



SINGLE TENANT DOLLAR GENERAL PROPERTY FOR SALE

DOLLAR GENERAL
5016 Greenfield Rd., Dearborn, MI 48126

Exclusively Listed By:

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TABLE OF CONTENTS

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Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
DOLLAR GENERAL TENANT PROFILE	4
DEMOGRAPHICS	5
AERIAL MAP	6
RETAIL MAP	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
LOCAL MAP	10
REGIONAL MAP	11
BACK PAGE	12

DOLLAR GENERAL

5016 Greenfield Rd. | Dearborn, MI 48126

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,840,000
NOI:	\$101,199
Cap Rate:	5.5%
Land Acreage:	1.06 Acres
Year Built:	1980
Building Size:	10,120
Price / SF:	\$181.82

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof:	Landlord Responsibilities
Structure:	Landlord Responsible
Parking Lot:	Landlord Responsible
HVAC:	Tenant Responsible
Term Remaining:	8 Years & 10 Months
Original Lease Term:	15 Years
Commencement Date:	July 1, 2020
Current Term Expiration:	June 30, 2030
Options:	(2) 5 Year Options
Increases:	In Option Period
Right of First Refusal:	Yes - 10 Days

PROPERTY HIGHLIGHTS

- Double Net Lease Structure Lease - Minimal Landlord Responsibilities
- Corporate Guaranteed Lease | "BBB" Standard & Poor's Rating - Investment Grade
- Tenant Renewed for a 5 Year Term Early in August 2021 - Exhibits Strong Commitment to the Location
- Former Rite Aid Location - Dollar General has a Long History at the Location having Subleased from Rite Aid for Many Years Prior to Signing the Direct Lease with Landlord in 2020.
- Densely Populated Market - Population Within a 5 Mile Radius is in Excess of 129,000 - Strong Dense Suburban Community of Dearborn, MI
- Rental Increases in Option Terms
- Average Household Income Within a 1 Mile Radius is in Excess of \$62,000
- Busy Traffic Counts on Greenfield Road That Boast in Excess of 34,000 Vehicles Per Day
- Surrounded by National Retailers Such as: Kroger, Walmart, Home Depot, CVS, Tim Hortons & Many More.

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DOLLAR GENERAL TENANT PROFILE

DOLLAR GENERAL®

OVERVIEW

Company:	Dolgencorp, LLC
Founded:	1939
Total Revenue:	\$27.8 Billion
Net Income:	\$1.712 Billion
Headquarters:	Goddlettsville, TN
Website:	www.DollarGeneral.com

TENANT HIGHLIGHTS

- NYSE: DG | S&P 500 Component
- Operates 16,278 Stores | 143,000 Employees
- One of the Most Profitable Stores in the Rural United States

TENANT OVERVIEW

Dollar General Corporation is a discount retailer, headquartered in Goodlettsville, Tennessee. The stores provide various merchandise products in the southern, southwestern, Midwestern, and eastern United States. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

Dollar General offers both name brand and generic merchandise — including off brand goods and closeouts of name-brand items — in the same store. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars.

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DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2026 Projection	18,107	115,998	338,519
2021 Population	18,092	115,998	341,597
2010 Population	18,242	118,974	361,282
Growth 2021-2026	0%	-0.1%	-0.2%
Growth 2010-2021	-0.1%	-0.2%	-0.5%
2021 Population Hispanic Origin	789	10,674	48,918
2021 Population by Race:			
White	15,691	74,377	191,251
Black	677	33,657	132,457
Am. Indian & Alaskan	54	454	2,183
Asian	664	2,158	4,257
Hawaiian & Pacific Island	3	33	125
Two or More Races	1,004	5,320	11,324
U.S. Armed Forces:	0	0	2
Households:			
2026 Projection	5,661	38,402	121,073
2021 Households	5,652	38,467	122,194
2010 Households	5,678	39,297	129,362
Growth 2021 - 2026	0%	0%	-0.2%
Growth 2010 - 2021	0.1%	-0.1%	-0.2%
Owner Occupied	3,207	21,353	74,778
Renter Occupied	2,454	17,048	46,296
2021 Avg Household Income	\$62,612	\$53,275	\$56,474

