



DOLLAR GENERAL

2021 Construction | NNN Lease | Large 2.6 Acre Lot

36741 OH-7, Pomeroy, OH 45769

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // DOLLAR GENERAL



Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives

its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 30, 2026, the Company's 20,893 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.



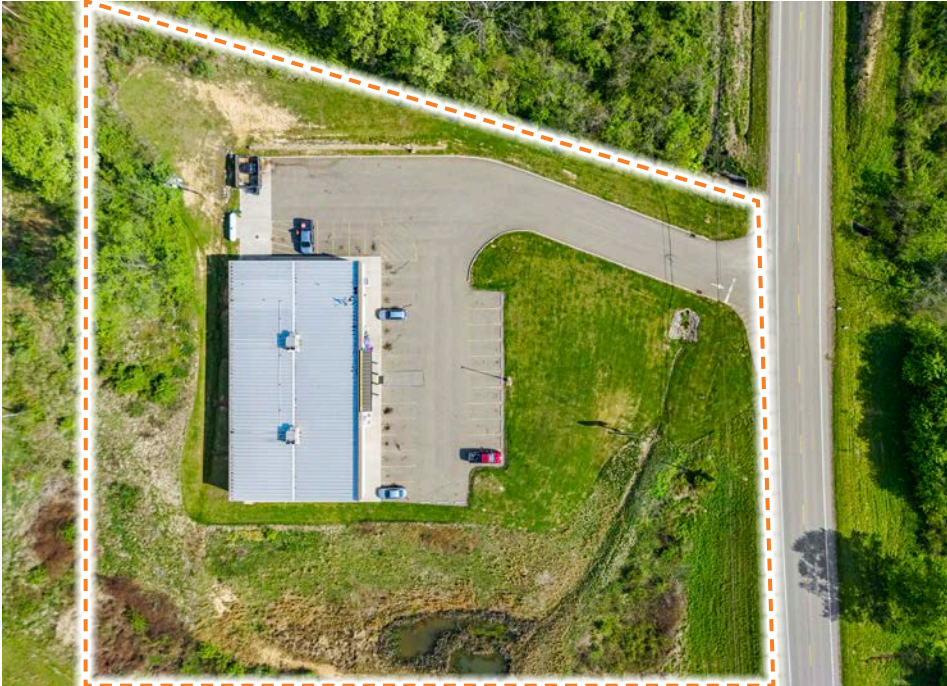
¹ Combination distribution centers have both refrigerated and non-refrigerated products.
^{*} All information reflected on the map above is as of fiscal year end January 30, 2026. In item 2 of the Annual Report on Form 10-K for the fiscal year ended January 30, 2026, the store counts for Arkansas and Arizona as of February 27, 2026 were incorrectly reported as 146 and 593, respectively. The correct store counts as of February 27, 2026 were 593 for Arkansas and 146 for Arizona.

DOLLAR GENERAL REPORTS FY 2025 RESULTS:

- Net sales of \$42.7 billion, and a same-store sales increase of 3.0%
- Operating profit of \$2.2 billion
- Net income of \$1.5 billion, and diluted earnings per share of \$6.85
- Cash flow from operations of \$3.6 billion
- Executed 4,890 real estate projects, including 2,000 Project Renovate remodels and 2,254 additional remodels through Project Elevate remodel program
- Dollar General and its Foundations contributed over \$26 million to charitable efforts



PROPERTY PHOTOS // DOLLAR GENERAL - POMEROY, OH



OFFERING SUMMARY // DOLLAR GENERAL - POMEROY, OH

\$1,405,000

LIST PRICE

6.75%

CAP RATE

\$154

PRICE/SF



- **DOLLAR GENERAL LOCATION:** 2021 Build to Suit for Dollar General. 9,100-SF on a large 2.60 acre lot.
- **NNN LEASE:** 10.2 years remaining on the original NNN lease with Three, 5-year renewal options and 10% rental increases in each option. No landlord responsibilities.
- **CORPORATE GUARANTEE:** Lease is corporately guaranteed by Dollar General.
- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.
- **LOCAL TRAFFIC CORRIDOR:** High visibility along OH-7, seeing 4,400+ vehicles per day (VPD). 4 miles from US-33 connecting to Athens, OH and on to Columbus with 7,600+ VPD.
- **COUNTY SEAT LOCATION:** Pomeroy is the county seat of Meigs county, along the OH/WV border. Meigs County boasts a Cost of Living Index of 88.6, well below the national average.

