Stores in 46 States With Plans to Execute 2,600 New Real Estate Projects
- Dollar General Has Been Operating on This Site Since 1992 – Showing Commitment to Location
- Located Along Highway 62 Which Sees 11,956 VPD
- A Positive Population Growth is Predicted For the Surrounding 3-Mile Radius By 2025
- Highly Visible and Accessible - Large Signage and Ingress/Egress
- Just 4 Minutes to Pomerene Hospital - One Of the Largest Employers in Holmes County With More Than 325 Employees and 80 Physicians Including 55 Licensed Beds
- Historic Downtown Millersburg Resides in the Heart of Amish Country and Serves as the County Seat of Holmes County Which Contains the Largest Amish Concentration in the World
- Over 32,489 People Live Within a 10-Mile Radius Making an Average Household of \$76,870
- Nearby Tenants Include: Napa Auto Parts, AutoZone, Holiday Inn Express, Comfort Inn, Goodwill, Dairy Queen, McDonald's, Tractor Supply Co., Taco Bell, Pizza Hut, Walmart Supercenter and More



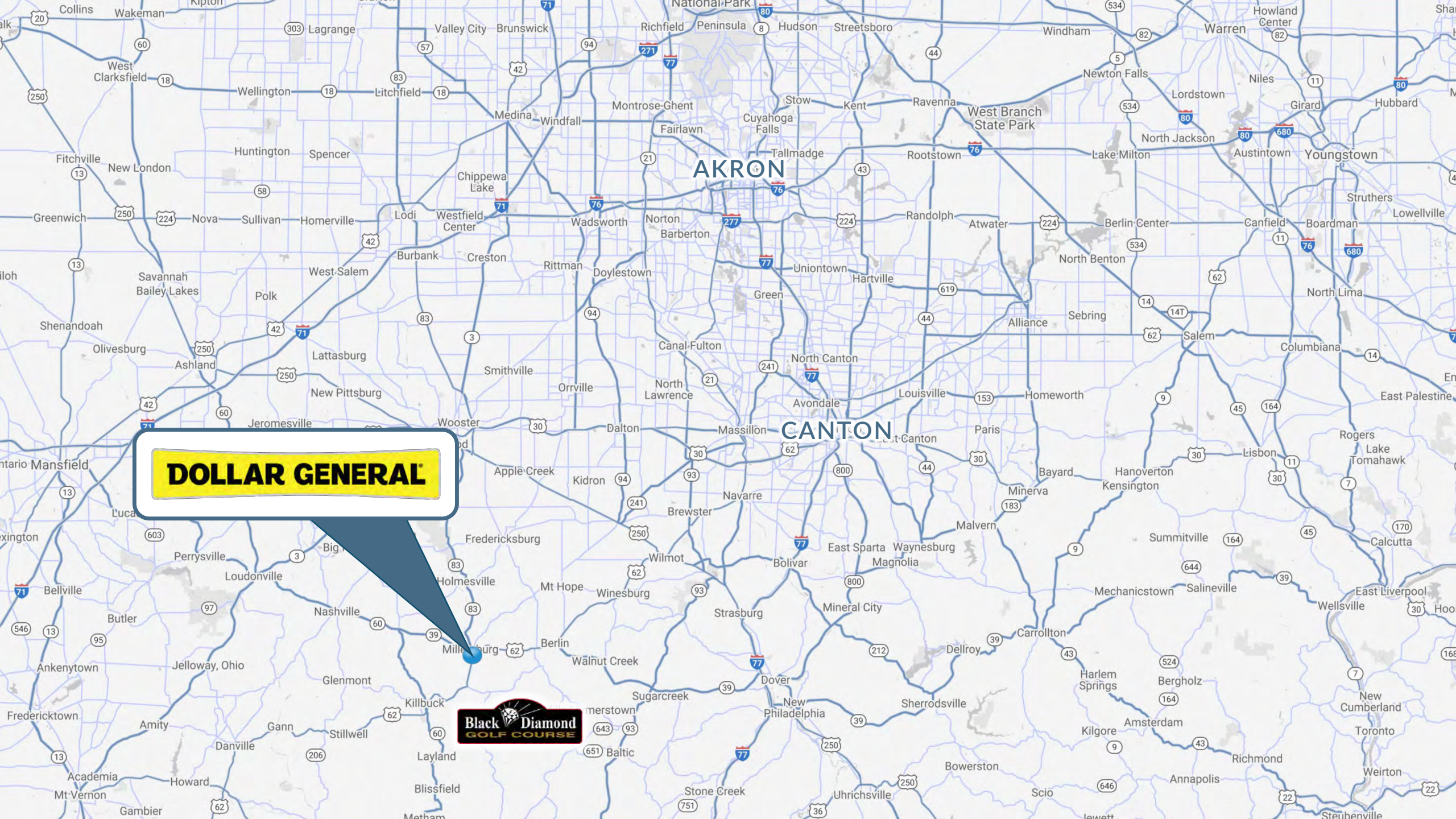
LEASE SUMMARY

TENANT	Dollar General Corporation
PREMISES	A Building of Approximately 7,172 SF
LEASE COMMENCEMENT	October 28, 1992
LEASE EXPIRATION	November 30, 2022
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	2 x 3 Years
RENT INCREASES	None
LEASE TYPE	Double Net (NN)
PERMITTED USE	Discount/Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
7,172 SF	\$36,000	\$5.02



ACTUAL PROPERTY IMAGES



AKRON

CANTON

DOLLAR GENERAL

Black Diamond
GOLF COURSE



Pomerene
Hospital

Holmes County
Court



Millersburg
Elementary School



St Peter Catholic
Church



Millersburg Baptist
Church

DOLLAR GENERAL



S Washington Street



Darb Snyder Senior Center

RODHE'S
IGA
MARKETPLACE

Altercare
Integrated Health Services

Comfort
INN

goodwill

SHERWIN
WILLIAMS

DQ

COBLENTZ

Holiday Inn
Express

SUBWAY

AutoZone

Ohio Ag Equipment
DOLLAR TREE
Pizza Hut

Wendy's
McDonald's
TACO BELL

FASTENAL

Advance
Auto Parts

Walmart
Supercenter

TSC TRACTOR
SUPPLY CO

SAVE & SERVE
THRIFT SHOP

me

Millersburg
ELECTRIC

East of Chicago
PIZZA

Old Airport Park

H&R BLOCK

DOLLAR GENERAL

62

S Washington Street

NAPA

E Jackson St



Fire Ridge Golf Course



Holmes County Airport



MILLERSBURG | HOLMES COUNTY | OHIO

