

CLEVELAND MSA DOLLAR GENERAL - 50K 5-MILE POPULATION 6650 CLEVELAND RD, RAVENNA, OH 44266

BRANSON BLACKBURN

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RAVENNA, OH

\$1,963,065 | 4.85% CAP

- New Development Dollar General With Over 14 Years Remaining
- Absolute NNN Requiring Zero Landlord Responsibilities
- Larger Prototype 10,540 SF Location
- Strong 5-Mile Population of Over 53,000 Residents
- Situated on Cleveland Rd With Daily With Daily Traffic Counts Exceeding 4,000 Vehicles
- Ravenna is Located Only 38 Miles Southeast of Cleveland, OH -Ohio's Second Largest City with Nearly 175,000 Residents
- Corporately Guaranteed by Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETED BY:

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INVESTMENT OVERVIEW:

Rent Per SF:\$9.03Rent Commencement Date:12/29/2021Lease Expiration Date:12/31/2036

Lease Term Remaining: 14+ Years

Type of Ownership: Fee Simple



Lease Type:

Base Annual Rent:

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



Absolute NNN

\$95.209

As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17.000+ Stores

PROPERTY DETAILS:

Building Area: 10,542 SF

Land Area: 1.98 AC

Year Built: 2021

Guarantor: Dollar General Corporation (NYSE: DG)

Price Per SF: \$186.21

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	12/29/2021-12/31/2036	\$95,209	\$9.03	4.85%
Three (3), 5-Year Options 10% Increase	1/1/2036-12/31/2041	\$104,730	\$9.93	5.33%
	1/1/2041-12/31/2046	\$115,203	\$10.93	5.87%
	1/1/2046-12/31/2051	\$126,723	\$12.02	6.45%



BREAKDOWN

PONSIB

TAXES & INSURANCE

PAID BY TENANT

Taxes: 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: 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

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

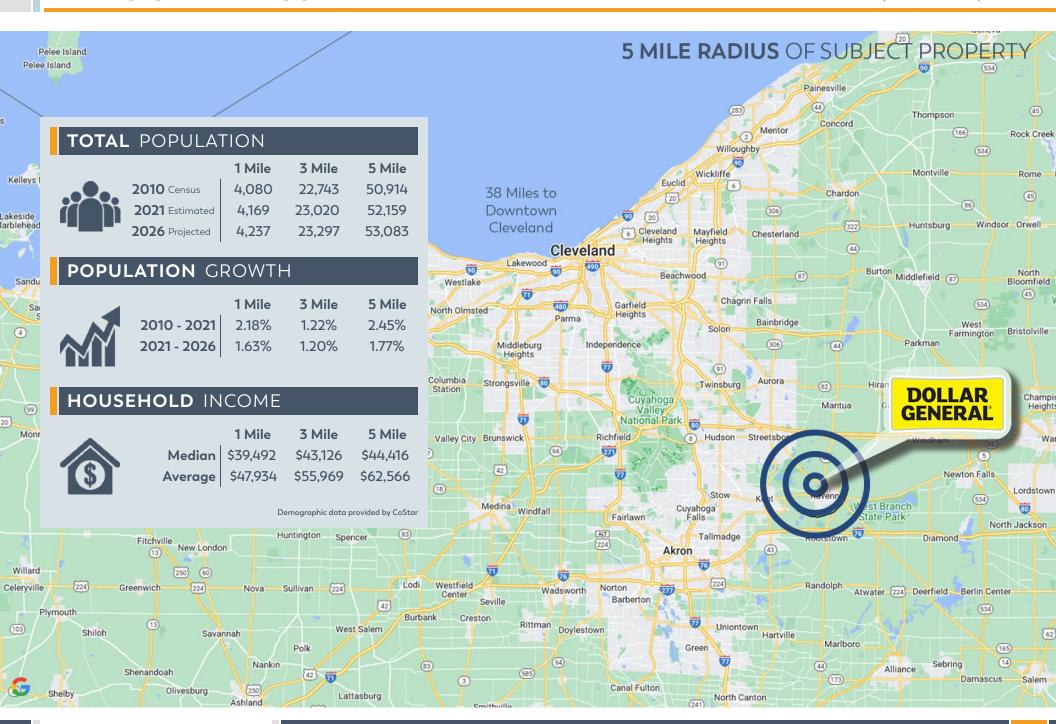
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HVAC

