

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR
GENERAL**

UNDER CONSTRUCTION - PROJECTED OPENING APRIL 2021



50527 OH-14

EAST PALESTINE OHIO

REPRESENTATIVE PHOTO



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY

DG

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1765 Greensboro Station Place

Tower 1, Suite 900, McLean, VA 22102

VA License No. 0225193951



Broker of Record: John M. Hoty, Hoty Enterprises, Inc. | OH License No. 2001013563

OFFERING SUMMARY



OFFERING

Asking Price	\$1,745,000
Cap Rate	5.50%
Net Operating Income	\$95,992

PROPERTY SPECIFICATIONS

Property Address	50527 OH-14 East Palestine, Ohio 44413
Rentable Area	9,100 SF
Land Area	3.47 AC
Year Built	2021 (Under Construction)
Tenant	Dollar General
Guaranty	Corporate
Credit Rating	S&P: BBB
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Beg. of Each Option
Options	3 (5-Year)
Rent Commencement	April 2021 (est.)
Lease Expiration	April 2036 (est.)

RENT ROLL & INVESTMENT HIGHLIGHTS

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Lease Term						Rental Rates		
TENANT NAME	SF	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Dollar General	9,100	April 2021	April 2036	Year 1	-	\$7,999	\$95,992	3 (5-Year)
(Corporate Guaranty)		(est.)	(est.)					10% Increase Beg. of Each Option

*Assume a transaction closing can occur 60 days after store opening.

Brand New 15-Year Lease | Corporate Guaranteed | Scheduled Rental Increase | Options to Extend

- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 16,700 locations
- Brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases at the beginning of each option, generating NOI and hedging against inflation

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Local Demographics & Trade Area

- More than 15,000 residents and 4,000 employees support the 10-mile area
- \$66,894 average household income

Signalized, Hard Corner Intersection | Brand New Construction | Limited Competition | Excellent Visibility & Access

- Strategically positioned at the signalized, hard corner intersection of OH-165 and OH-14, a primary retail and commuter thoroughfare serving the immediate trade area
- Brand new construction which features high level finishes and distinct design elements
- The site is the only discount store in Unity, creating a large consumer draw for the immediate trade area
- The asset benefits from excellent visibility via significant street frontage along OH-14 and is equipped with a large pylon sign

Strong Operator | 1,000 New Stores In 2020 | Essential Business

- Dollar General Stores is an American chain of variety stores that has become one of the most profitable stores in the rural United States with revenue reaching \$26 billion in 2019
- The company has opened 1,000 new stores across the U.S. in 2020, expanding its presence to 46 states throughout the country
- Dollar General is considered essential business with stores open and operating during the COVID-19 pandemic

BRAND PROFILE



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 16,700+

2020 Employees: 143,000

2020 Revenue: \$27.75 Billion

2020 Net Income: \$1.71 Billion

2020 Assets: \$22.83 Billion

2020 Equity: \$6.70 Billion

Credit Rating: S&P: BBB

Dollar General Corporation has been delivering value to shoppers for more than 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 everyday low prices in convenient neighborhood locations. Dollar General operated 16,700 stores in 46 states as of July 31, 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General Corporation was founded in 1939.

PROPERTY OVERVIEW



Location



East Palestine, Ohio
Columbiana County
Salem MSA

Parking



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 3.29 stalls per 1,000 SF of leasable area.

Access



State Highway 14: 1 Access Point

Parcel



Parcel Number: 67-00532-000
Acres: 3.47
Square Feet: 151,280 SF

Traffic Counts



State Highway 14: 5,600 Vehicles Per Day
N. Market Street/State Highway 165 & 170:
5,400 Vehicles Per Day

Construction



Year Built: 2021 (Under Construction)

