



REPRESENTATIVE PHOTO

**DOLLAR GENERAL**  
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## CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of Tri-Oak Consulting Group ("the Owner") or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Tri-Oak Consulting Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Tri-Oak Consulting Group, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived. By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Tri-Oak Consulting Group. Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Tri-Oak Consulting Group. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE DETAILS.**

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



## 4 | INVESTMENT HIGHLIGHTS

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- **Strong Population Numbers:** 2,500+ people in a 1-mile radius.
- **Excellent Visibility Along Main Street:** Nearly 2,000 vehicles daily pass the property.
- **Long Operating History:** DG had been here for nearly 20 years and are committed until 2028.
- **Already Exercised an Option:** DG has already renewed one option showing further site commitment.
- **Low Competition:** No other Dollar General stores within a 9-mile radius.
- **HVAC Replaced 6 Years Ago:** DG bought the units, LL paid for installation.
- **Parking Lot Maintenance:** DG pays \$563.38/month on top of rent for parking lot to LL & the parking lot gets sealed every 3 years.
- **NN Lease** - Minimal Landlord responsibilities.
- **Investment Grade Tenant** - Dollar General holds a BBB rating from S&P and is considered an investment-grade credit tenant. This rating ensures a high likelihood of on-time payments and offers stability to investors.



# OFFERING SUMMARY

LIST PRICE:	\$660,000
CAP RATE:	9.00%

NOI:	\$59,400
LEASE START:	January 10, 2007
LEASE END:	January 31, 2028
TERM REMAINING:	2.99 Years
OPTIONS:	4 - 5-Year Renewals
INCREASES:	10% in each Option
BUILDING SIZE:	9,014 Square Feet
LOT SIZE:	1.05 Acres
YEAR BUILT:	2007
LEASE TYPE:	NN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current Term	\$59,400	--	9.00%
OPTION 1	\$65,340	10.00%	9.08%
OPTION 2	\$71,874	10.00%	9.98%
OPTION 3	\$79,061	10.00%	10.98%
OPTION 4	\$86,967	10.00%	12.08%

**Landlord Responsibilities:** Roof, Structure, Parking Lot, & Snow Removal (Reimbursed by DG)

**Tenant Responsibilities:** RE Taxes & Building Insurance (Paid by LL and reimbursed by DG), Minor repairs & maintenance to heating, lighting, plumbing & air conditioning (anything less than \$1,000 per occurrence), & Parking Lot Maintenance (\$563.38/month paid to LL.)





Company:	Dollar General Corporation
Year Founded:	1939
Locations:	20,000+
Annual Sales (2023):	\$38.7 Billion
Website:	www.dollargeneral.com
Headquarters:	Goodlettsville, TN
Guarantor:	Corporate

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills and PepsiCo. Learn more about Dollar General at [www.dollargeneral.com](http://www.dollargeneral.com).



## LOCATION INFORMATION



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	2,542	3,430	5,475
2029 Projection	2,536	3,424	5,431
Annual Growth 2020-2024	0.16%	0.19%	0.14%
Annual Growth 2024-2029	-0.05%	-0.04%	-0.16%
HOUSEHOLDS			
2024 Households	1,014	1,362	2,150
2029 Projection	1,037	1,394	2,185
INCOME			
AVG. Household Income	\$52,255	\$54,417	\$60,440



# 5,000+ VPD

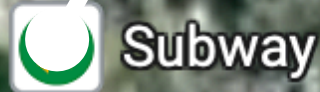
**along W Main St.**





American Legion

MILLER'S



SUBJECT  
PROPERTY

New London  
Public Library

New London  
Recreation Center

Millstone Hills  
Golf Course

New London  
Middle School



# 9 | LOCATION OVERVIEW - New London, OH



New London, Ohio, a village in Huron County with a population of around 2,531, has a rich history dating back to early Connecticut settlers. Its economy is primarily driven by manufacturing, which employs the largest portion of its workforce, along with significant contributions from retail trade and construction. Agriculture also plays a key role in the local economy. In recent years, New London has experienced economic growth, with the median household income increasing by 33.1% from 2021 to 2022 and employment rising by 3.42% in the same period.

The village actively supports business development through economic initiatives and resources provided by the Economic Development Director's office. With a focus on business expansion, retention, and new startups, New London continues to foster growth and stability. These efforts, combined with a strong industrial base and agricultural activity, contribute to the community's economic resilience and long-term prosperity.





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