



OFFERING MEMORANDUM

DOLLAR GENERAL

2257 Sunnyside Dr, Cadillac, MI 49601

Marcus & Millichap

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Activity ID #ZAH0130036

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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.



OFFICES THROUGHOUT THE U.S. AND CANADA
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..... SECTION 1

01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap

OFFERING SUMMARY

2257 SUNNYSIDE DR



Listing Price
\$1,338,571



Cap Rate
7.00%



Price/SF
\$147.10

FINANCIAL

Listing Price	\$1,338,571
Down Payment	100% / \$1,338,571
NOI	\$93,700
Cap Rate	7.00%

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Lease Expiration	06/30/2034
Rentable SF	9,100 SF
Lot Size	2.16 Acres (94,133 SF)
Year Built	2019



DOLLAR GENERAL

2257 Sunnyside Dr, Cadillac, MI 49601

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a single-tenant Dollar General located at 2257 Sunnyside Drive in Cadillac, Michigan. The property is leased to Dollar General Corporation, a BBB credit-rated tenant, providing investors with secure, long-term income backed by a nationally recognized retailer. The freestanding retail building was constructed in 2019 and consists of approximately 9,100 square feet of gross leasable area. The lease commenced on June 3, 2019, and expires on June 30, 2034, offering approximately 8+ years of remaining primary term. The lease features 10 percent rent increases and includes four (4), five-year renewal options, providing strong income growth and long-term residual value.

Dollar General operates more than 19,000 locations nationwide and focuses on necessity-based retail serving value-oriented consumers, particularly in rural and secondary markets. The subject property benefits from modern construction, minimal capital expenditure risk, and a long-term lease structure well suited for passive investors seeking predictable cash flow and inflation protection.

This offering represents the opportunity to acquire a newer-construction, credit-tenant net lease asset with long-term lease security in a stable Midwestern market.

INVESTMENT HIGHLIGHTS

Single-tenant Dollar General net lease investment

BBB credit-rated tenant with national footprint

Lease expiration: June 30, 2034 (approx. 8+ years remaining)

