

TRINITY
REAL ESTATE INVESTMENT SERVICES



DOLLAR GENERAL - 2020 BUILD - LIMITED COMPETITION

5780 OHIO 13, GREENWICH, OH 44837

\$1,576,730

5.5% CAP

TRINITYREIS.COM

Actual Property

**DOLLAR
GENERAL**

GREENWICH, OH

\$1,576,730 | 5.5% CAP

- 2020 Build Dollar General With 14+ Years Remaining
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Three Options to Renew With Attractive 10% Rental Increases Every 5 Years
- Limited Local Retail Competition, Store Would Serve as Primary Source of Goods for Local Residents - Closest Dollar Store is Located 9+ Miles Away
- Healthy Average Household Income in 5 Mile Radius of \$71,816
- Above Average Parcel Size, 1.4+ Acres With Ample Parking Lot
- Corporate Guarantee From Dollar General (NYSE: DG) With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETED BY:

BRANSON BLACKBURN

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CODY CRIST

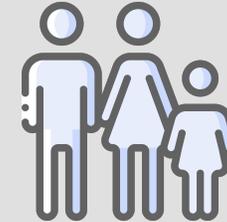
817.584.2000 | cody@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$86,720
Rent Per SF:	\$9.53
Rent Commencement Date:	11/12/2020
Lease Expiration Date:	11/11/2035
Lease Term Remaining:	14+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	9,100 SF
Land Area:	1.44 AC
Year Built:	2020
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$173.27

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	11/11/2020 - 11/30/2035	\$86,720	\$9.53	5.50%
Three (3), 5-Year Options 10% Increase	12/01/2035 - 11/30/2040	\$95,392	\$10.48	6.05%
	12/01/2040 - 11/30/2045	\$104,931	\$11.53	6.65%
	12/01/2045 - 11/30/2050	\$115,424	\$12.68	7.32%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

INSURANCE

PAID BY **TENANT**

Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Demised Premises (the "Property Insurance").

PARKING LOT & HVAC

PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

ROOF & STRUCTURE

PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	318	1,891	4,750
2021 Estimated	318	1,869	4,971
2026 Projected	318	1,858	4,638

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$55,091	\$57,445	\$58,830
Average	\$68,951	\$71,049	\$71,816

Demographic data provided by CoStar

66.2 Miles to
Downtown Cleveland

**DOLLAR
GENERAL**



Springhill Fruit Farm

Shenandoah Christian Church

C&B Place General Store

Enzor Care Tree Service

J Star Equipment

State Route 603 - 1,275+ VPD

State Route 13 N

Precision Auto Car Dealer

Shenandoah Bike Shop

DOLLAR GENERAL

Actual Property

Rome Community Church

Burkholder Upholstery

Woodlawn Church

Grocery Store

DOLLAR GENERAL

Precision Auto Car Dealer

State Route 13 N

State Route 603 - 1,275+ VPD

Actual Property

Key Demographics 5 Miles



Total Population
2021
4,671



Household Income
Average
\$71,816

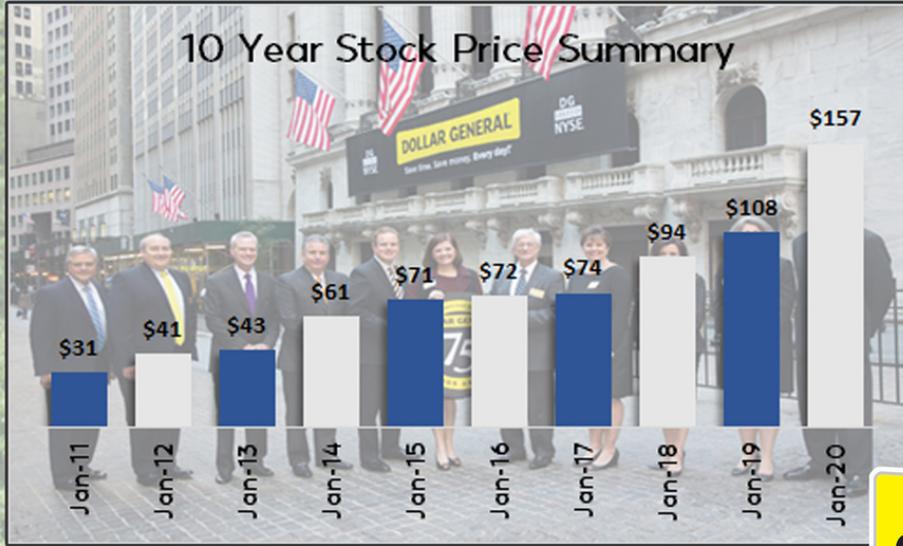
**DOLLAR
GENERAL**

State Route 13N

Actual Property



Actual Property



80 Years
of Success



Publicly
Traded Co.
NYSE: DG



BBB
S&P Rated



\$48B
Market Cap



16,200+
Locations

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BROKER OF RECORD

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BRK.2009000214

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