

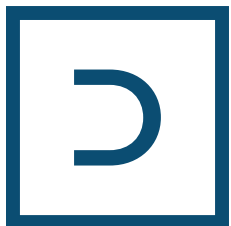
# FOR SALE DOLLAR GENERAL

103 EAST STREET | REPUBLIC, OHIO



REPRESENTATIVE DG PHOTO - NOT ACTUAL STORE

**NEW 2022 CONSTRUCTION | LARGE TRADE AREA**



**DISTRICT**  
REAL ESTATE ADVISORS

LISTED IN COOPERATION WITH JEFF DILBONE - INVESTMENT PROPERTY ADVISORS #247730



# 103 EAST STREET

## REPUBLIC, OHIO

### THE OPPORTUNITY

**103 EAST STREET** features new 2022 construction that is centrally located just off the intersections of Route 18 (W. Jefferson St), Route 19 (Madison St), Route 67 (Kilbourne St) and Route 162 (E. Jefferson St). The property is a brand new build to suit for Dollar General sitting on a +/- 1.35 acre parcel. The site is very accessible and will command a large trade area with the nearest competition located 9 miles East and 9 Miles West. Combined traffic at the intersections has average daily traffic counts around 7,100 ADT. The surrounding 7-mile population exceeds 6,500. The property is just 30 miles from Sandusky and Lake Erie.

SIZE  
**+/- 1.35 ACRE PARCEL**

DG STANDARD PROTOTYPE  
**9,100 SF**  
**CORNER LOCATION**

LOCATED WITHIN  
**JUST 9 MILES FROM TIFFIN**

7-MILE POPULATION  
**6,500+**



REPRESENTATIVE DG PHOTO - NOT ACTUAL STORE



REPRESENTATIVE DG PHOTO - NOT ACTUAL STORE

# THE NEIGHBORHOOD

**9 Miles**  
from Tiffin

**30 Miles**  
from Sandusky



**3,300+**  
5 Mile Population

**6,500+**  
7 Mile Population



## TRADE AREA

NEAREST COMPETITION  
9 Miles West  
9 Miles East  
12 Miles North



## TRAFFIC

E. JEFFERSON ST (RT-162)  
2,500 ADT

S. MADISON ST (RT-19)  
2,300 ADT

N. KILBOURNE RD (RT-67/18)  
2,400 ADT



**\$81,714**

AVG. HH INCOME  
1 mile



**REPUBLIC, OHIO** presents the rare opportunity to own a new construction midwest asset that is ideally positioned with a long term lease and a corporate guaranty. The property has great visibility and is located directly on E. Jefferson Street at the intersections of Route 18 (W. Jefferson St), Route 19 (Madison St), Route 67 (Kilbourne St) and Route 162 (E. Jefferson St). Republic is located in Seneca County just 9 miles from Tiffin, which serves as the county seat. Tiffin located between Toledo, Cleveland and Columbus, accessed by major highways from all directions and surrounded by rural communities. The city has a total area of 6.6 miles with the scenic Sandusky River flowing through the center of town. The Seneca County Airport is just at the edge of town. Amtrack and four major airports are well within driving distance. Tiffin is often referred to as "The Education Community" with two universities and numerous trade, technical and vocational schools. Tiffin supports its many city parks, county museum, library, county fair, festivals, home and garden tours, concerts, parades and much more. It is home to a

shopping center, mall and downtown businesses, industrial park and a flea market. Numerous sports, cultural and social events are held every week in Tiffin. Tiffin University, established in 1888, is situated on a 130-acre campus near the historic Fort Ball district, is home to approximately 3,000 students. Tiffin University was ranked 10th in the nation as one of America's Best Small-Town Colleges, according to Best Colleges.com 2015. Heidelberg University, established in 1850, enrolls nearly 1,200 students within its 125-acre campus near Hedges Boyer Park. Heidelberg is a private, Liberal Arts school. Recently, the Accreditation Council for Business Schools and Programs (ACBSP) has awarded Heidelberg University full accreditation of its business programs. Both universities bring culture and diversity to Tiffin, continuing to add to the quality of life. In the last four years, Tiffin and Seneca County have experienced tremendous growth and development, ranking in the top 10% of almost 600 similarly sized communities nationally for economic development for the last four years straight, and ranked in the top 10 twice.