10% rent increases providing built-in income growth

Built in 2019 – modern construction with low capital needs

Approximately 9,100 SF of gross leasable area

Necessity-based discount retailer with recession-resistant demand

Passive investment with minimal management responsibilities

..... SECTION 2

02

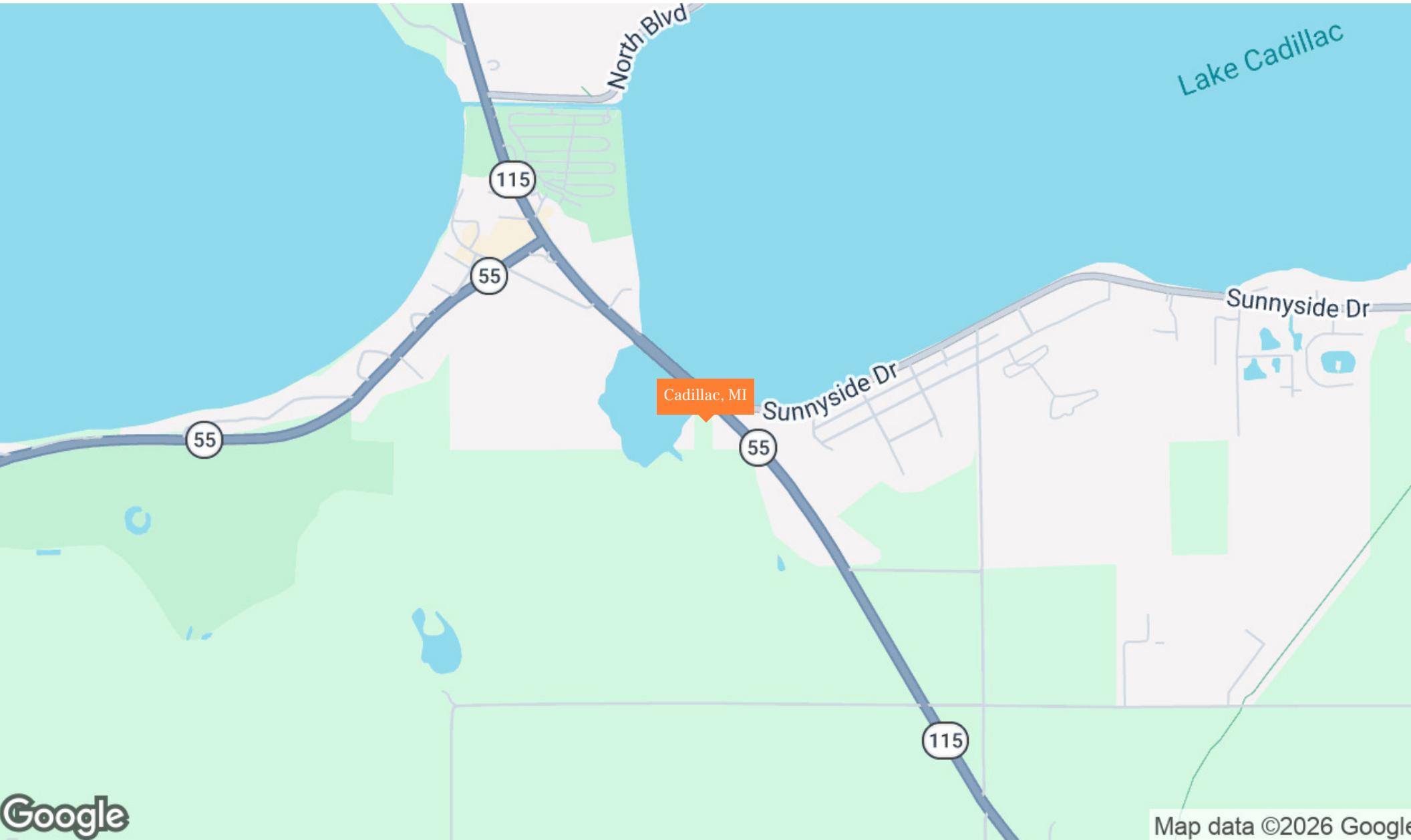
PROPERTY INFORMATION

[Regional Map](#)
[Local Map](#)

