



REPRESENTATIVE PHOTO

# DOLLAR GENERAL

11121 LINCOLN ST. SE | ROBERTSVILLE, OH 44670

## EXCLUSIVELY LISTED BY:

**MICHAEL SHOVER**

+1 484 567 2344

michael.shover@cbre.com

**MATTHEW GORMAN**

+1 484 567 2340

matthew.gorman@cbre.com

**THOMAS FINNEGAN**

+1 484 567 2375

thomas.finnegan@cbre.com

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# TENANT OVERVIEW

DOLLAR GENERAL | ROBERTSVILLE, OH





Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of Nov 3, 2017, Dollar General operated 14,321 stores in 44 states, primarily in the Southern, Southwestern, Midwestern and Eastern U.S.

Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store, often on the same shelf. Although it has the word “dollar” in the name, Dollar General is not a dollar store by the strict definition of that term as most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars, excluding articles such as phone cards and loadable store gift cards.



## DOLLAR GENERAL CORPORATE OVERVIEW

<b>TENANT TRADE NAME:</b>	Dollar General
<b>TENANT OWNERSHIP STATUS:</b>	Public
<b>BOARD/STOCK SYMBOL:</b>	NYSE: DG
<b>TENANT:</b>	Corporate Store
<b>LOCATIONS:</b>	-/+ 14,321
<b>CREDIT RATING:</b>	BBB
<b>AGENCY:</b>	Standard & Poor’s
<b>REVENUE:</b>	\$18.9 Billion (2015)
<b>CORPORATE HEADQUARTERS:</b>	Goodlettsville, TN

# FINANCIAL OVERVIEW

DOLLAR GENERAL | ROBERTSVILLE, OH





LIST PRICE  
**\$1,374,250**



CAP RATE  
**6.85%**



TOTAL NOI  
**\$94,136**

## PROPERTY HIGHLIGHTS

### NO LANDLORD RESPONSIBILITIES

This is a NNN lease with no landlord responsibilities or expenses

### LARGE PARCEL SIZE

The property sits on a large 2+ acre parcel

### BRAND NEW CONSTRUCTION

Brand new construction property with Dollar General's newest prototype

### CORPORATELY GUARANTEED LEASE

The lease is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's

### SITUATED ON LINCOLN HIGHWAY

Dollar General has excellent visibility on Lincoln Highway with traffic counts of 7,000 vehicles per day

### NO COMPETITION

Closest Dollar Store is over 5 miles away | This will be a go-to store for residents nearby and commuters passing through

### 10 MILES FROM CANTON, OH

Robertsville, OH is located just 10 miles from Canton, OH



## FINANCIAL OVERVIEW



**PRICE:** \$1,374,250

**CAP RATE:** 6.85%

**YEAR BUILT:** 2018

**BUILDING SQUARE FOOTAGE:** 9,100

**PARCEL SIZE:** 2.1 Acres

**TYPE OF OWNERSHIP:** Fee Simple

**TENANT:** Dollar General

**LEASE GUARANTOR:** Corporate

**LEASE TYPE:** NNN

**INITIAL LEASE TERM:** 15 Years

**ROOF AND STRUCTURE:** Tenant Responsible

**LEASE COMMENCEMENT** 5/27/2018

**LEASE EXPIRATION:** 5/31/2033

**TERM REMAINING:** 15 Years

**OPTIONS:** 3x5 Years  
180 days notice

**INCREASES:** 10% in the Options

### PROPERTY ADDRESS:

11121 LINCOLN ST. SE | ROBERTSVILLE, OH 44670

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Years 1-15	\$94,143.96	\$7,845.33
Option 1	\$103,558.44	\$8,629.87
Option 2	\$113,914.20	\$9,492.85
Option 3	\$125,305.68	\$10,442.14
<b>NET OPERATING INCOME:</b>		<b>\$94,143.96</b>

## INVESTMENT OVERVIEW

CBRE is pleased to exclusively present for sale this brand new construction Dollar General property located on 2.1 acres in Robertsville, Ohio, just 10 miles from Canton. This is a new 15 year, NNN lease with no landlord responsibilities or expenses. There are 10% rental increases in each three, five year option period. The lease is corporately guaranteed by Dollar General, an investment grade credit tenant rated BBB by Standard & Poor's.

Dollar General is situated on Lincoln Highway, a main thoroughway in Robertsville, connecting the town to East Canton and Canton. The site has excellent visibility on Lincoln Highway for the 7,000 vehicles traveling by daily. There are 2,436 people within 3 miles of the site, 9,536 people within 5 miles and 33,847 people within 7 miles. The closest Dollar Store is over 5 miles away, making this site a go-to store for residents, nearby businesses and commuters passing through.