Improvements



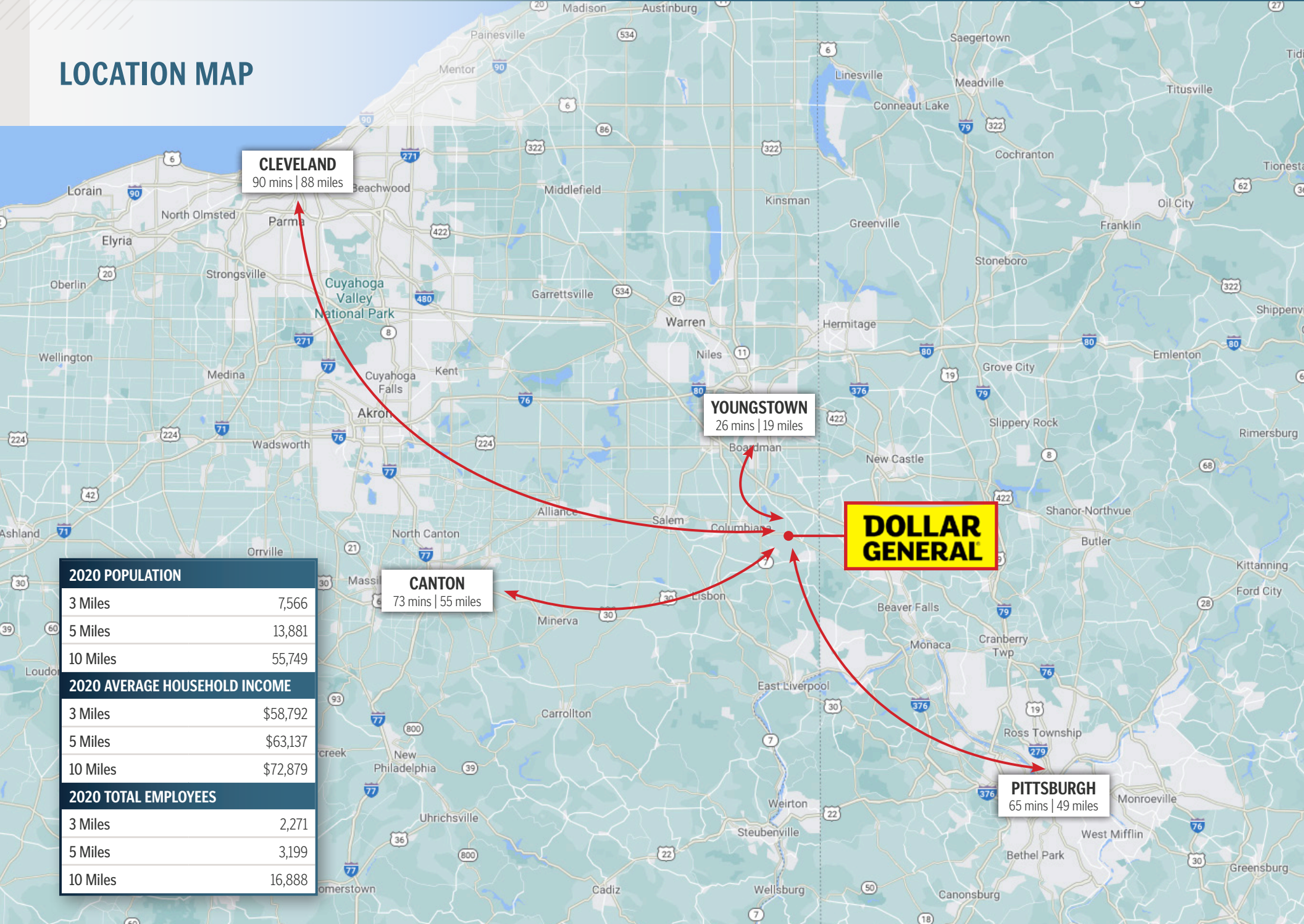
There is approximately 9,100 SF of existing building area