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DOLLAR GENERAL

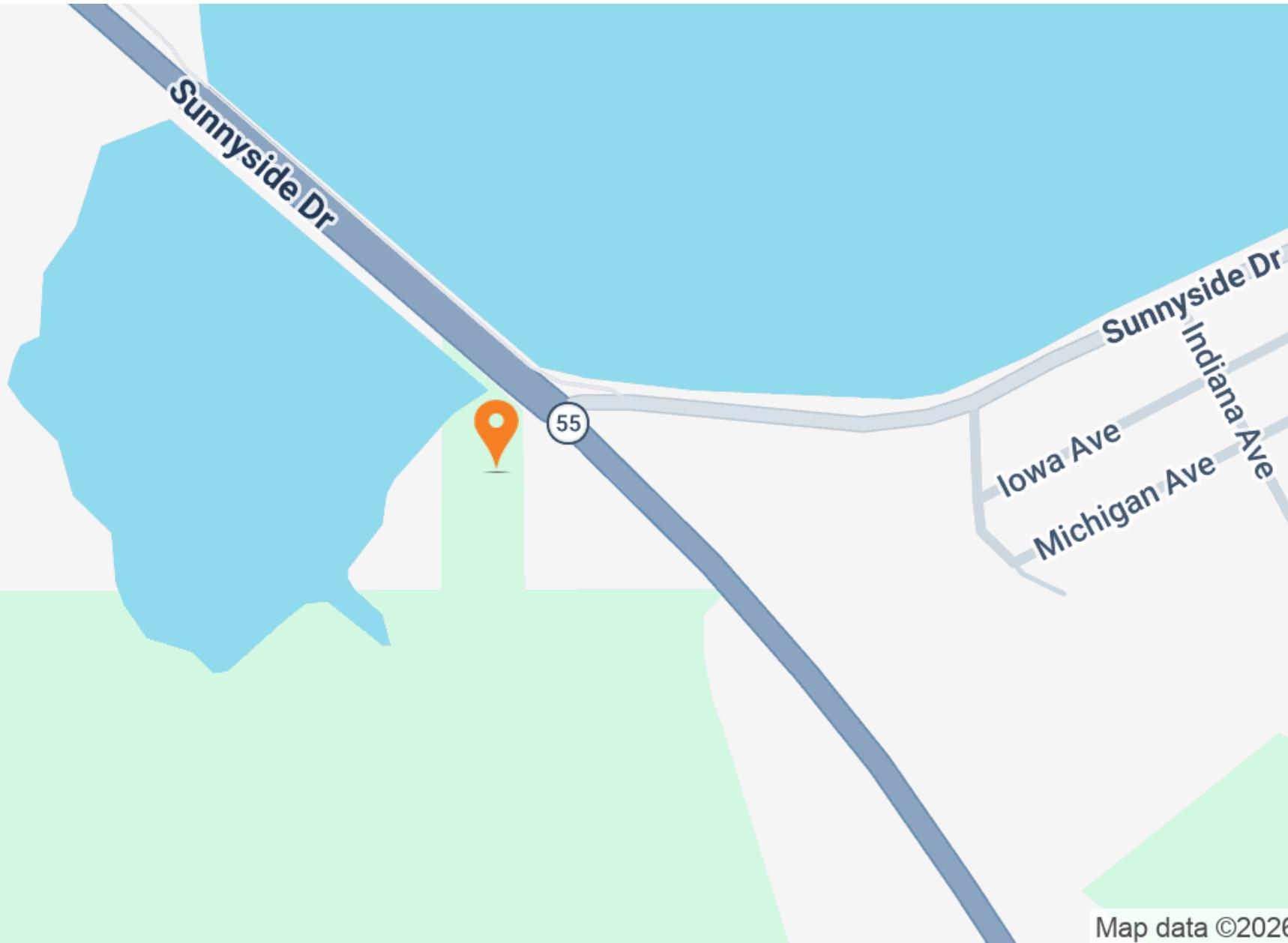
REGIONAL MAP



Google

DOLLAR GENERAL

LOCAL MAP



Google

Map data ©2020

..... SECTION 3

03



FINANCIAL ANALYSIS

Financial Details

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DOLLAR GENERAL

FINANCIAL DETAILS

THE OFFERING	
Price	\$1,338,571
Capitalization Rate	7.00%
Price/SF	\$147.10
PROPERTY DESCRIPTION	
Year Built / Renovated	2019
Gross Leasable Area	9,100 SF
Type of Ownership	Fee Simple
Lot Size	1.00 Acres
LEASE SUMMARY	
Tenant	Dollar General
Rent Increases	0.1
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	06/03/2019
Lease Expiration	06/30/2034
Renewal Options	Four (5 Year)
Term Remaining on Lease (Yrs)	8 Years
Landlord Responsibility	N/A
Tenant Responsibility	shall maintain demised premises

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$93,700	\$7,808	\$10.30	7.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%

DOLLAR GENERAL

FINANCIAL DETAILS

ANNUALIZED OPERATING INFORMATION

INCOME

Base Rental Income	\$93,700
Operating Expense Reimbursement	
Gross Income	\$93,700
Operating Expenses	\$0
Net Operating Income	\$93,700

OPERATING EXPENSES

Taxes	
Insurance	
CAM	
Management Fee	
Landscaping	
Total Expenses	\$0
Total Expenses/SF	\$0.00

1: Assumes Total Expenses remain constant. Please see agent for details.

