



TRINITY

REAL ESTATE INVESTMENT SERVICES



NEW DEVELOPMENT "PLUS" SIZE DOLLAR GENERAL

6254 SR 534, WEST FARMINGTON, OH 44491

**\$1,886,865**

5.5% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR  
GENERAL**

WEST FARMINGTON, OH

**\$1,886,865 | 5.5% CAP**

- New Development Ohio Dollar General With 15 Year Primary Term, Rent Commenced in August 2022
- "Plus" Size 10,542 SF Store Prototype Built to Accommodate Higher Projected Sales Volume
- Limited Local Retail Competition - Closest Dollar Store is Nearly 5 Miles Away - Fills Dollar Store Void
- Located at the Corner of Hwy 534 and Greenville RD NW With Combined Traffic Counts Exceeding 4,000 Vehicles
- Only 46 Miles to Downtown Cleveland - Home to Several Professional Sports Teams and Over 383,000 Residents
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB (the Same as Walgreens)

## EXCLUSIVELY MARKETED BY:

**BRANSON BLACKBURN**

682.233.5223 | b.blackburn@trinityreis.com

**CHANCE HALES**

806.679.9776 | chance@trinityreis.com

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

**ERIC KELLEY**

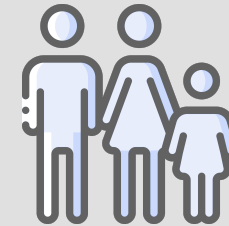
281.610.5011 | eric.kelley@trinityreis.com

## INVESTMENT OVERVIEW:

Base Annual Rent:	\$103,778
Rent Per SF:	\$9.84
Rent Commencement Date:	8/21/2022
Lease Expiration Date:	8/31/2037
Lease Term:	14.5+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



As of April 2022, Dollar General Operates 18,200+ Stores in the Continental United States



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #106 on the Fortune 500 List

## PROPERTY DETAILS:

Building Area:	10,542 SF
Land Area:	1.8 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE: DG)
Price Per SF:	\$178.99



# LEASE ABSTRACT

6254 SR 534 | WEST FARMINGTON, OH

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	8/21/2022-8/31/2037	\$103,778	\$9.84	5.50%
Three (3), 5-Year Options 10% Increase	9/1/2037-8/31/2042	\$114,155	\$10.83	6.05%
	9/1/2042-8/31/2047	\$125,571	\$11.91	6.65%
	9/1/2047-8/31/2052	\$138,128	\$13.10	7.32%



## RESPONSIBILITIES BREAKDOWN

### 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

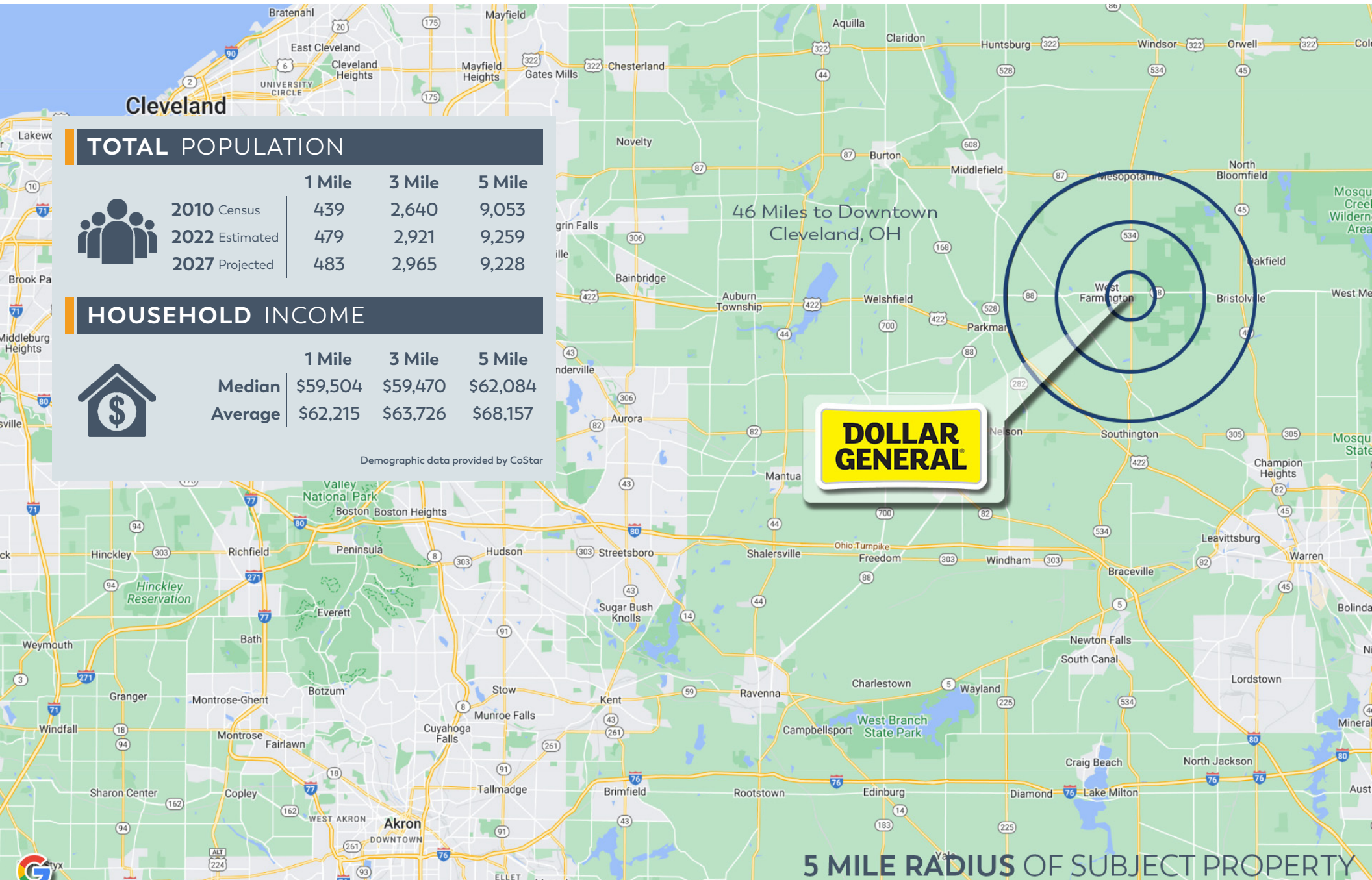
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### HVAC