Zoning



Commercial

LOCATION MAP



2020 POPULATION

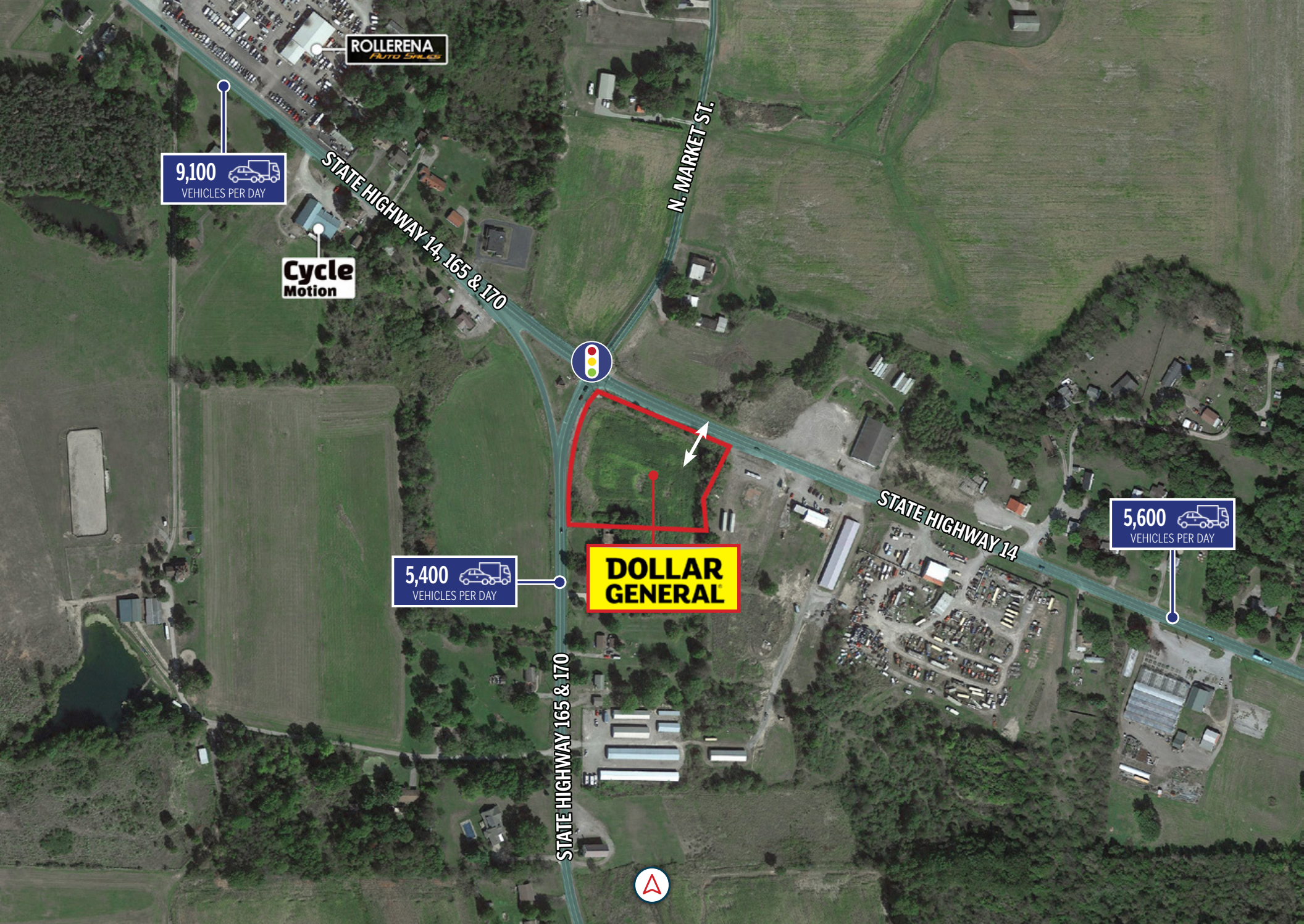
3 Miles	7,566
5 Miles	13,881
10 Miles	55,749

2020 AVERAGE HOUSEHOLD INCOME

3 Miles	\$58,792
5 Miles	\$63,137
10 Miles	\$72,879

2020 TOTAL EMPLOYEES

3 Miles	2,271
5 Miles	3,199
10 Miles	16,888







AREA DEMOGRAPHICS

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	3 MILES	5 MILES	10 MILES
POPULATION			
2020 Estimated Population	7,566	13,881	55,749
2025 Projected Population	7,433	13,645	55,114
2020 Median Age	45.1	45.0	46.4
HOUSEHOLDS & GROWTH			
2020 Estimated Households	3,051	5,548	21,606
2025 Projected Households	3,013	5,480	21,441
INCOME			
2020 Estimated Average Household Income	\$58,792	\$63,137	\$72,879
2020 Estimated Median Household Income	\$42,551	\$45,318	\$54,924
DAYTIME POPULATION			
2020 Estimated Total Businesses	237	374	1,674
2020 Estimated Total Employees	2,271	3,199	16,888





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THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
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25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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