



\* Taken June 2022

**DOLLAR GENERAL®**

1727-1737 E STATE FAIR AVE | DETROIT, MI 48203

**RECENT 5-YEAR EXTENSION**  
W/BONUS INCOME FROM RIO BEAUTY SUPPLY



**EXCLUSIVELY LISTED BY****PRIMARY CONTACT****MARK McLOONE**

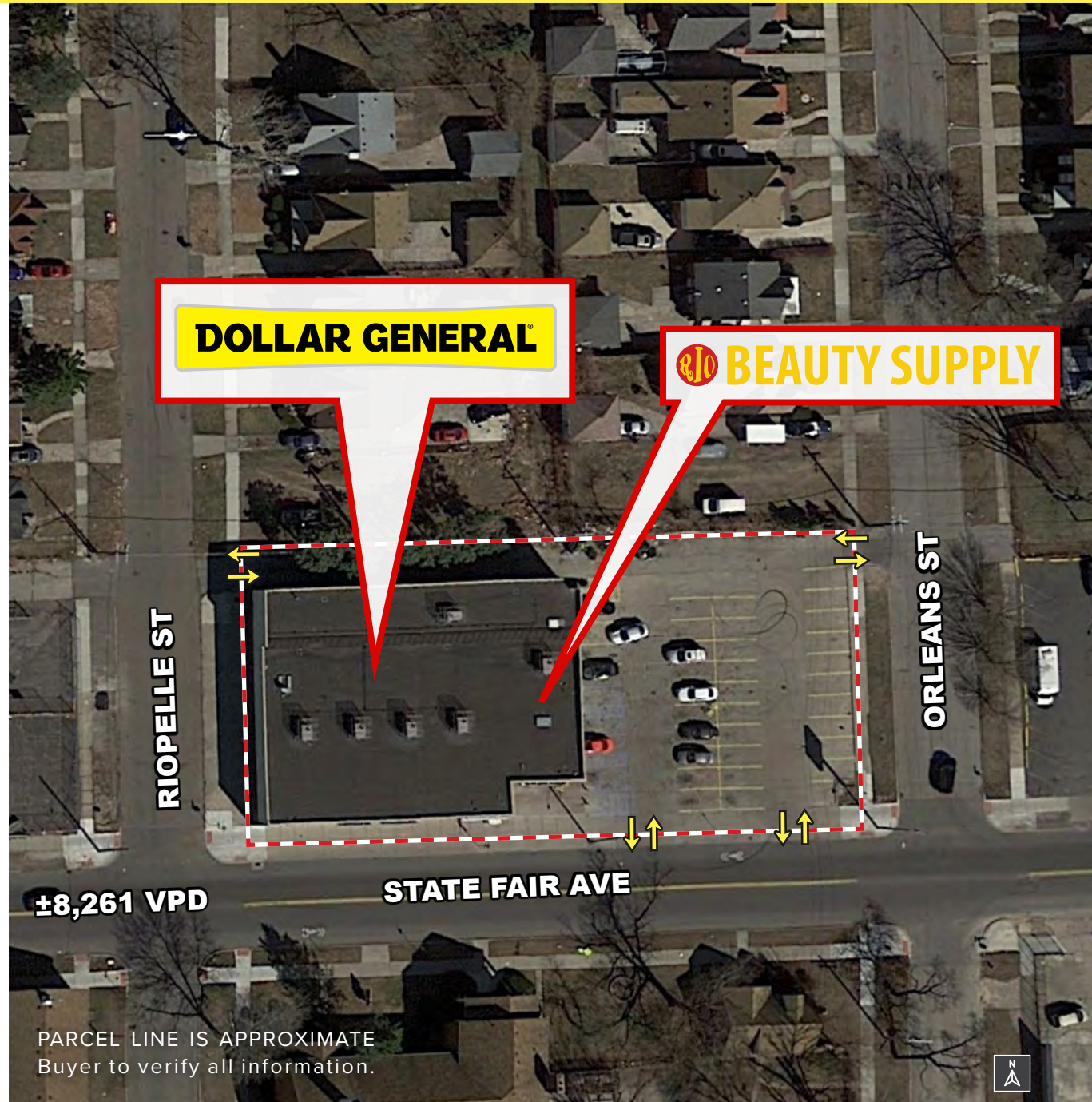
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## DOLLAR GENERAL