..... SECTION 4

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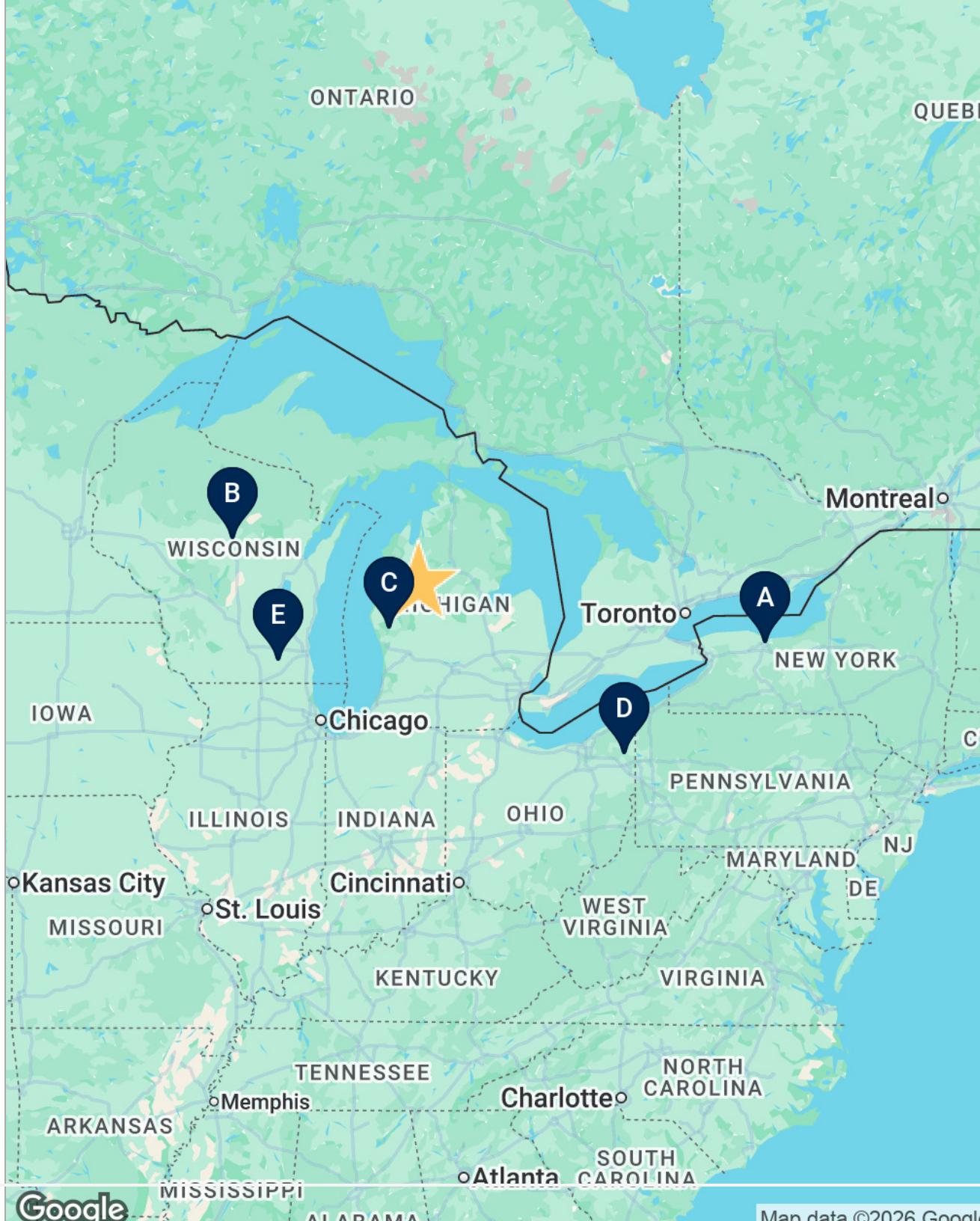
SALE COMPARABLES

[Sale Comps Map](#)
[Sale Comps Summary](#)
[Cap Rate Chart](#)
[Sale Comps](#)

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SALE COMPS MAP

-  **Dollar General**
-  **Dollar General**
-  **Dollar General**
-  **Dollar General**
-  **Dollar General - Cortland, OH**
-  **Dollar General - Palmyra, WI**