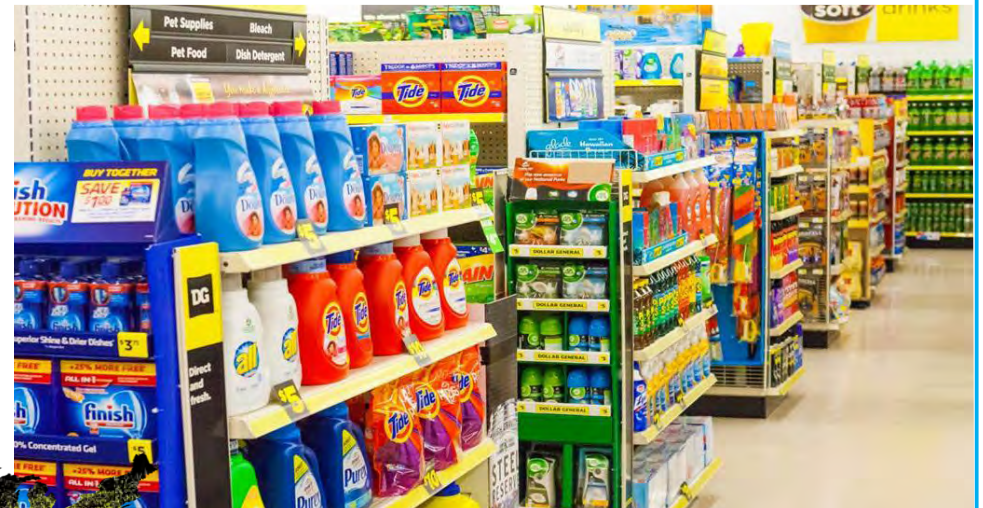
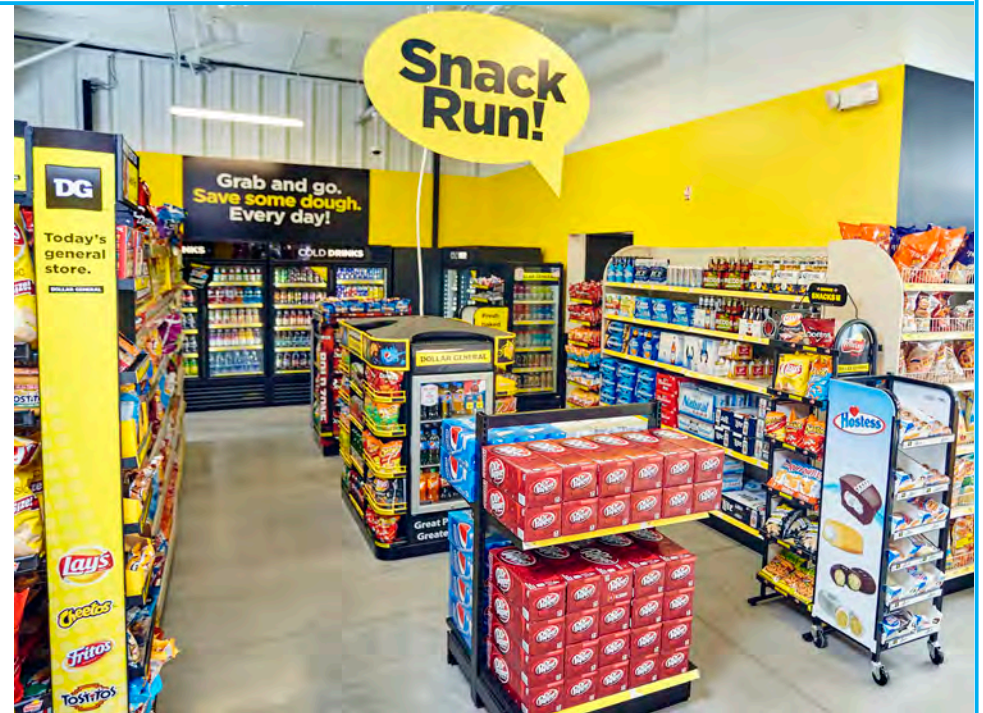
**DOLLAR GENERAL**

# THE TENANT

Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. As of November 13, 2021, there are more than 18,000+ stores with more than 157,000 employees located across 46 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets. For fiscal year 2022, Dollar General plans to execute nearly 3,000 real estate projects in total, including 1,110 new store openings, 1,750 store remodels, and 120 store relocations.

The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products. In addition to carrying high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Cocoa-Cola, Mars, Unilever, Nestle, Kimberly-Clarke, Kellogg's, General Mills and PepsiCo.