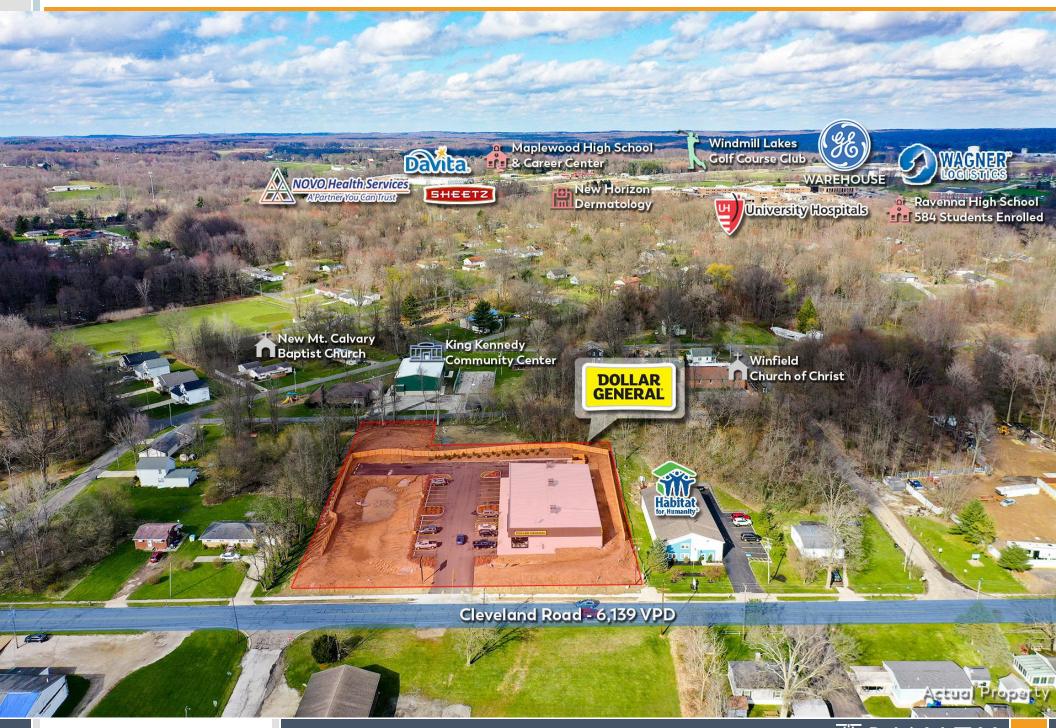
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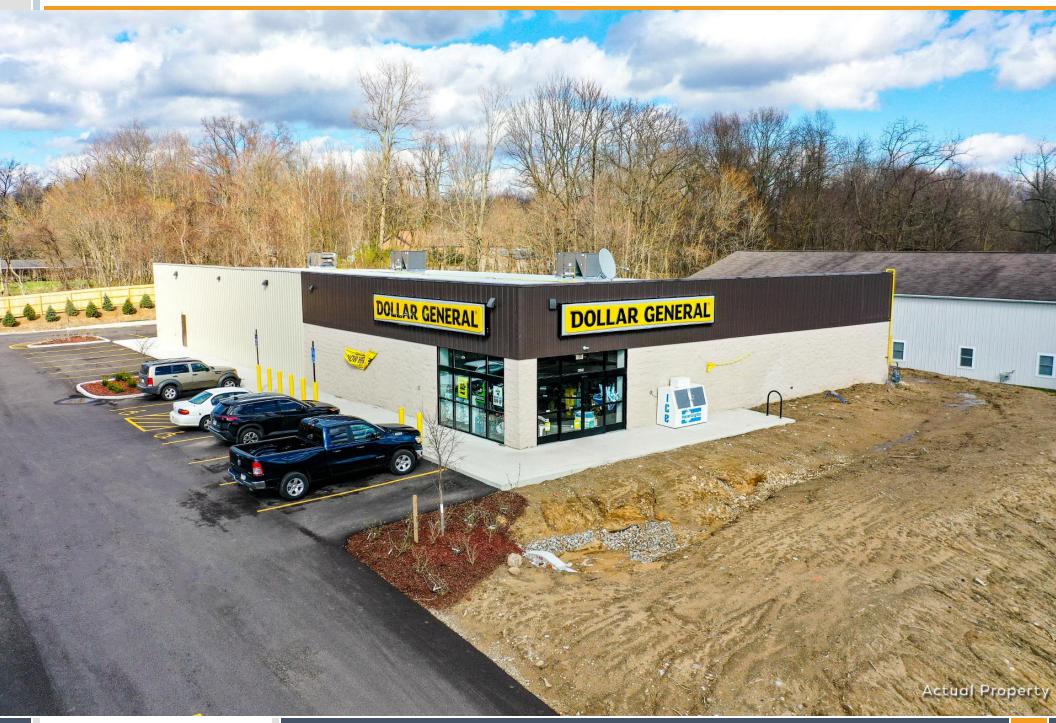














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REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

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