



DOLLAR GENERAL®

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3147 NE CATAWBA RD | PORT CLINTON, OH 43452



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

DOLLAR GENERAL

3147 NE Catawba Rd | Port Clinton, OH 43452

BROKERAGE TEAM



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±7,545 SF

GLA



2018

Year Built



±4,487

Vehicles Per Day



NNN

Lease Type

PROPERTY OVERVIEW

- **Attractive Lease Fundamentals:** NNN build-to-suit location, zero landlord responsibilities
- **Strong Corporate Guarantee:** Dollar General continues to prove its resiliency, both in booming markets and economic downturns
- **Scarcity In the Market:** This Dollar General benefits from being one of the only grocery and convenience stores in the Catawba Island Region
- **Strong Demographics:** The average household income within a 1-mile radius exceeds ±\$150,876
- **Strategic Location:** Positioned in major tourism region with over 11 million annual visitors throughout the Lake Erie shores and islands
- Ample parking with over 40 individual spaces



FINANCIAL SUMMARY



\$1,585,969
LIST PRICE



6.50%
CAP RATE



\$210.20
PRICE PER SF

TENANT SUMMARY

Tenant Trade Name Dollar General

Type of Ownership Fee Simple

Lease Guarantor Corporate

Lease Type NNN

Landlords Responsibilities None

Original Lease Term 15 Years

Rent Commencement Date 12/15/2018

Lease Expiration Date 12/14/2032

Term Remaining on Lease ±8 Years

Increases 10% Increase in Each Option

Options 3, 5 Year Options

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$8,591	\$103,088	\$13.66	6.50%
Option 1	\$9,450	\$111,397	\$14.76	7.02%
Option 2	\$10,395	\$124,737	\$16.53	7.87%
Option 3	\$11,443	\$137,318	\$18.20	8.66%





DOLLAR GENERAL®

TENANT PROFILE

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 19,600 stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS
Goodlettsville, TN

YEAR FOUNDED
1939

OF LOCATIONS
19,600+





Four Seasons B&B At Catawba Point

MILLER FERRY

TWIN OAST
- BREWING -

SUBJECT PROPERTY

GEM BEACH MARINA
CATAWBA ISLAND OHIO LAKE ERIE SINCE 1977


Sunny Side TOWER

CATAWBA ISLAND CLUB
GOLF COURSE


ORCHARD

FAIRWAY VILLAS AT CATAWBA


Catawba Island Club

Catawba
Veterinary Hospital


Nor Easter
Club & Marina


SCHWAN
ORCHARDS

CEDAR MEADOW
NATURE PRESERVE

WEST HARBOR
PUBLIC BOAT LAUNCH


Gideon Owen
WINE COMPANY


Shady Shores
RV Resort & Campground


HBB


Victorian
Inn


HARBOR
HAVEN


BIG
BOPPERS


Holiday Inn
Express


1812
FOOD & SPIRITS


ERIE-OTTAWA
INTERNATIONAL AIRPORT


Walmart
Supercenter


Arby's


SUBWAY


McDonald's


CHEESEHAVEN


Pizza Hut


Dianna's Deli


Cleats


JJ


Little Ted's
COTTAGES AND FAMILY RESORT

N CATAWBA RD ± 4.487 VPD

AREA OVERVIEW

Port Clinton, Ohio, often referred to as the "Walleye Capital of the World," is a charming city located along the shores of Lake Erie in Ottawa County. Known for its rich maritime history, the city offers a vibrant mix of outdoor activities, particularly fishing, boating, and bird-watching, making it a popular destination for nature enthusiasts. The city also boasts several marinas, waterfront parks, and beaches, providing ample opportunities for recreation and relaxation. The downtown area features quaint shops, local eateries, and cultural attractions, including the Port Clinton Lighthouse and the Ottawa County Museum, which reflect the city's historical and cultural heritage.

The area around Port Clinton is also home to several significant attractions, such as the nearby Marblehead Lighthouse and the islands of Lake Erie, including Put-in-Bay and Kelleys Island, accessible by ferry. These destinations are popular for their scenic beauty, historic sites, and recreational offerings, drawing visitors from across the region. The local economy is heavily influenced by tourism, but it also benefits from agriculture, manufacturing, and a growing wine industry. Overall, Port Clinton and its surrounding areas offer a blend of small-town charm, natural beauty, and recreational opportunities that appeal to both residents and visitors alike.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,651	5,062	9,818
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	855	2,600	4,910
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$150,876	\$135,457	\$128,669



TOLEDO, OH

Toledo was an important port city on the Great Lakes prior to the industrial revolution. The city became best known for industrial manufacture after the invention of the car. Both General Motors and Chrysler have facilities in Toledo, and automotive production has been vital at least since Kirk began making automobiles in the early twentieth century. Jeep was Toledo's main employer for much of the twentieth century. Industrial restructuring has reduced the number of these well-paying employment since the late twentieth century.

The University of Toledo has a strong presence in the area, which contributes to healthcare's importance as the city's largest employment. Dana Holding Corporation, Owens Corning, The Andersons, and Owens Illinois are four Fortune 500 enterprises in the metro region. ProMedica, headquartered in Toledo, is a Fortune 1000 corporation. Fifth Third Bank's Northwest Ohio headquarters are located at One SeaGate.

TOLEDO ATTRACTIONS

Toledo is home to many unique attractions, including the Toledo Museum of Art, which is renowned for its impressive collection of glass art. The city is also home to the Toledo Zoo, which features over 10,000 animals and is considered one of the best zoos in the country.

Other notable landmarks in Toledo include the Toledo Botanical Garden, the National Museum of the Great Lakes, and the Imagination Station science center. Toledo is also known for its excellent food scene, with a variety of restaurants offering everything from classic American fare to international cuisine.



TRANSPORTATION

Toledo is served by three main interstate roads. Interstate 75 (I-75) runs north to south and connects Detroit and Cincinnati. The Ohio Turnpike connects I-80/90 east-west. Toledo is served by the Turnpike through exits 52, 59, 64, 71, and 81. The Turnpike connects Toledo in the west to Chicago and Cleveland in the east.

There are also two auxiliary interstate routes in the vicinity. Interstate 475 is a 20-mile bypass that runs from Perrysburg to west Toledo, intersecting I-75 at both ends. For the first 13 miles, it is shared with US 25. Interstate 280 connects the Ohio Turnpike to Interstate 75 across east and downtown Toledo. This route includes the Veterans' Glass City Skyway, which was the most costly ODOT project ever when it was completed. This 400-foot (120-meter) tall bridge features a glass-covered pylon that lights up at night, providing a unique addition.

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 **3147 NE Catawba Rd, Port Clinton, OH, 43452** (“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.



EXCLUSIVELY LISTED BY

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