**\$1,585,517**  
PRICE

**7.25%**  
CAP

**\$114,950**  
CONTRACT  
RENT

**\$138,950\***  
CONTRACT  
RENT

**8.39%\***  
CAP

\*Includes Rio Beauty

**±12,950 SF**  
BUILDING SIZE

**±0.59 AC**  
LAND SIZE

**1956**  
YEAR BUILT

## DOLLAR GENERAL

DETROIT, MI

### EXECUTIVE SUMMARY

ADDRESS	1727-1737 E State Fair Ave Detroit, MI 48203
LEASE TYPE	Double Net (Roof, Structure, Parking Lot)
LEASE EXPIRATION	Dollar General: June 30, 2027
LESSEE	Dollar Properties, LLC (See Assignment)
GUARANTOR	Dollar General (NYSE:DG)
OPTIONS	(3) 5-Year Options
INCREASES	5% Increases Each Option Period
ROFR	None

### PROPERTY HIGHLIGHTS

- Recent 5-year extension by Dollar General showing their commitment to the site
- Robust demographics with a population of +375,000 within 5 miles
- Less than a half mile from the I-75 which sees an excess of 150,000 vehicles per day
- Detroit Metropolitan has a population of over 4.3M, making it the 14th largest MSA in the U.S.
- Corporately guaranteed lease by Dollar General (NYSE:DG), with a market cap of ±\$50 billion, Dollar General is one of the largest brick and mortar retailers in the United States
- Strong performing Dollar General that reports sales (inquire with broker)



Retail Investment Group

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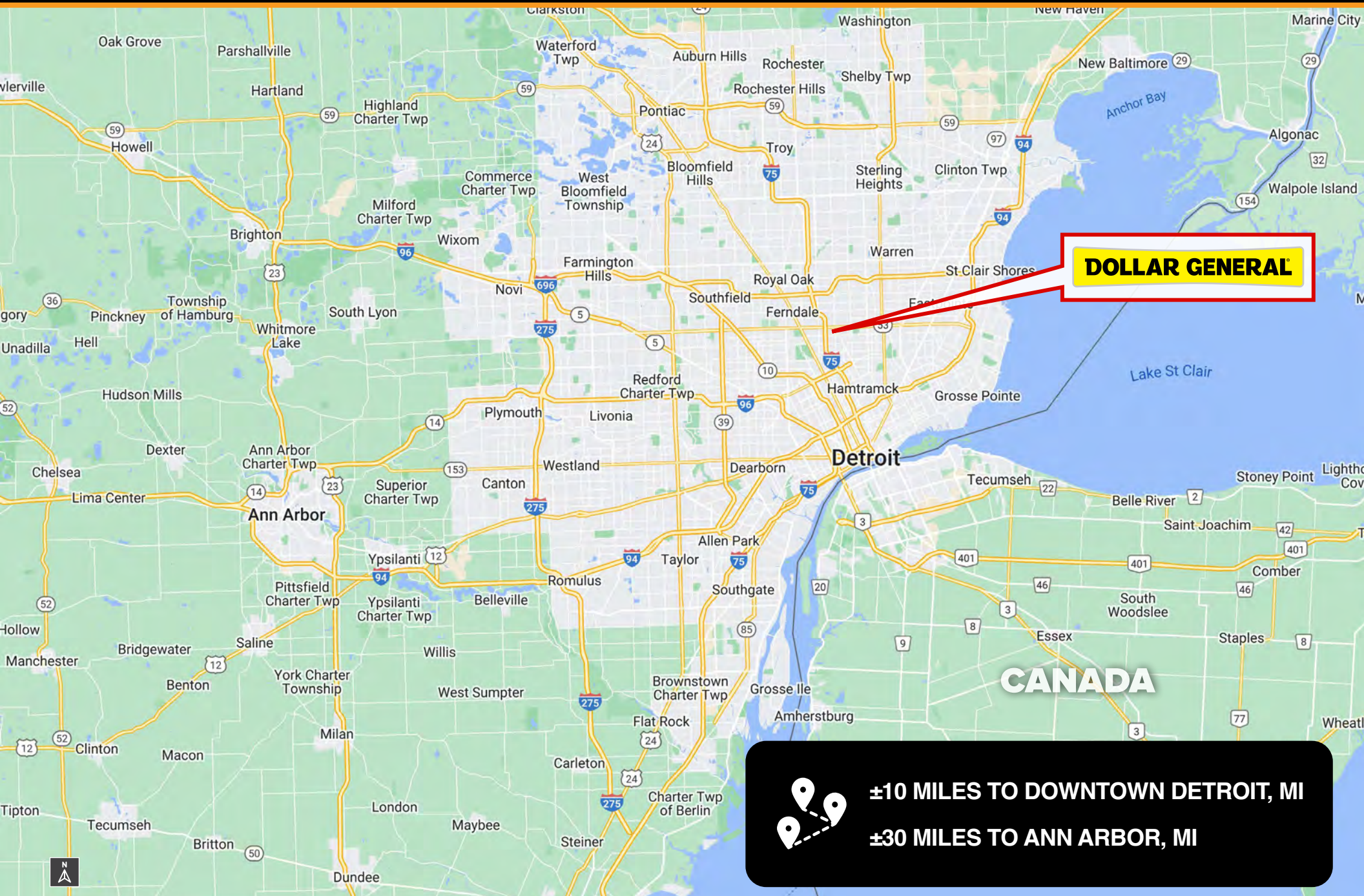














