

OFFERING MEMORANDUM



DOLLAR GENERAL - RELOCATION STORE
DRESDEN, OHIO



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:



JOE SCHUCHERT

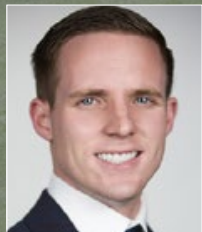
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INVESTMENT SUMMARY



LIST PRICE
\$2,009,828



CAP RATE
5.25%



BUILDING SIZE
10,640 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
11 YEARS



RENEWAL OPTIONS
4 - 5 YEAR



PARKING
35 SPACES



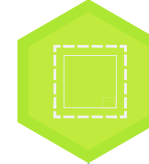
APN
10-08-71-50-003



LOCATION
**3155 HILL ROAD
DRESDEN, OH 43821**



ANNUAL RENT
\$105,527.16



LAND AREA
3.00 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
05/30/2033



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2018



TRAFFIC COUNTS
7,878 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 11 Years of Guaranteed Lease Term
- 2018 Build-to-Suit Dollar General
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

RELOCATION STORE:

- Relocation of Dollar General Store #672
- Former Dollar General Was Located Approximately 0.2 Miles South on W 3rd St



DG PLUS STORE:

- 10,640 SF Building
- Larger Prototype with Additional Sales Floor Space

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population: 1,866 Residents; \$63,027 Average Household Income
- 3-Mile Population: 3,579 Residents; \$69,635 Average Household Income
- 5-Mile Population: 5,672 Residents; \$73,210 Average Household Income
- 7-Mile Population: 11,172 Residents; \$72,231 Average Household Income

PROXIMITY FROM DRESDEN, OHIO:

- Columbus, OH | 65 Miles
- Cleveland, OH | 124 Miles
- Pittsburgh, PA | 133 Miles
- Morgantown, WV | 164 Miles
- Cincinnati, OH | 171 Miles
- Fort Wayne, IN | 205 Miles
- Indianapolis, IN | 239 Miles
- Cleveland, OH | 243 Miles
- Louisville, KY | 271 Miles

TENANT:

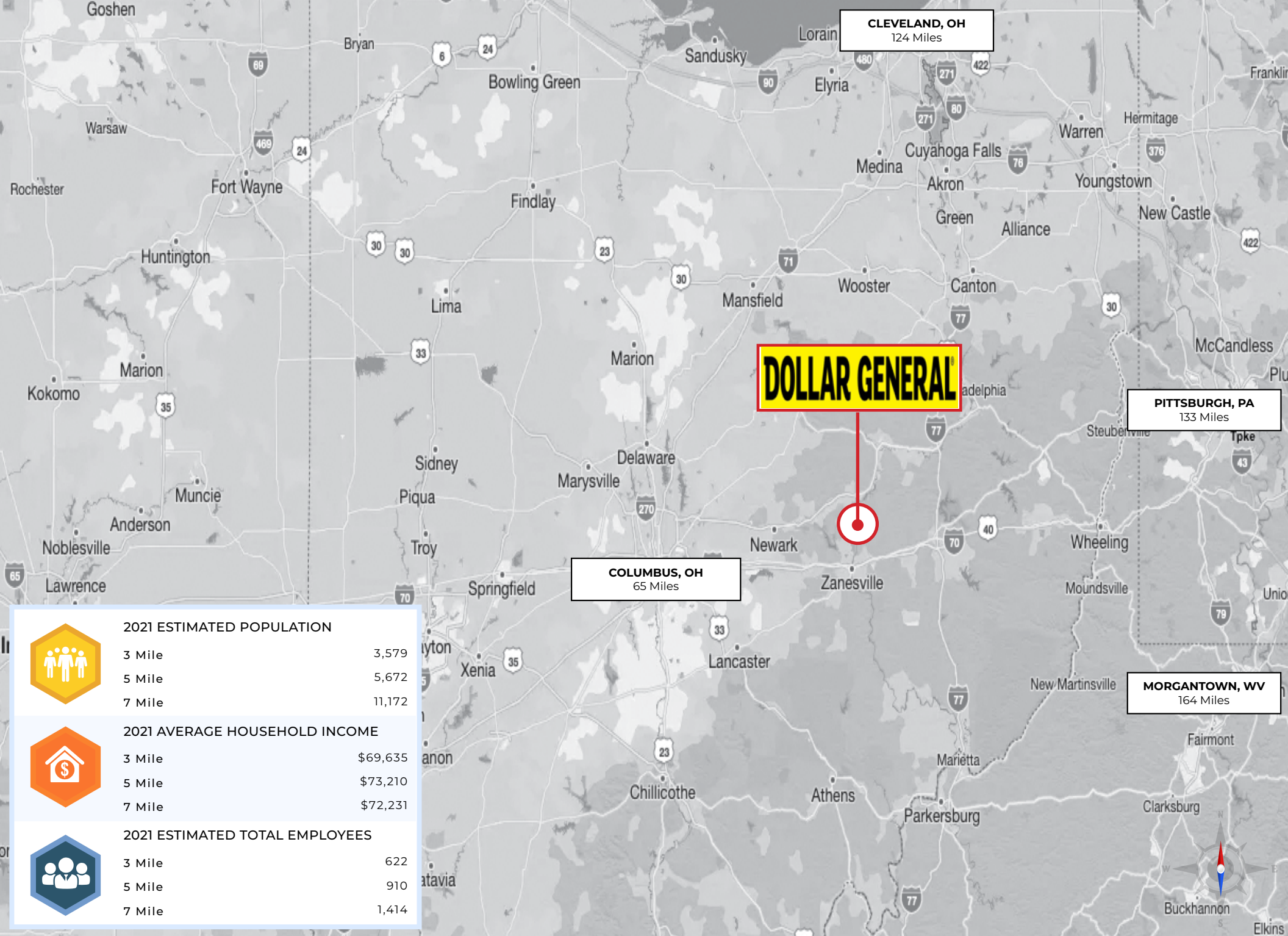
- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,190 Stores in 47 States as of February 25, 2022
- Ranked #91 on the Fortune 500 List











