

# MATTHEWS<sup>TM</sup>

REAL ESTATE INVESTMENT SERVICES



**DOLLAR GENERAL<sup>®</sup>**

8250 STATE ROUTE 522,  
PEDRO, OH 45659



INTERACTIVE OFFERING MEMORANDUM



# TABLE OF CONTENTS

**03**

**EXECUTIVE OVERVIEW**

**04**

**FINANCIAL OVERVIEW**

**06**

**TENANT OVERVIEW**

**07**

**AREA OVERVIEW**

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# INVESTMENT HIGHLIGHTS

## LEASE AND LOCATION HIGHLIGHTS

- 2022 Built-to-Suit UPGRADED Construction for Dollar General
- Larger ±10,640 SF prototype
- Five, 5 year options, all of which include a 10% rent increase
- Extremely strong corporately guaranteed lease
- High quality upgraded construction- no metal sides

## TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±20,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±\$30 billion



## FINANCIAL OVERVIEW



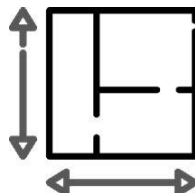
**\$1,474,174**

PRICE



**7.30%**

CAP RATE



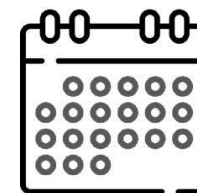
**±10,640 SF**

GLA



**±2.69 AC**

LOT SIZE



**2022**

YEAR BUILT

### TENANT SUMMARY

<b>Tenant</b>	Dollar General
<b>Address</b>	8250 SR 522, Pedro, OH 45659
<b>Lease Commencement</b>	10/12/2022
<b>Lease Expiration</b>	10/31/2037
<b>Term Remaining</b>	±13 Years
<b>Options to Renew</b>	Five, 5-Year
<b>Rent Increases</b>	10% in Options
<b>Lease Type</b>	ABS NNN
<b>Tenant Responsibilities</b>	Operating Expenses - Taxes, Insurance, Utilities, Paving, General Maintenance (Roof, HVAC, Landscape, Building Systems, Etc.)
<b>Landlord Responsibilities</b>	None

### ANNUALIZED OPERATING DATA

YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP
<b>Current</b>	\$8,967.89	\$107,614.68	-	7.30%
Option 1	\$9,864.68	\$118,376.15	10%	8.03%
Option 2	\$10,851.15	\$130,213.76	10%	8.83%
Option 3	\$11,936.26	\$143,235.14	10%	9.72%
Option 4	\$13,129.89	\$157,558.65	10%	10.69%
Option 5	\$14,442.88	\$173,314.52	10%	11.76%





WAYNE NATIONAL FOREST

JOS USED CARS LLC

MONNIG BROTHERS FEED & GRAIN

IRONTON COUNTRY CLUB

PINE GROVE PIZZA

LAWCO LAKE

JOHNSON'S GLASS

**DOLLAR  
GENERAL**

+3,000 VPD



ROCK HILL ELEMENTARY SCHOOL  
713 STUDENTS



ROCK HILL HIGH SCHOOL  
328 STUDENTS



ROCK HILL MIDDLE SCHOOL  
305 STUDENTS



FAMILY  
MEDICAL  
CENTERS

93

93



# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

With its small-box store model typically measuring  $\pm 10,640$  SF, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession.



## THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	8250 STATE ROUTE 522, PEDRO, OH 45659
SITE DESCRIPTION	
Year Built	2022
GLA	$\pm 10,640$ SF

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 140,000$**

YEAR FOUNDED  
**1996**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
**19,600+**



# AREA OVERVIEW

## PEDRO, OH

Pedro, Ohio, nestled in the southeastern part of the state, is a small unincorporated community with a tranquil charm and a close-knit community atmosphere. Located in Lawrence County, Pedro is surrounded by rolling hills and picturesque landscapes, providing residents with a serene and scenic environment. With a population of around 400 people, Pedro epitomizes rural America, offering a peaceful escape from the hustle and bustle of city life.

The economy of Pedro is predominantly agricultural, with farming and livestock playing a significant role in sustaining the community. Residents often engage in traditional farming practices, cultivating crops like corn, soybeans, and hay, while also raising cattle and poultry. Additionally, some residents may commute to nearby towns for employment opportunities, contributing to the region's workforce and economic stability.

