



DOLLAR GENERAL PROPERTY FOR SALE

11249 State Route 41, West
Union, OH 45693

PRESENTED BY:

LOUISE JENNINGS-MCCULLAR

404.606.3285
louise@resellc.com

WILLIAM PIERCE

334.313.2931
william@resellc.com



REAL ESTATE SOUTHEAST

404.606.3285
P. O. Box 681955
Prattville, AL 36068

Executive Summary

DOLLAR GENERAL | WEST UNION OH | 11249 STATE ROUTE 41, WEST UNION, OH 45693



OFFERING SUMMARY

Sale Price: \$300,000

Cap Rate: 7.6%

Lot Size: 1.0 Acres

Building Size: 7,500

PROPERTY HIGHLIGHTS

- Investment Opportunity in West Union, Ohio (approximately 70 miles east of Cincinnati)
- 7,500 SF Dollar General Store on 1 Acre
- Located on State Route 41, directly in front of Walmart Supercenter
- Adjacent retailers include McDonald's, Dairy Queen, KFC, Tractor Supply and NAPA Auto Parts
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 156 | 2,787 | 7,024 |
| Total Population | 378 | 6,998 | 18,671 |
| Average HH Income | \$40,579 | \$41,586 | \$43,789 |

Additional Photos

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Retailer Map

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