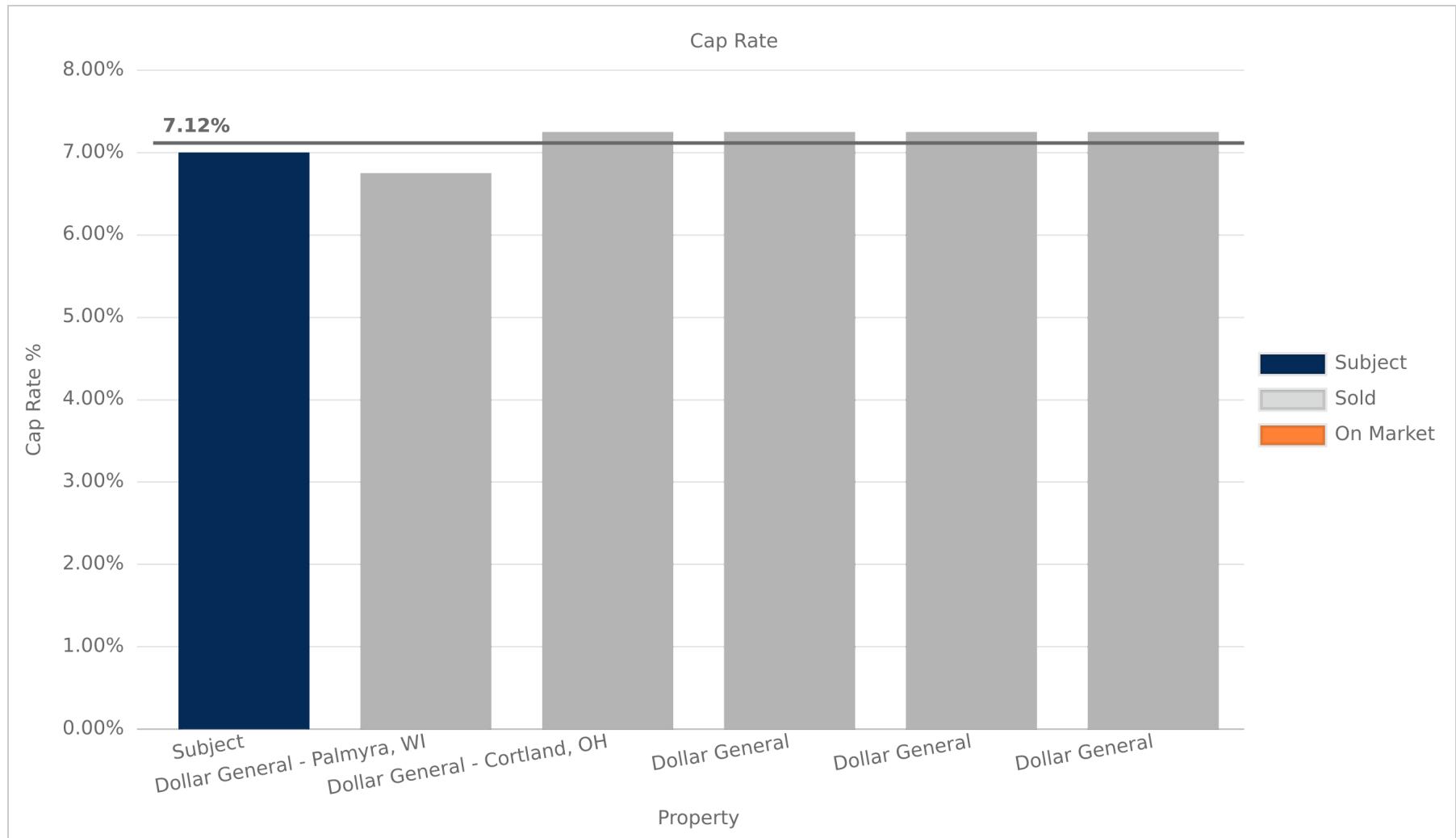
DOLLAR GENERAL

SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	CAP RATE	CLOSE
 Dollar General 2257 Sunnyside Dr Cadillac, MI 49601	\$1,338,571	7.00%	On Market
SALE COMPARABLES	PRICE	CAP RATE	CLOSE
 A Dollar General 1030 Main St Crete, IL 60417-1911	\$1,238,000	7.25%	11/04/2025
 B Dollar General 1831 County Road XX Kronenwetter, WI 54455-7933	\$1,232,822	7.30%	10/03/2025
 C Dollar General 8476 Holton Rd Holton, MI 49425	\$1,447,644	7.03%	08/28/2025
 D Dollar General - Cortland, OH 3290 Hoagland Blackstub Rd Cortland, OH 44410	\$1,225,000	7.25%	08/27/2025
 E Dollar General - Palmyra, WI 126 E Main St Palmyra, WI 53156	\$1,303,703	6.75%	07/18/2025
AVERAGES	\$1,289,434	7.12%	-

