



OHIO DOLLAR GENERAL MARKET

6715 N MAIN ST, CAMDEN, OH 45311

\$1,850,285

6.15% CAP



CAMDEN, OH

\$1,850,285 | 6.15% CAP

- Dollar General Market With 14+ Years on Current Term
- Absolute NNN With Zero Landlord Responsibilities
- DG Market Concepts are Larger Footprints and Contain a Wider Selection of Meats, Dairy, and Fresh Produce
- Situated 31 Miles From Dayton, With 8,325+ Residents in a 5-Mile Radius
- Limited Retail Competition, Nearest Dollar Store is 6 Miles Away
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETED BY:

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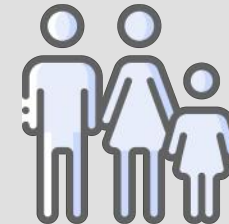
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$113,792
Rent Per SF:	\$8.97
Rent Commencement Date:	11/1/2022
Lease Expiration Date:	11/30/2037
Lease Term Remaining:	14+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



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



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	12,687 SF
Land Area:	1.76 AC
Year Built:	2022
Guarantor:	Dollar General Corporation
Price Per SF:	\$145.84

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/1/2022-11/30/2037	\$113,792	\$8.97	6.15%
Three (3), 5-Year Options 10% Increase	12/1/2037-11/30/2042	\$125,172	\$9.87	6.76%
	12/1/2042-11/30/2047	\$137,689	\$10.85	7.44%
	12/1/2047-11/30/2052	\$151,458	\$11.94	8.19%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

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

PAID BY TENANT

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").

ROOF & STRUCTURE

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 erect

PARKING LOT & HVAC

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.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	472	3,005	8,529
2022 Estimated	456	2,885	8,328
2027 Projected	453	2,858	8,273

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$48,881	\$55,289	\$66,325
Average	\$62,649	\$74,219	\$82,490

Demographic data provided by CoStar

DOLLAR GENERAL
market
Farmersville

31 Miles to Dayton, OH

Dayton



DAYTON

Dayton is the third largest MSA in the state of Ohio. The city is located within Ohio's Miami Valley region, 50 miles north of the Greater Cincinnati area. Dayton is a logistical centroid for manufacturers, suppliers, and shippers. Dayton is known for its association with aviation; the city is home to the National Museum of the United States Air Force and is the birthplace of Orville Wright. Additionally, Dayton hosts significant research and development for industrial, aeronautical, and astronautical engineering that have led to many technological innovations.

\$147K
2022 Median Home Value



810K+
2022 Total Population



\$69,400
2022 Median Household Income







Actual Property





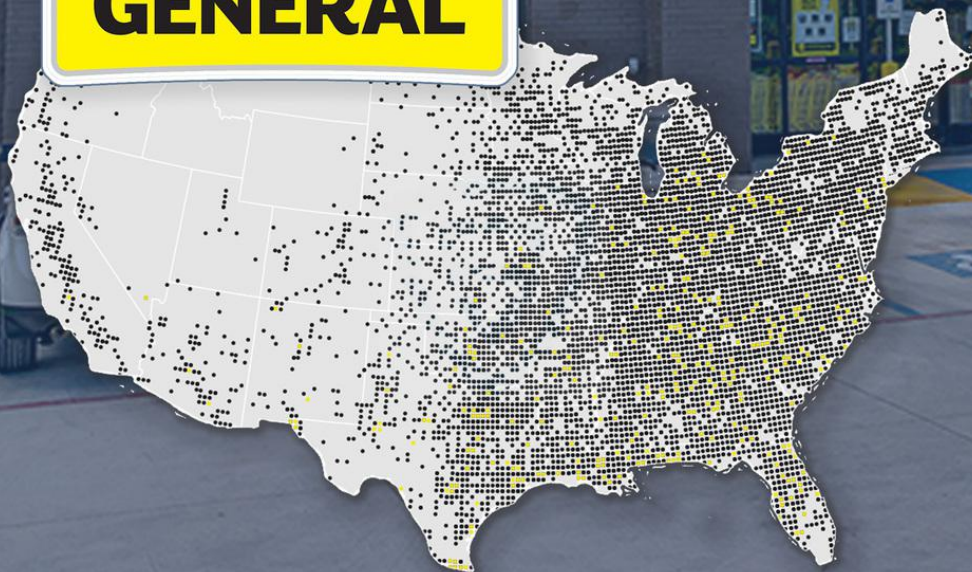
Actual Property



Actual Property



**DOLLAR
GENERAL®**



84 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$48.65B
Market Cap



18,770+
Locations

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TRINITY

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BROKER OF RECORD

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