



## OFFERING MEMORANDUM

# ABSOLUTE NNN NEW DEVELOPMENT DOLLAR GENERAL

14795 MILLERSBURG RD, DANVILLE, OH 43014

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**DOLLAR  
GENERAL**

DANVILLE, OH

**\$1,636,120 | 6.15% CAP**

- Dollar General Rent Commenced October 2022 With 14+ Years on Current Term
- Absolute NNN With Zero Landlord Responsibilities
- Limited Local Retail Competition, Nearest Dollar Store is 6 Miles Away
- Situated 59 Miles From Columbus, the Capital and Most Populous City of Ohio
- Healthy 5-Mile Demographics With 7,743 Residents
- Dollar General is an Investment Grade Tenant With an S&P Credit Rating of BBB

## EXCLUSIVELY MARKETING BY:

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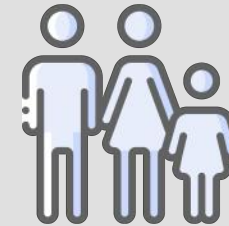
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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$100,620
Rent Per SF:	\$9.52
Rent Commencement Date:	10/1/2022
Lease Expiration Date:	10/31/2037
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:	10,566 SF
Land Area:	1.5 AC
Year Built:	2022
Guarantor:	Dollar General Corporation
Price Per SF:	\$154.85

# LEASE ABSTRACT

14795 MILLERSBURG RD | DANVILLE, OH

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	10/1/2022-10/31/2037	\$100,622	\$9.52	6.15%
Three (3), 5-Year Options 10% Increase	11/1/2037-10/31/2042	\$110,684	\$10.48	6.77%
	11/1/2042-10/31/2047	\$121,752	\$11.52	7.44%
	11/1/2047-10/31/2052	\$133,927	\$12.68	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	1,143	2,233	7,284
2022 Estimated	1,160	2,299	7,743
2027 Projected	1,188	2,359	7,907

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2022	1.49%	2.96%	6.30%
2022 - 2027	2.42%	2.61%	2.12%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$64,183	\$64,530	\$72,549
Average	\$75,595	\$76,254	\$84,563

Demographic data provided by CoStar

**DOLLAR  
GENERAL®**

59 Miles to Columbus, OH

Columbus





Google

Imagery ©2023 , CNES / Airbus, Maxar Technologies, State of Ohio / OSIP, USDA/FPAC/GEO



# RETAIL MAP

14795 MILLERSBURG RD | DANVILLE, OH







Actual Property





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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