DOLLAR GENERAL

CAP RATE CHART



DOLLAR GENERAL

SALE COMPS



Dollar General

2257 Sunnyside Dr, Cadillac, MI 49601

Listing Price:	\$1,338,571
Cap Rate:	7.00%
Lease Expiration:	06/30/2034
COE Date:	On Market
Property Type:	Net Lease
Lot Size:	2.16 Acres
Year Built:	2019



Dollar General

1030 Main St Crete, IL 60417-1911

Sale Price:	\$1,238,000
Cap Rate:	7.25%
COE Date:	11/04/2025
Property Type:	Net Lease
Lot Size:	0.87 Acres
Year Built:	2019

DOLLAR GENERAL

SALE COMPS



B Dollar General

1831 County Road XX Kronenwetter, WI 54455-7933

Sale Price:	\$1,232,822
Cap Rate:	7.30%
COE Date:	10/03/2025
Property Type:	Net Lease
Lot Size:	2 Acres
Year Built:	2021



C Dollar General

8476 Holton Rd Holton, MI 49425

Sale Price:	\$1,447,644
Cap Rate:	7.03%
COE Date:	08/28/2025
Property Type:	Net Lease
Lot Size:	2.31 Acres
Year Built:	2024

DOLLAR GENERAL

SALE COMPS



D Dollar General - Cortland, OH

3290 Hoagland Blackstub Rd Cortland, OH 44410

Sale Price:	\$1,225,000
Cap Rate:	7.25%
COE Date:	08/27/2025
Property Type:	Net Lease
Lot Size:	4.3 Acres
Year Built:	2020



E Dollar General - Palmyra, WI

126 E Main St Palmyra, WI 53156

Sale Price:	\$1,303,703
Cap Rate:	6.75%
COE Date:	07/18/2025
Property Type:	Net Lease
Lot Size:	1 Acres
Year Built:	2023

..... SECTION 5

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MARKET OVERVIEW

Market Overview
Demographics

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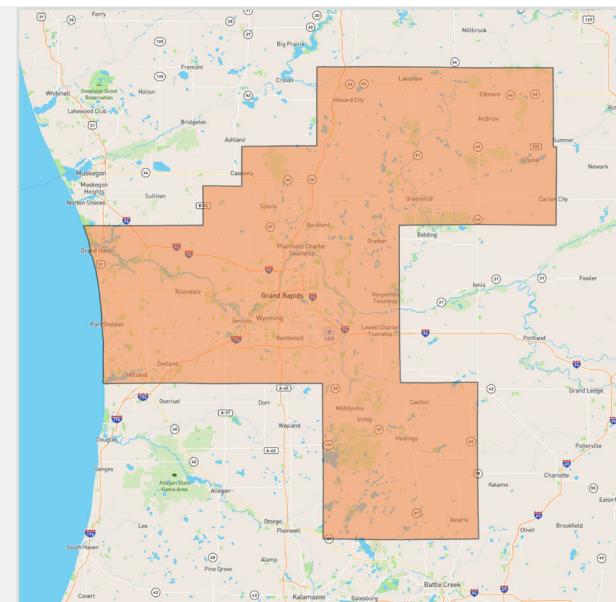
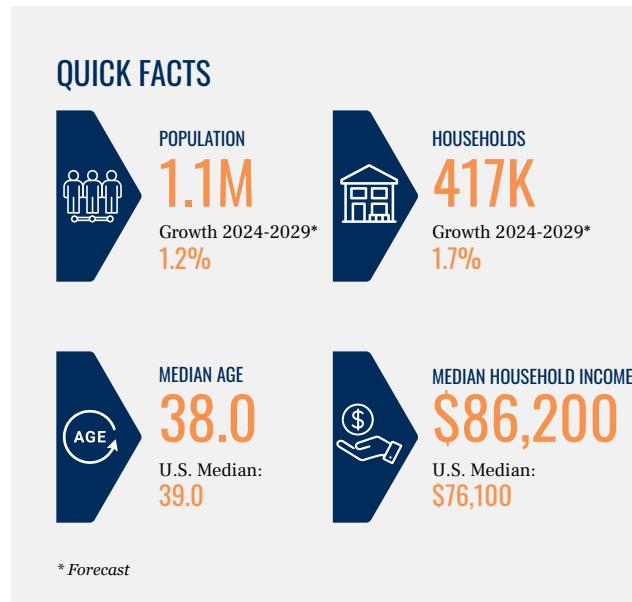