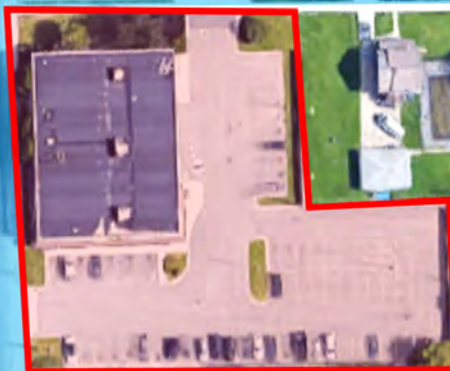
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AERIAL

Normandale St



Greenfield Rd



34,090+



Hubbard Dr

14,208+





RETAIL



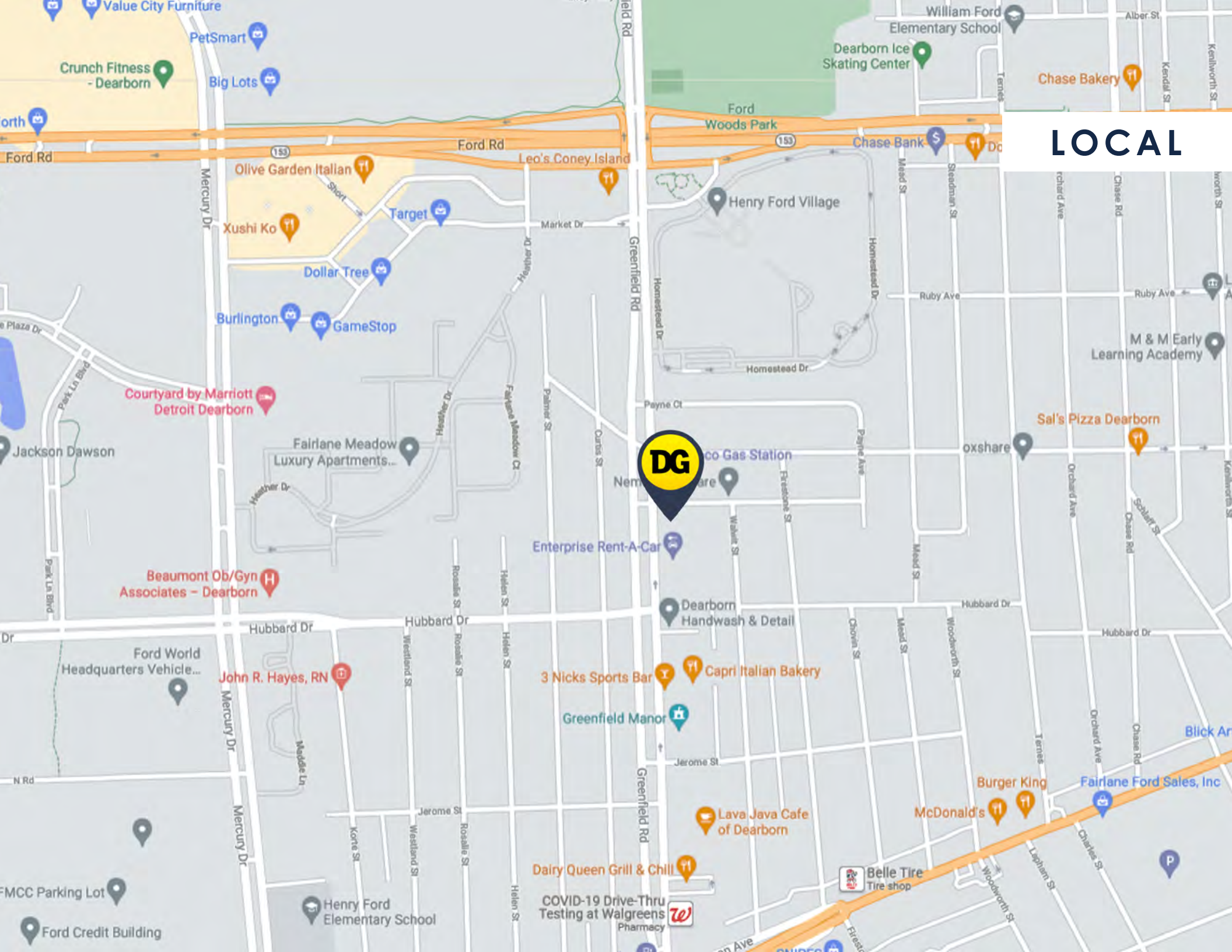


DOLLAR GENERAL

Now Hiring!

40





LOCAL



REGIONAL

SINGLE TENANT DOLLAR GENERAL PROPERTY FOR SALE

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