

Dollar General Amherst, Ohio

Asking Price: \$1,500,000

CAP Rate: 5.78%

Building Size: 9,000 sq ft

2015 Construction

Exclusively Listed by:

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Broker of Record:

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DOLLAR GENERAL®

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Commercial



Residential

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Dollar General Amherst, Ohio

Property Overview

| | |
|----------------------|----------------------------|
| Price | \$1,500,000 |
| CAP Rate | 5.78% |
| Ownership Type | Fee Simple |
| Net Operating Income | \$86,698 |
| Tenant | Dollar General |
| Address | 1651 Cooper Foster Park RD |
| MSA | Amherst, OH 44001 |
| Building Size | Approx. 9,000 SqFt |
| Lot Size | Approx. 1.44 Acres |

Lease Information

| | |
|--------------------------------|---------------|
| Type | NNN |
| Initial Term | 15 Years |
| Began | January, 2015 |
| Ends | January, 2030 |
| Rent | \$140,748.96 |
| Options | Four 5 Year |
| First Option (Years 16-20) | \$95,367.80 |
| Second Option (Years 21-25) | \$104,904.58 |
| Third Option (Years 26-30) | \$115,395.04 |
| Fourth Option (Years 31-35) | \$126,934.54 |

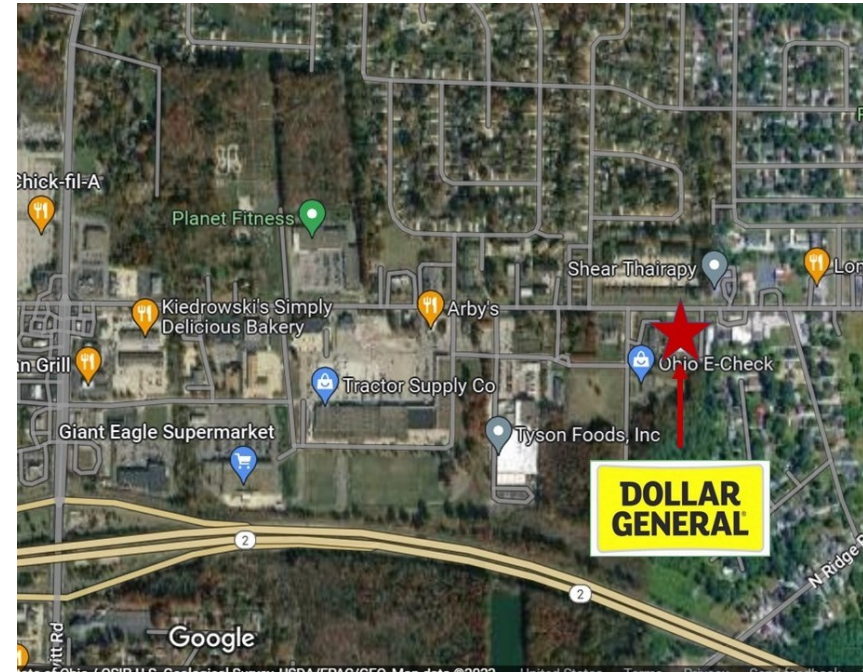
Property Highlights

- Newer Build (2015 construction)
- 15 Year True NNN Lease (7 Years Remaining)
- Four 5 Year Renewal Options
- Built to Dollar General Specifications
- Great Location. Easy Access From Parker RD
- Traffic Counts (2022):
 - Cooper Foster Park & Ashwood Blvd– 10,154 CPD
 - North Ridge RD E & Lin RD NE– 4,408 CPD
 - North Ridge RD E & Oberlin RD SW– 4,705 CPD