**DOLLAR GENERAL****DG**  
NYSE**±18,190**  
LOCATIONS**±47**  
U.S. STATES**±163,000**  
EMPLOYEES**DG.COM**  
WEBSITE**TENANT PROFILE**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. As of February 25, 2022, Dollar General had 18,190 stores in 47 states throughout the United States, 1,709 of which were in Texas. In the fiscal year 2021, Dollar General's net sales amounted to approximately 34.22 billion U.S. dollars.

In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.





**QUICK FACTS**

2020 POPULATION

**±639,111**

MSA (2020)

**±4,365,205**

COUNTY

**WAYNE**

TOTAL AREA

**±3.23 SQ MI****ABOUT DETROIT, MI**

Detroit is the largest city in the state of Michigan. It is also the largest U.S. city on the United States–Canada border, and the seat of government of Wayne County. The city of Detroit had a population of 639,111 at the 2020 census, making it the 27th-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to more than 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area, and 14th-largest in the United States.

Regarded as a major cultural center, Detroit is known for its contributions to music, along with its art, architecture and design, and its historical automotive background.





## DEMOGRAPHICS



## POPULATION

2022 Population

2022 Median Age

## 1 Mile

18,151

36.3

## 3 Miles

127,973

37.8

## 5 Miles

375,473

38



## INCOME

2022 Avg HH Income

2022 Med HH Income

## 1 Mile

\$40,825

\$30,811

## 3 Miles

\$52,722

\$37,202

## 5 Miles

\$58,311

\$41,238



## HOUSEHOLDS

2022 Households

2022 Household Size

## 1 Mile

6,923

2.6

## 3 Miles

49,459

2.5

## 5 Miles

147,265

2.5



## DAYTIME DEMOS

2022 Employees

2022 Businesses

## 1 Mile

2,660

404

## 3 Miles

33,522

3,830

## 5 Miles

110,484

12,480

2022 POPULATION  
OF OVER**375,000**

WITHIN 5-MILES

2022 DAYTIME EMPLOYEES  
OF OVER**110,000**

WITHIN 5-MILES

## TRAFFIC COUNTS



E State Fair Ave @ Hanna St W

E Outer Dr @ Lumpkin St E

Costar 2022

±8,261 VPD

±11,484 VPD



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**Retail Investment Group****480.429.4580 | retail1031.com****CONFIDENTIALITY DISCLAIMER**

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*Taken June 2022*