PAID BY **TENANT**

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## TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	439	2,640	9,053
2022 Estimated	479	2,921	9,259
2027 Projected	483	2,965	9,228

## HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$59,504	\$59,470	\$62,084
Average	\$62,215	\$63,726	\$68,157

Demographic data provided by CoStar





# CLEVELAND

Cleveland, otherwise known as “The Forest City,” is the second largest city in Ohio. The city is home to multiple Fortune 500 Companies including, Sherwin-Williams, KeyBank, and Parker Hannifin. Cleveland has a booming sports industry, home to the Cleveland Cavaliers, Cleveland Browns, and the Cleveland Indians. University Circle in downtown Cleveland is the most concentrated square mile of arts and culture in the country, which contributes to the astounding 19.2 million visitors each year.

**\$135.8 Million**  
2021 Gross Domestic Product



**1.76 Million**  
2021 MSA Population



**\$101.8K**  
2021 Median Sold Home Price







Actual Property



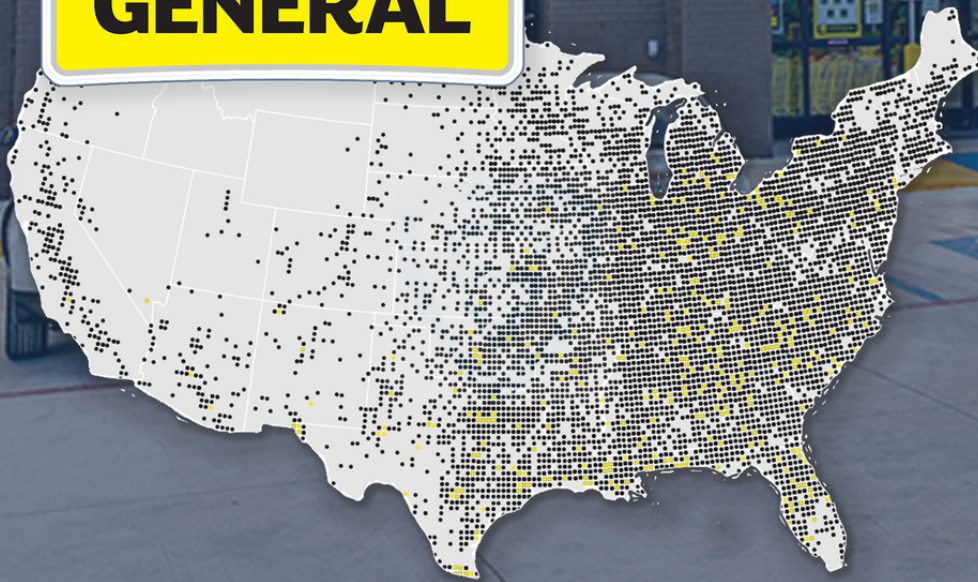


Actual Property





**DOLLAR  
GENERAL®**



**82 Years**  
of Success



**Publicly  
Traded Co.**  
NYSE: DG



**BBB**  
S&P Rated



**\$49B**  
Market Cap



**17,500+**  
Locations



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**BROKER OF RECORD**

**BRIAN BROCKMAN**

Bang Realty, Inc

OH#REC.2009002663