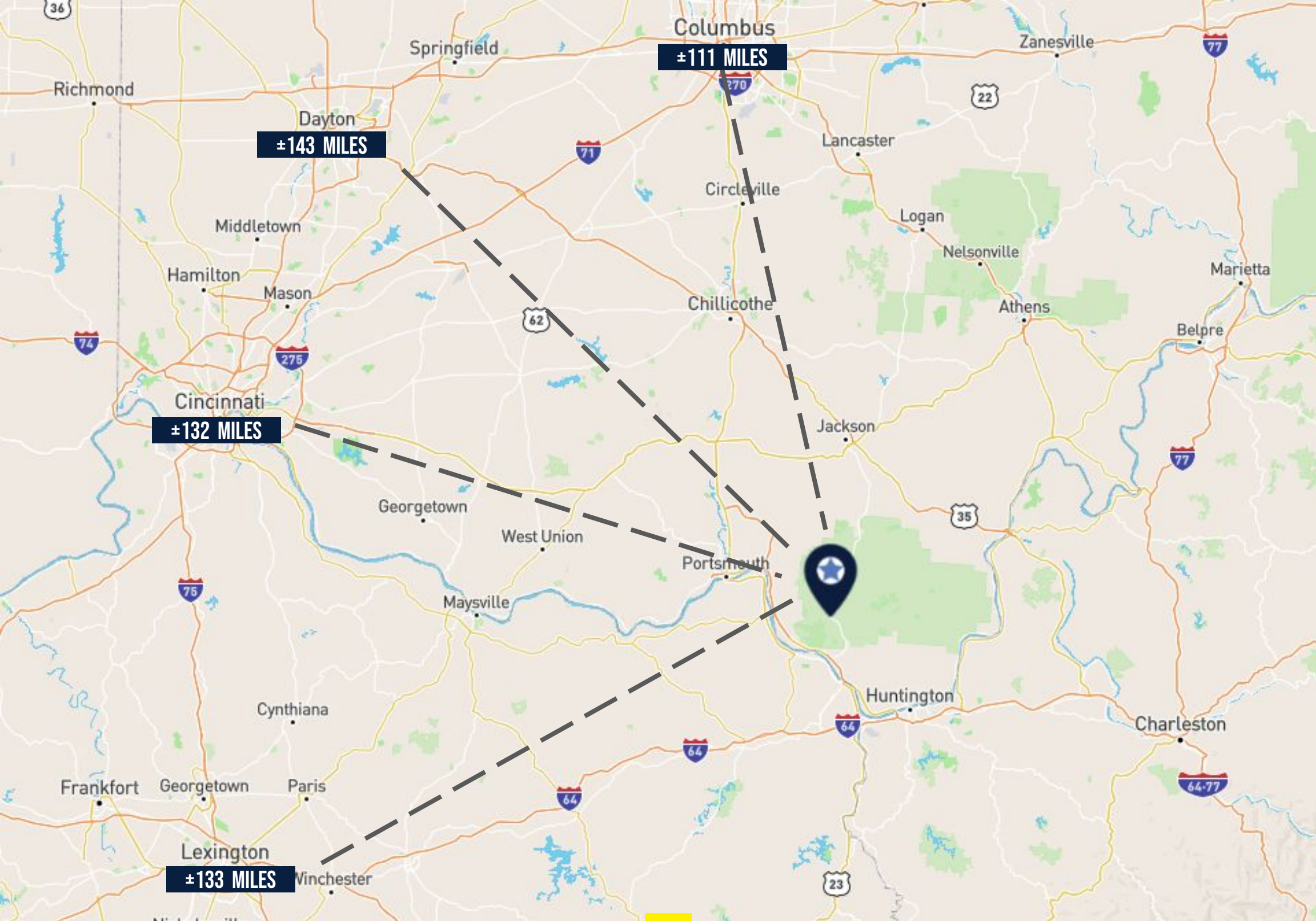
Despite its small size, Pedro boasts a strong sense of community pride and camaraderie. Residents come together for various community events and activities, such as local festivals, fundraisers, and volunteer initiatives. The community's tight-knit nature fosters a supportive environment where neighbors look out for one another and work together to address common challenges and celebrate shared successes. With its tranquil rural setting and strong community spirit, Pedro, Ohio, offers a peaceful and fulfilling way of life for its residents.



# DEMOGRAPHICS

INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$71,015	\$73,461	\$81,471







# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8250 STATE ROUTE 522, PEDRO, OH, 45659** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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