

BRAND NEW CONSTRUCTION

Absolute NNN Investment Opportunity

**DOLLAR
GENERAL®**



36741 OH-7

POMEROY OHIO

REPRESENTATIVE PHOTO



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY PRESENTED 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

DG



OFFERING

Asking Price	\$1,693,000
Cap Rate	5.60%
Net Operating Income	\$94,816

PROPERTY SPECIFICATIONS

Property Address	36741 OH-7, Pomeroy, OH 45769
Rentable Area	9,100 SF
Land Area	3.60 AC
Year Built	2021
Tenant	Dollar General
Guaranty	Corporate
Credit Rating	S&P: BBB
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Beginning of Each Option
Options	3 (5-Year)
Rent Commencement	July 26 th , 2021
Lease Expiration	July 25 th , 2036

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SF	Lease Term		Rental Rates				
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Dollar General	9,100	July 2021	July 2036	Current	-	\$7,901	\$94,816	3 (5-Year)
(Corporate Guaranty)								10% Increase Beg. of Each Option

New 15-Year Lease | Investment Grade (S&P: BBB) | Corporate Guaranteed | Scheduled Rental Increases

- Brand new 15-year lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and established discount store with over 17,200 locations
- The lease features a 10% rental increase at the beginning of each option period, growing 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 in 10-mile Trade Area

- More than 22,000 residents and 5,000 employees support the 10-mile area
- \$55,741 average household income

Brand New Construction | Fronting State Road 7 | Limited Competition | Excellent Visibility & Access

- Brand new construction which features high-level finishes and distinct design elements
- Strategically fronting State Road 7, the primary thoroughfare serving Pomeroy and the immediate trade area
- Virtually no competition, the nearest discount/dollar store is more than 7 miles from this location, increasing consumer draw to the subject property
- The asset benefits from excellent visibility via significant street frontage along State Road 7 and is equipped with a large pylon sign

Strong Operator | 1,000 New Stores In 2020

- 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 \$33.75 billion in 2020
- The company has opened 1,000 new stores across the U.S. in 2020, expanding its presence to 46 states throughout the country

BRAND PROFILE



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 17,266

2020 Employees: 158,000

2020 Revenue: \$33.75 Billion

2020 Net Income: \$2.66 Billion

2020 Assets: \$25.86 Billion

2020 Equity: \$6.66 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 17,266 stores in 46 states as of February 26, 2021. 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



Pomeroy, Ohio
Meigs County

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



OH-7: 1 Access Point

Parcel



Parcel Number: 0300721000
Acres: 3.60
Square Feet: 156,816 SF

Traffic Counts



OH-7: 4,600 Vehicles Per Day

Construction



Year Built: 2021

Improvements



There is approximately 9,100 SF of existing building area

Zoning



Commercial

LOCATION MAP





AREA DEMOGRAPHICS

DG

	3 MILES	5 MILES	10 MILES
POPULATION			
2020 Estimated Population	1,459	3,719	22,882
2025 Projected Population	1,449	3,698	22,664
2020 Median Age	45.0	45.0	43.9
HOUSEHOLDS & GROWTH			
2020 Estimated Households	578	1,455	9,411
2025 Projected Households	573	1,445	9,320
INCOME			
2020 Estimated Average Household Income	\$72,696	\$66,524	\$55,741
2020 Estimated Median Household Income	\$60,231	\$53,310	\$40,605
DAYTIME POPULATION			
2020 Estimated Total Businesses	22	70	587
2020 Estimated Total Employees	187	716	5,389





SRS

NATIONAL
NET LEASE
GROUP

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

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RETAIL
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25+

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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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