Millersburg is a village in county seat of Holmes County, Ohio. Located 66 miles south of Cleveland. From its early 19th century roots to today, the Village of Millersburg celebrates a long history of growth and community. Originally laid out by Adam Johnson and Charles Miller in November 1815, the Village itself was established in 1825. The Village was incorporated in 1835. Millersburg has recently experienced a renaissance, with growth and change benefiting the community in terms of exciting new events and experiences, downtown shops, and popular establishments. The Village of Millersburg had a population of 3,076 as of July 1, 2020.

The economy of Millersburg, OH employs 1.7k people. The largest industries in Millersburg, OH are Manufacturing, Health Care & Social Assistance, and Accommodation & Food Services. The most popular employer in Millersburg, OH is Pomerene Hospital. Millersburg is the county seat of Holmes County which is well-known for its rolling farmland and thriving Amish community. What many people are surprised to learn is that manufacturing is a fundamental driver of the local economy. Manufacturing is the leading business sector, in terms of number of employment positions and amount of related annual compensation. Key / Core Industries in County are Furniture & wood products manufacturing, Cheese production, Tourism/hospitality, Natural resources & mining and Construction & building supplies.

The Village of Millersburg and Holmes County Park District offers year-round opportunities for exercise and relaxation at several sites. Parks and Recreation center in Village are Holmes County Rails to Trails This wheelchair accessible, 23.1-mile rail-trail is open for biking, inline skating, horseback riding, and cross country skiing. Clay Street Park Play and relax with the whole family at beautiful Clay Street Park. Deer Run Park and Ball Fields includes the Pampered Paws Dog Park, Deer Run Ball Fields, a walking path, adult exercise equipment, and a fenced children's play area.



POMERENE HOSPITAL



AMISH COMMUNITY TOUR

	3 MILES	5 MILES	10 MILES
POPULATION	5,625	10,549	32,489
AVERAGE HH INCOME	\$61,740	\$66,869	\$76,870



DOLLAR GENERAL®

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.

As of February 1, 2021, Dollar General Corporation operated 17,147 stores in 46 states in the United States. For fiscal 2019, Dollar General executed approximately 2,600 real estate projects comprised of 1000 new stores, 1,500 store remodels and 80 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
17,147+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
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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