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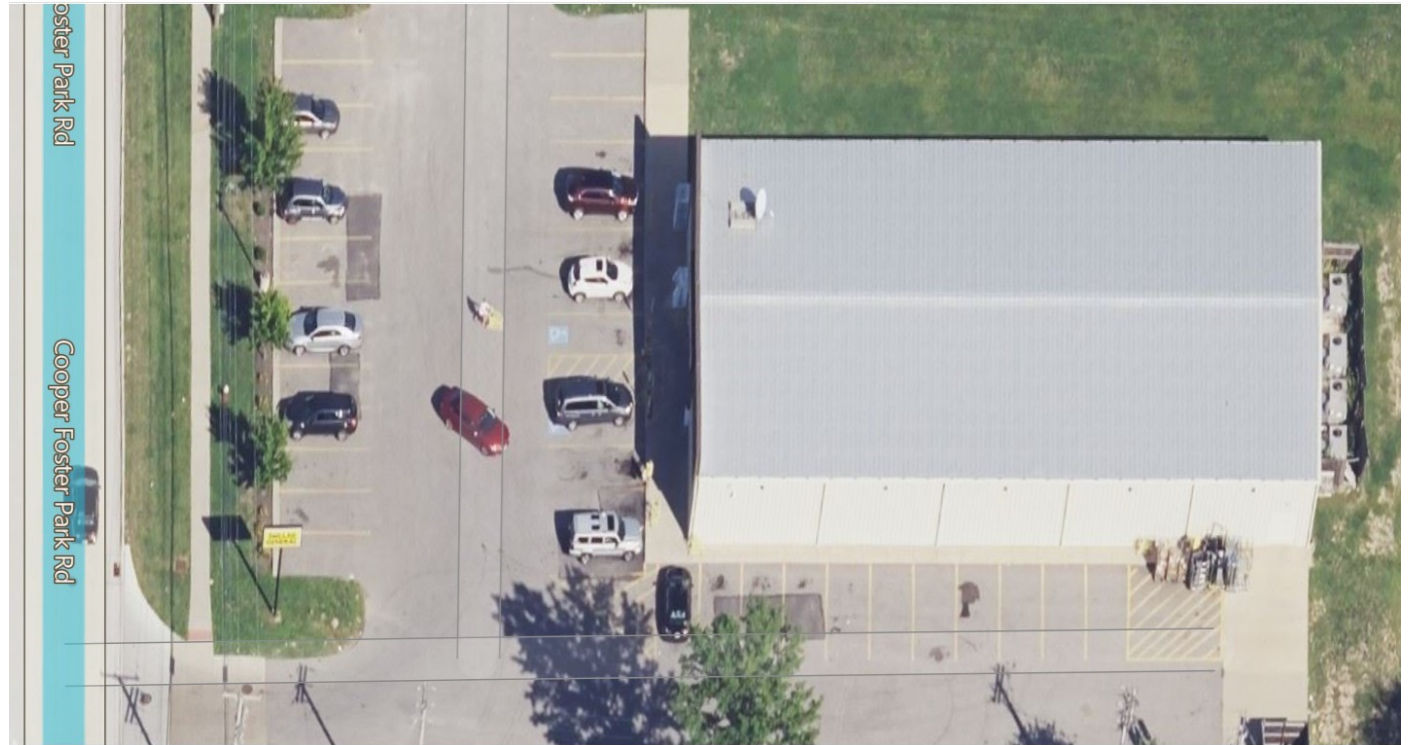
Dollar General Amherst, Ohio

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| | 1 Mile | 3 Miles |
|-----------------------------|----------|----------|
| 2022 Population | 6,723 | 58,681 |
| 2022 Households | 2,919 | 23,438 |
| 2022 Median Age | 43 | 41.2 |
| Median Household Income | \$52,626 | \$45,857 |
| Population Growth ('22-'27) | + .5% | + .7% |

Aerial View of Property



Dollar General Amherst, Ohio

Tenant Corporate Profile

| | |
|---------------------|-----------------------|
| Company | Dollar General Corp.. |
| DBA | Dollar General |
| Business Type | Discount Stores |
| Entity Type | Public |
| Stock Symbol | DG |
| Exchange | NYSE |
| Credit Rating | BBB– Stable |
| Number of Locations | 19,000 |
| Total Revenue | \$34.2 Billion |
| Net Income | \$2.4 |
| Assets | \$29.1 Billion |
| Founded | 1939 |
| Headquarters | Goodlettsville, TN |

The Dollar General logo consists of the words "DOLLAR GENERAL" in a bold, black, sans-serif font. The text is centered within a bright yellow rectangular background, which is itself set against a dark grey or black rectangular backdrop.

Dollar General Corp. engages in the operation of merchandise stores. Its offerings include food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, and seasonal items. It sells brands including Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo. The company was founded by J. L. Turner and Hurley Calister Turner Sr. in 1939 and is headquartered in Goodlettsville, TN.

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