



Representative Image

DG Market

4114 Occidental Hwy, Adrian, MI 49221

THE
Boulder
GROUP

Property Overview

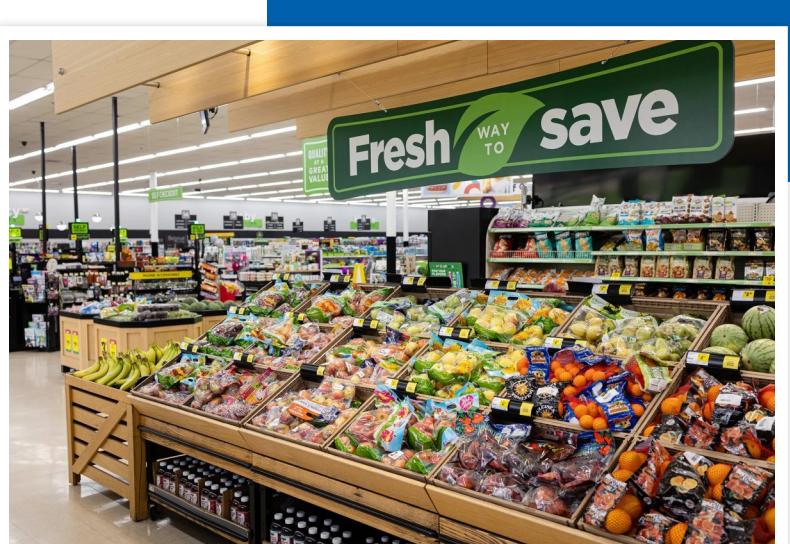


DG Market

4114 Occidental Hwy, Adrian, MI 49221

Property Overview

Tenant:	Dollar General
Price:	\$2,568,465
Cap Rate:	6.35%
NOI:	\$163,098
Building Size:	12,989 SF
Year Built:	2025
Lease Type:	NNN
Lease Expiration:	3/31/2040
Rental Escalations:	5% every five years
Renewal Options:	Five 5-year

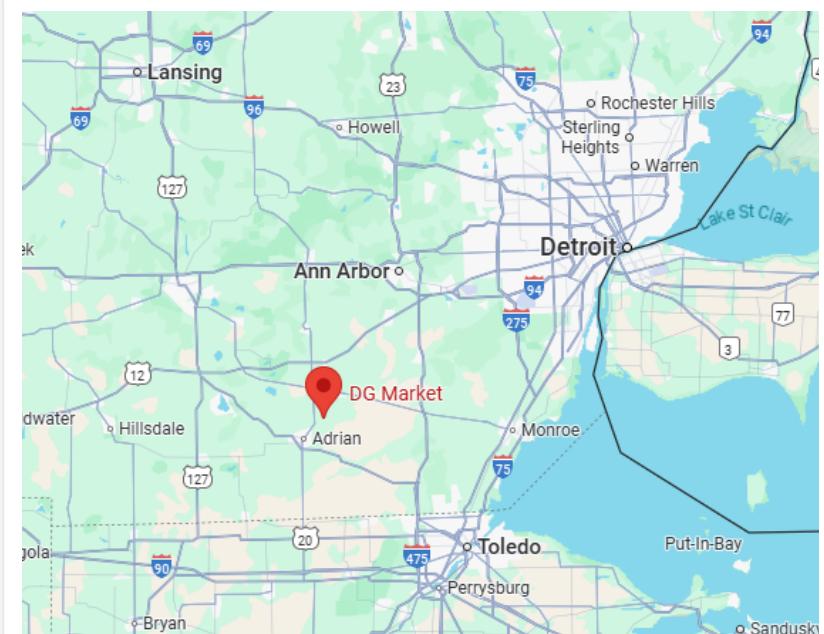


Property Overview



Property Highlights

- Investment grade tenant - S&P: BBB
- Absolute NNN lease – No landlord responsibilities
- Long-term lease - 14+ years remain
- 2025 construction
- Dollar General Market property featuring the larger and highly desired prototype carrying additional grocery items such as fresh produce, refrigerated/frozen food offerings, dairy products, and more
- 5% rental escalations every five years
- 67,000+ people live within a 10-mile radius
- Average household income exceeds \$91,000 within 3 miles
- 65 miles southwest of Detroit, MI
- Limited competition in the area



Demographics

	3-Mile	5-Mile	10-Mile
Population:	8,456	31,665	67,525
Total Household Units:	3,213	12,186	26,571
Average Household Income:	\$91,343	\$81,518	\$83,479

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The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained herein and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers are to verify all of the information set forth herein.

Location Aerial



Tenant Overview



Dollar General Corporation

Dollar General Corporation is an American discount retailer headquartered in Goodlettsville, Tennessee, operating over 20,000 stores across 48 states and Mexico as of 2025, primarily in rural and suburban communities. Founded in 1939 by J.L. Turner and Cal Turner as J.L. Turner and Son, the company rebranded to Dollar General in 1955 and went public in 1968 before being taken private in 2007 by Kohlberg Kravis Roberts & Co.; it returned to public trading on the New York Stock Exchange (NYSE: DG) in 2009. The chain focuses on low-cost everyday essentials, including groceries, household items, apparel, and seasonal goods, with most products priced under \$10, and generates annual revenues exceeding \$40 billion while employing approximately 200,000 people.

Website	www.dollargeneral.com
Founded	1939
Number of Locations	20,000
Company Type	Public (NYSE: DG)
Headquarters	Goodlettsville, TN



DOLLAR GENERAL®

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Confidentiality & Disclaimer



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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