2021 ESTIMATED POPULATION

3 Mile	3,579
5 Mile	5,672
7 Mile	11,172



2021 AVERAGE HOUSEHOLD INCOME

3 Mile	\$69,635
5 Mile	\$73,210
7 Mile	\$72,231



2021 ESTIMATED TOTAL EMPLOYEES

3 Mile	622
5 Mile	910
7 Mile	1,414

AREA OVERVIEW



DRESDEN, OHIO

Dresden, Ohio located in northern Muskingum County. Dresden is located on or near the site of a Shawnee (Native American) village known as Wakatomika, which gave its name to Wakatomika Creek, the creek that empties into the Muskingum River near the northern edge of the village. Dresden is the birthplace of the Longaberger Company, started in 1919 by the J.W. Longaberger family and famous for handmade maple splint baskets. Dresden is also the home of "The World's Largest Basket", according to the Guinness Book of World Records.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	1,866	3,579	5,672	11,172
2026 Projected Population	1,868	3,586	5,687	11,206
2010 Census Population	1,728	3,366	5,317	10,653



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	768	1,415	2,195	4,312
2026 Households	768	1,415	2,198	4,320
2010 Households	723	1,334	2,052	4,064
Average Household Size	2.39	2.51	2.57	2.58



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$63,027	\$69,635	\$73,210	\$72,231
2021 Median Household Income	\$53,298	\$57,887	\$58,846	\$57,101
2021 Per Capita Income	\$26,097	\$27,604	\$28,376	\$27,903



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	768	1,415	2,195	4,312
2021 Owner-Occupied Units	517	1,040	1,664	3,262
2021 Renter Occupied Housing Units	252	375	530	1,050



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	39	63	103	164
2021 Employees	419	622	910	1,414

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$54.68 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,190



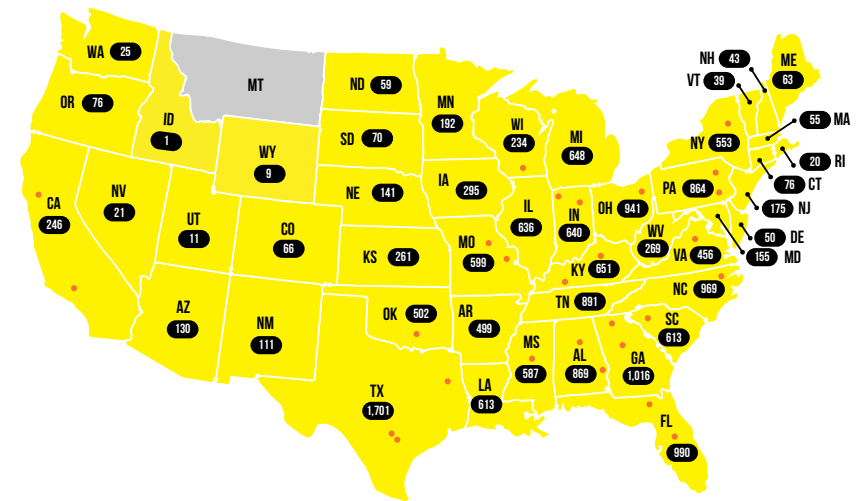
NO. EMPLOYEES
163,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 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 18,190 stores in 47 states as of February 25, 2022. 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.

18,190 STORES | IN 47 STATES |
AS OF 02/25/2022

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 3155 Hill Road, Dresden, OH 43821 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluation a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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LISTED BY:**

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