# PROPERTY SUMMARY

DOLLAR GENERAL | ROBERTSVILLE, OH



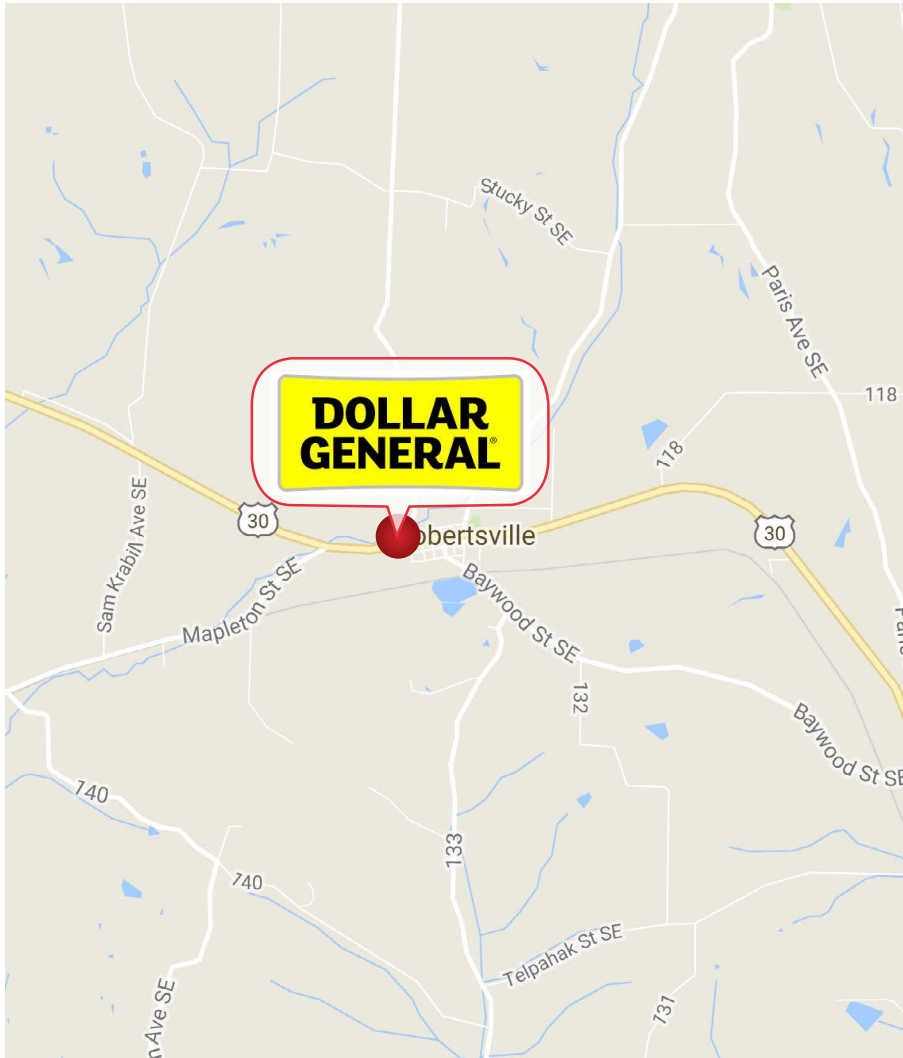


PARKS AVE SE



LINCOLN ST SE - 7,000 V.P.D.

## MAP LOCAL



## MAP REGIONAL



## LOCATION OVERVIEW



Dollar General is situated on over 2 acres on Lincoln Highway in Robertsville, Ohio. The site has excellent visibility along Lincoln Highway with over 7,000 vehicles traveling by daily. There is minimal competition within a 5 mile radius of this site, making this a go-to store for residents and commuters passing by. The site is also situated among numerous neighborhoods, making it easily walkable. Robertsville is a community situated along US Route 30 between East Canton and Minerva, just 10 miles from downtown Canton.



## SUBJECT AREA DEMOGRAPHICS



### POPULATION

	3 MILES	5 MILES	7 MILES
2010 POPULATION	2,370	9,463	33,704
2017 POPULATION	2,436	9,536	33,847
PROJECTED POPULATION (2022)	2,481	9,564	33,871
HISTORICAL ANNUAL GROWTH			
2010-2017	0.38%	0.11%	0.06%
PROJECTED ANNUAL GROWTH			
2017-2022	0.37%	0.06%	0.01%

### HOUSEHOLDS

	3 MILES	5 MILES	7 MILES
2010 HOUSEHOLDS	942	3,698	13,453
2017 HOUSEHOLDS	971	3,737	13,553
PROJECTED HOUSEHOLDS (2022)	989	3,750	13,582
HISTORICAL ANNUAL GROWTH			
2010-2017	0.42%	0.14%	0.10%
PROJECTED ANNUAL GROWTH			
2017-2022	0.37%	0.07%	0.04%

### HOUSEHOLD INCOME

	3 MILES	5 MILES	7 MILES
2017 AVERAGE	\$66,778	\$63,773	\$61,706
2017 MEDIAN	\$55,194	\$51,116	\$49,885

### POPULATION BY RACE

	3 MILES	5 MILES	7 MILES
WHITE POPULATION	94.6%	95.7%	95.4%
AFRICAN AMERICAN POPULATION	2.2%	1.4%	2.0%
ASIAN POPULATION	0.1%	0.3%	0.3%
PACIFIC ISLANDER POPULATION	0.4%	0.3%	0.3%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.2%	0.4%	0.3%
TWO OR MORE RACES POPULATION	2.5%	1.9%	1.6%

### HISPANIC OR LATINO POPULATION BY ORIGIN

	3 MILES	5 MILES	7 MILES
HISPANIC OR LATINO	1.0%	1.2%	1.4%
WHITE NON-HISPANIC	93.9%	94.9%	94.5%

### 2017 AGE BY GENDER

	3 MILES	5 MILES	7 MILES
MEDIAN AGE			
MALE/FEMALE	46.6/48.4	45.4/47.5	43.3/45.5

## CONTACT INFORMATION:

### MICHAEL SHOVER

+1 484 567 2344

michael.shover@cbre.com

### MATTHEW GORMAN

+1 484 567 2340

matthew.gorman@cbre.com

### THOMAS FINNEGAN

+1 484 567 2375

thomas.finnegan@cbre.com

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