- **NET SALES INCREASED 3.9% TO \$8.5 BILLION**
- **18,000+ STORES IN 46 STATES WITH 157,000+ EMPLOYEES**
- **OPERATING PROFIT OF \$665.6 MILLION - 7.8% AS A PERCENTAGE OF SALES**
- **#112 ON FORTUNE 500**
- **18 DISTRIBUTION CENTERS**
- **YEAR TO DATE CASH FLOWS FROM OPERATIONS OF \$2.2 BILLION**
- **S&P CREDIT RATING: BBB (STABLE) "INVESTMENT GRADE"**



**18,000+ Stores**  
**#112 ON FORTUNE 500**

# SITE SUMMARY

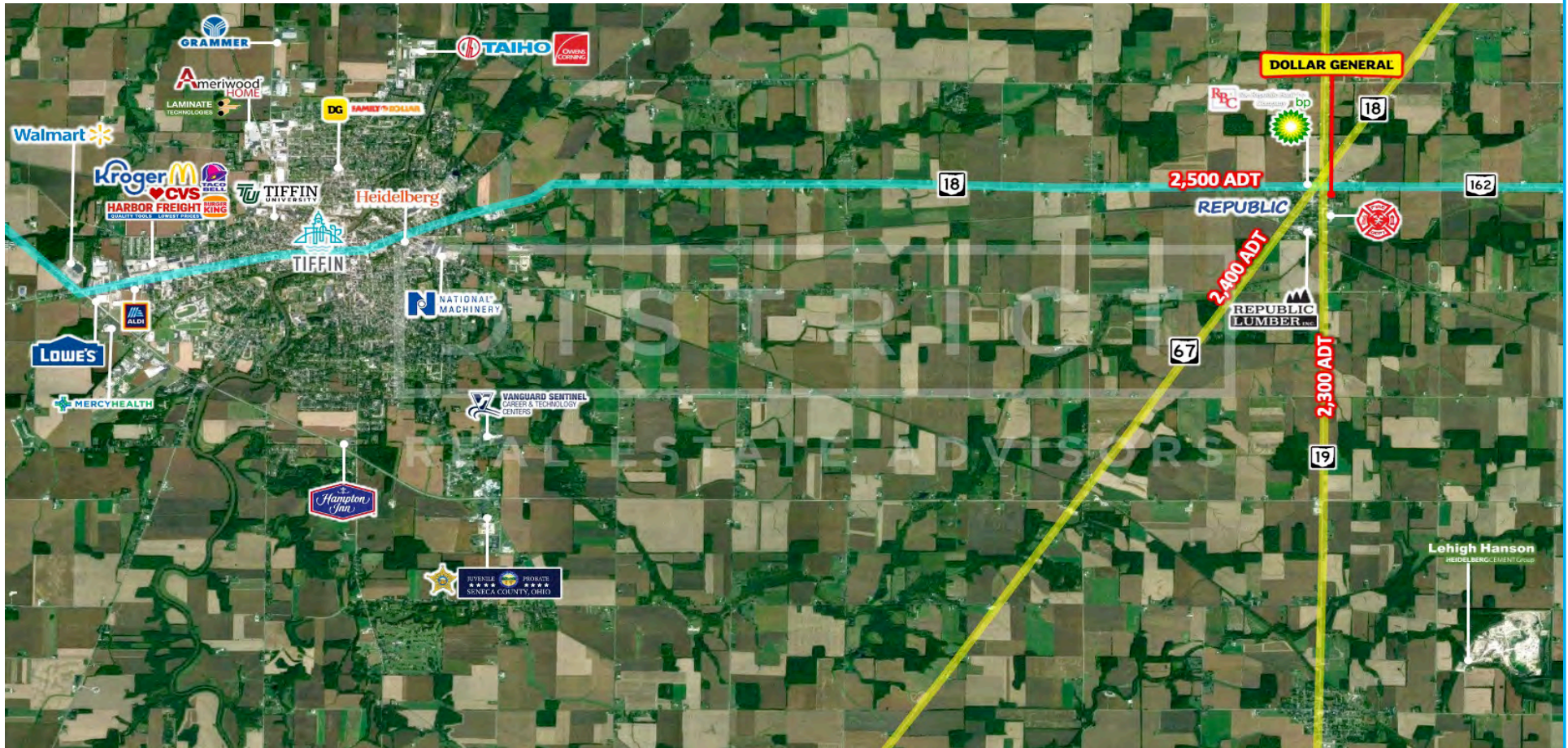
PRICE	\$1,743,000
CAP	5.00%
NOI	\$87,156
PARCEL SIZE	+/- 1.35 ACRES
BUILDING SIZE	+/- 9,100 SF
LEASE TERM	15 YEAR INITIAL TERM
COMMENCEMENT	JUNE 15, 2022 (ESTIMATED)
EXPIRATION	JUNE 30, 2037 (ESTIMATED)
OPTIONS	5 x 5 YEARS - 10% INCREASES
TENANT	DOLGEN MIDWEST, LLC
GUARANTY	DOLLAR GENERAL (NYSE: DG)
LEASE TYPE	NNN



