

OFFERING MEMORANDUM



REPRESENTATIVE PHOTO



DOLLAR GENERAL | RELOCATION STORE
OAKLAND, MARYLAND



SCHUCHERT
RETAIL GROUP



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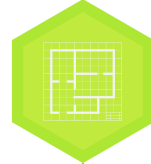
INVESTMENT SUMMARY



LIST PRICE
\$2,452,580



CAP RATE
5.00%



BUILDING SIZE
10,640 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
15 YEARS



RENEWAL OPTIONS
5 - 5 YEAR



PARKING
41 SPACES



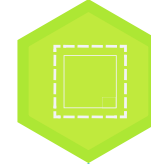
APN
**17-006487 &
17-008978**



LOCATION
**437 N 3RD ST
OAKLAND, MD 21550**



ANNUAL RENT
\$122,629



LAND AREA
1.88 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
09/30/2037



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2022



TRAFFIC COUNTS
12,691 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 15 Year Initial Lease Term
- 2022 Build-to-Suit Dollar General
- Store is Scheduled to Open in September 2022
- Five (5) - 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 #892
- Former Dollar General is Located Approximately 0.3 Miles North on Garrett Hwy

DG PLUS STORE:

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

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population: 2,079 Residents
- 1-Mile Average Household Income: \$67,491
- 3-Mile Population: 6,213 Residents
- 3-Mile Average Household Income: \$65,325
- 5-Mile Population: 9,633 Residents
- 5-Mile Average Household Income: \$70,608
- 7-Mile Population: 12,892 Residents
- 7-Mile Average Household Income: \$77,752

DEEP CREEK LAKE:

- Largest Fresh Water Lake in Maryland
- Covers 3,900 Acres with 65+ Miles of Shoreline

WISP RESORT (13 MILES FROM OAKLAND, MD):

- Maryland's Only 4-Season Ski, Golf & Recreational Resort
- 33 Slopes Totaling 11 Miles of Trails on 137 Acres

PROXIMITY FROM OAKLAND, MD:

- Morgantown, WV | 42 Miles
- Pittsburgh, PA | 108 Miles
- Washington, D.C. | 173 Miles
- Baltimore, MD | 188 Miles
- Richmond, VA | 230 Miles
- Cleveland, OH | 243 Miles

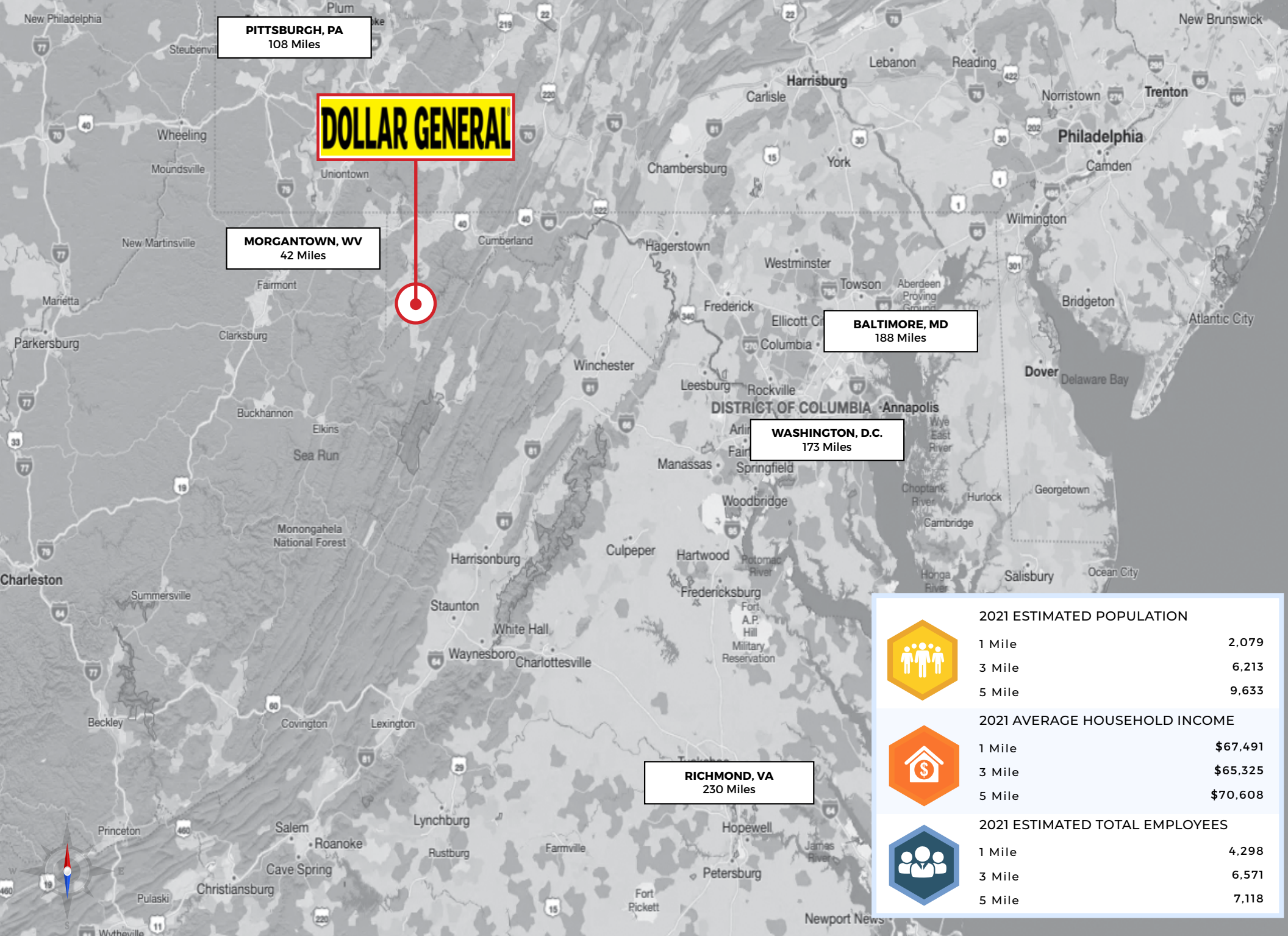
TENANT:

- 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

1 Mile	2,079
3 Mile	6,213
5 Mile	9,633



2021 AVERAGE HOUSEHOLD INCOME

1 Mile	\$67,491
3 Mile	\$65,325
5 Mile	\$70,608



2021 ESTIMATED TOTAL EMPLOYEES

1 Mile	4,298
3 Mile	6,571
5 Mile	7,118

AREA OVERVIEW



OAKLAND, MARYLAND

Oakland maintains a designated Main Street and Arts and Entertainment District. Oakland is the county seat of Garrett County, Maryland. It sustains a population of 1,925. It has an elevation of 2,534 feet and the town fully embraces all four seasons. The town offers a great mix of government, commercial, health care and residential uses. The town hosts a variety shops, restaurants, events, outdoor recreation activities and historic landmarks. Oakland maintains a 400-acre park with 140 acres of water, a 600 foot sandy beach for swimming, picnic pavilions, playgrounds and great fishing. Oakland is also home to a 18-hole golf course with a pro shop, dining facility and clubhouse.



AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2021 Population	2,079	6,213	9,633
2026 Projected Population	2,276	6,501	9,716
2010 Census Population	2,078	6,378	10,070
Annual Growth Rate: 2021 to 2026	1.89%	0.92%	0.17%



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2021 Households	946	2,697	4,064
2026 Projected Households	1,132	3,103	4,520
2010 Census Households	913	2,672	4,085
Annual Growth Rate: 2021 to 2026	3.91%	3.01%	2.24%
Average Household Size	2.07	2.21	2.30



INCOME

	1 MILE	3 MILE	5 MILE
2021 Average Household Income	\$67,491	\$65,325	\$70,608
2021 Median Household Income	\$47,852	\$49,204	\$50,467
2021 Per Capita Income	\$31,303	\$28,703	\$30,021



HOUSING

	1 MILE	3 MILE	5 MILE
2021 Housing Units	946	2,697	4,064
2021 Owner-Occupied Units	578	1,828	2,970
2021 Renter Occupied Housing Units	368	869	1,094



PLACE OF WORK

	1 MILE	3 MILE	5 MILE
2021 Businesses	373	541	621
2021 Employees	4,298	6,571	7,118

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



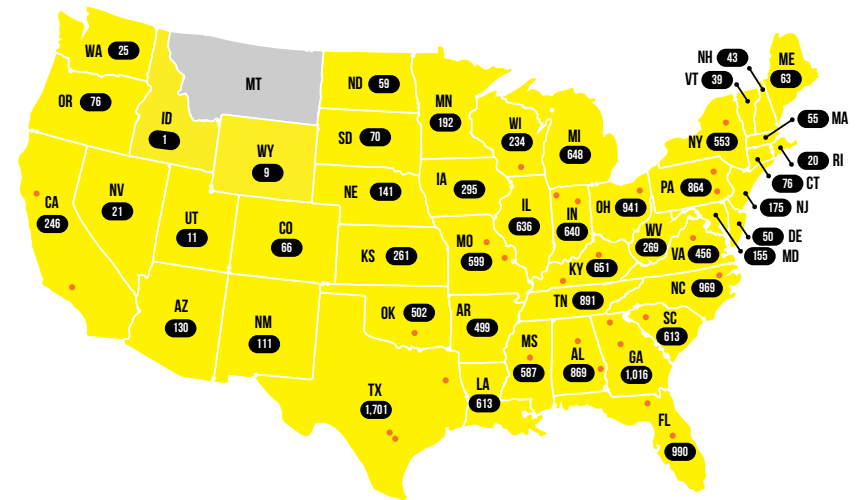
NO. EMPLOYEES
163,000

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 437 N 3rd Street, Oakland, MD 21550 ("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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