GRAND RAPIDS

Once known as “Furniture City” due to its central role in office furniture manufacturing, Grand Rapids’ manufacturing base is still strong, but the economy has expanded well beyond it. Information technology roles have added to the local business services sector, while life sciences growth has made the Medical Mile a major health care destination in the region. Located roughly 160 miles west of Detroit, the metro contains Barry, Kent, Montcalm and Ottawa counties. The market’s western edge is bordered by Lake Michigan, just an hour’s drive from downtown.

ECONOMY

- GE Aerospace, L3Harris, Precision Aerospace and Eaton Corp. are among a multitude of aviation and defense contractors, generating significant manufacturing and research and development positions.
- Thanks to a vast supply of fresh water in nearby Lake Michigan, food manufacturers, such as Kellogg’s and Sara Lee, have significant operations in the metro.
- Covering a square mile in downtown Grand Rapids, the Medical Mile has boosted job growth in health care and biotechnology. In 2021, pharmaceutical firm Perrigo Co. moved its North American corporate office to the area, occupying space in Michigan State University’s Innovation Park.



METRO HIGHLIGHTS

ADVANCED MANUFACTURING

Accounting for over 17 percent of all jobs in the region, manufacturing of metals, plastics, automotive, office furniture and medical devices occurs here. Steelcase and Herman Miller are locally headquartered.



LIFE SCIENCES GROWTH

A number of expanding life sciences firms and research facilities are located throughout western Michigan, including Empirical Bioscience, Inc. and GRCC Calkins Science Center.



CYBERTESTING CENTER

Cybersecurity, testing and consulting companies have a significant presence in the area, which include Avalon Cyber, Vervint and VDA Labs. Along with Grand Rapids Community College, this provides a base for training, certification and commercial testing.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DOLLAR GENERAL