**Frontage**  
**E. JEFFERSON**  
**Approx. 70 Feet**  
**EAST STREET**  
**Approx. 130 Feet**



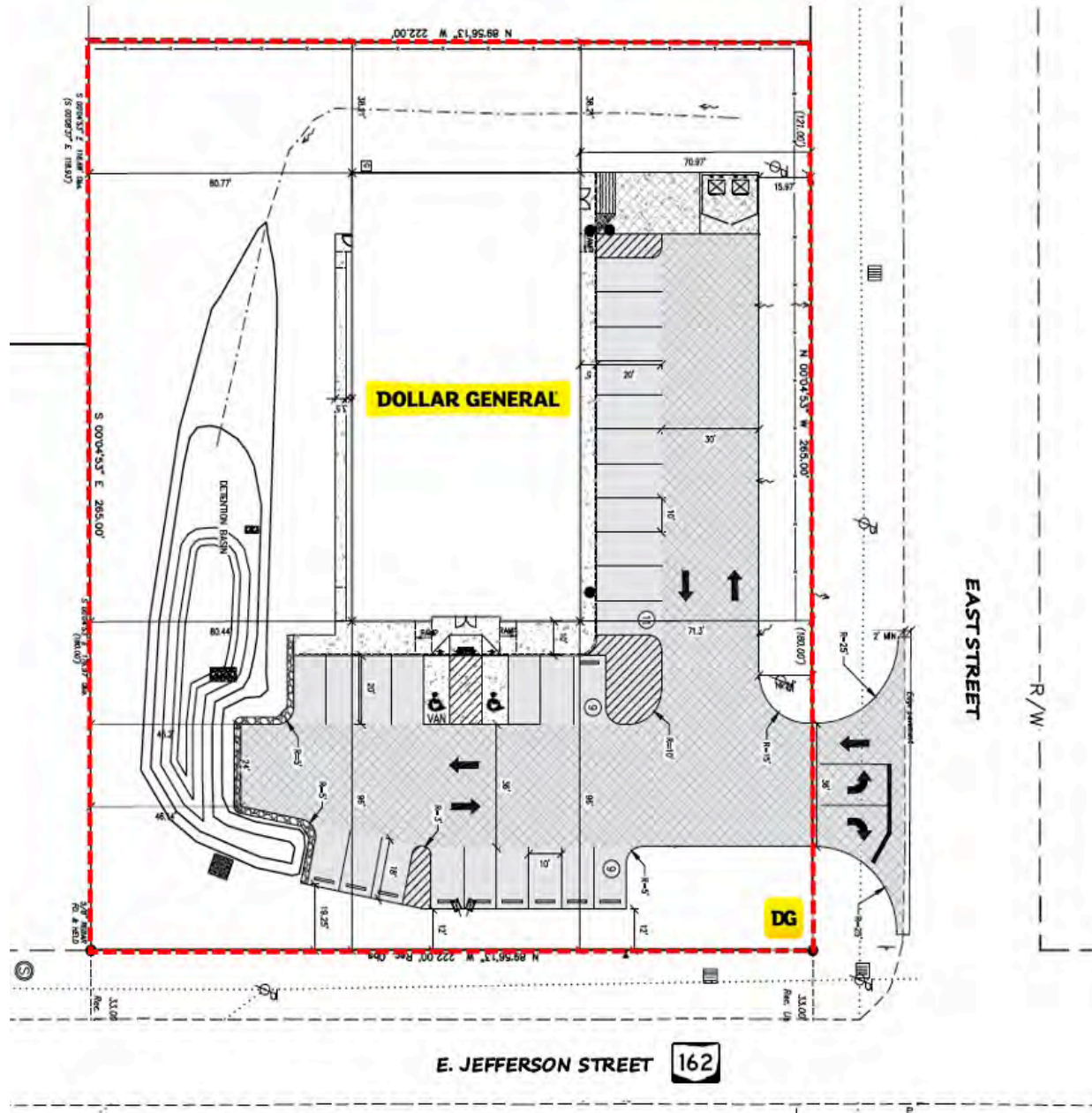
# THE LOCATION



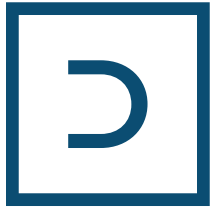
Sandusky  
29 Miles North



# THE PLAN







# DISCLAIMER CONFIDENTIALITY

This Offering Memorandum has been prepared by District Real Estate Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it claim to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by District Real Estate Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by District Real Estate Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further to this, District Real Estate Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to District Real Estate Advisors.

The information contained in the following offering memorandum is proprietary and strictly confidential. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

District Real Estate Advisors makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, District Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has District Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





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