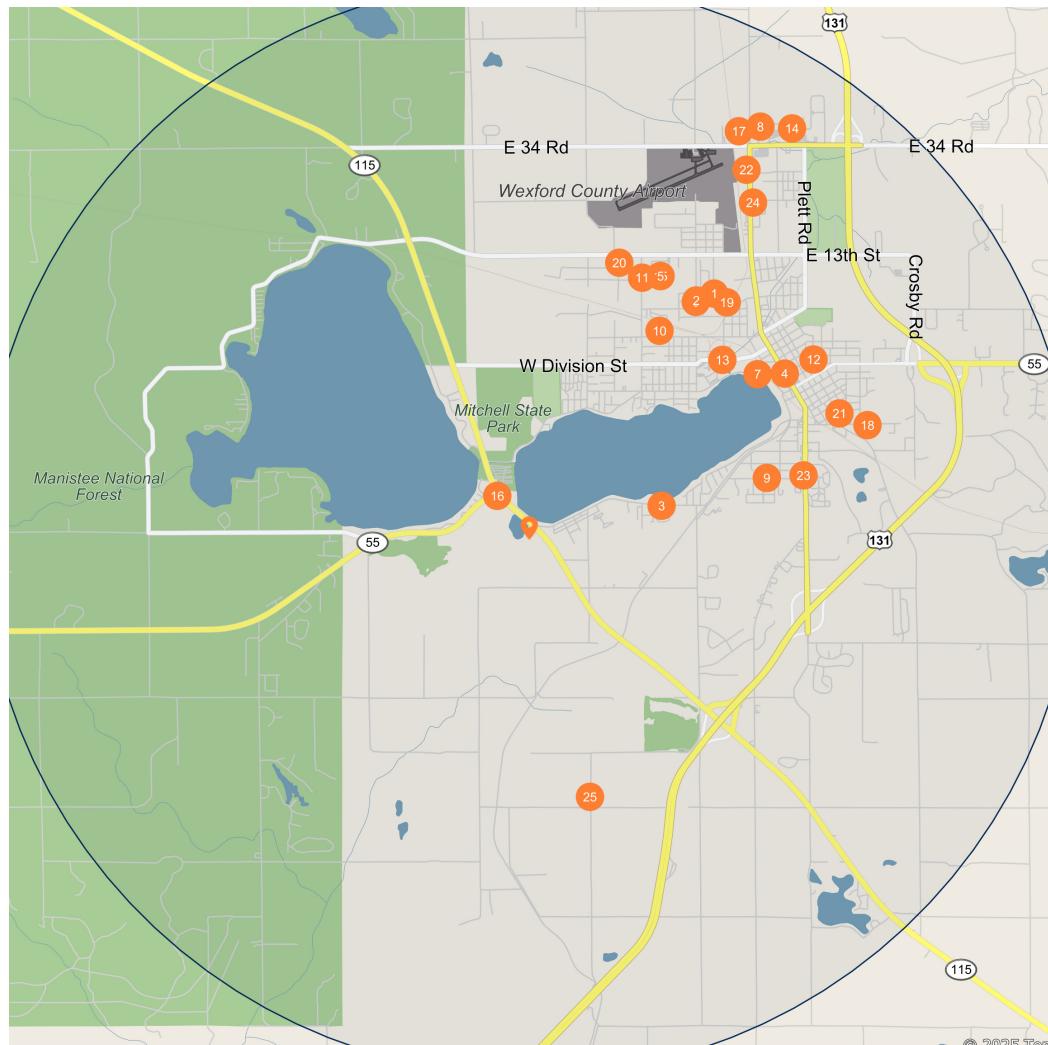
DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	782	10,479	18,457
2025 Estimate	785	10,390	18,258
2020 Census	765	10,082	17,731
2010 Census	797	10,064	17,508
HOUSEHOLD INCOME			
Average	\$76,932	\$70,608	\$76,363
Median	\$65,951	\$57,641	\$62,762
Per Capita	\$35,740	\$30,917	\$32,280
HOUSEHOLDS			
2030 Projection	360	4,617	7,792
2025 Estimate	359	4,534	7,646
2020 Census	355	4,374	7,364
2010 Census	342	4,208	7,111
HOUSING			
Median Home Value	\$215,913	\$180,987	\$188,361
EMPLOYMENT			
2025 Daytime Population	470	12,246	21,578
2025 Unemployment	2.05%	2.68%	2.88%
Average Time Traveled (Minutes)	16	18	19
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	0.36%	1.18%	1.45%
Some College (13-15)	45.42%	42.20%	42.49%
Associate Degree Only	12.00%	15.12%	14.52%
Bachelor's Degree Only	7.09%	10.61%	10.94%
Graduate Degree	27.02%	23.62%	23.74%

DOLLAR GENERAL

DEMOGRAPHICS



Major Employers

Employer	Employees
Cadillac Casting Inc-	365
Hutchinson Antvbrtion Systems I-Paulstra C R C-Cadillac Div	347
Baruch Sls Inc-	326
Legacy Labor Inc-	300
Glastron LLC-	287
Akvel Cadillac Usa Inc-Avon Automotive-Orizaba	280
Consumers Energy Company-	243
Meijer Inc-Meijer 171	234
Samaritas-Lakeview Lutheran Manor	220
Kysor Industrial Corporation-Kysor Cadillac Division	214
Fiamm Technologies LLC-Fiamm	175
County of Wexford-	167
Michigan Dept Miltary Vtrans AF-Army National Guard	166
Walmart Inc-Walmart	156
Rec Boat Holdings LLC-	136
Blarney Castle Oil Co-E-Z Mart Cadillac West	114
Home Depot USA Inc-Home Depot The	105
Medical Arts Group Investments-Great Lakes Family Care	100
Avon Protection Systems Inc-	98
Northwest Mich Cmnty Action AG-	97
Munson Healthcare Cadillac-MUNSON HOSPICE HOUSE	94
Bob Evans Restaurants LLC-Bob Evans	85
Big Boy Restaurants Intl LLC-Big Boy Restaurant	77
Meritage Hospitality Group Inc-Wendys	76
Corrections Michigan Dept-Moffits Detention Home	74

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