PROPERTY DESCRIPTION

Address:	36741 OH-7, Pomeroy, OH 45769
Year Built:	2021
Lot Size:	+/-2.60-Acres
GLA:	9,100-Sq. Ft.
Type of Ownership:	Fee Simple

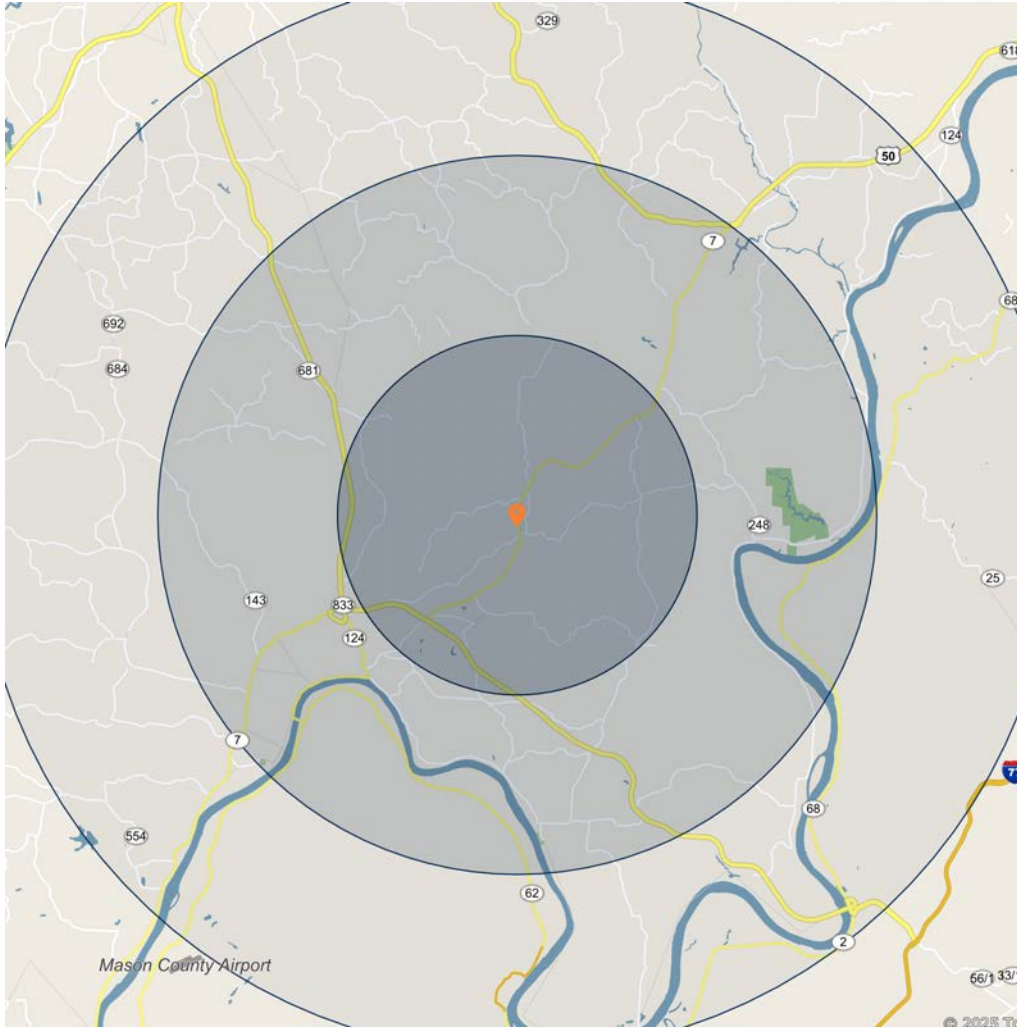
LEASE ABSTRACT

Tenant:	Dollar General
Lease Type:	Triple Net (NNN)
Lease Commencement:	07/26/2021
Lease Expiration:	07/26/2036
Lease Term Remaining:	10.2 Years
Option Terms:	Three, 5-Year Options
Rental Increases:	10% In Each Option
LL Responsibility:	None
Tenant Responsibility:	All Else Including Reimbursing for Taxes
Guarantor:	Corporate

RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	07/26/2036	\$94,816	\$7,901.33	\$10.42	-
Option 1	07/26/2041	\$104,298	\$8,691.47	\$11.46	10.00%
Option 2	07/26/2046	\$114,727	\$9,560.61	\$12.61	10.00%
Option 3	07/26/2051	\$126,200	\$10,516.67	\$13.87	10.00%

DEMOGRAPHIC REPORT // POMEROY, OH



	5 Miles	10 Miles	15 Miles
POPULATION			
2030 Projection	3,639	21,025	41,800
2025 Estimate	3,651	21,113	42,042
2020 Census	3,679	21,282	42,483
2010 Census	3,858	22,875	45,037
HOUSEHOLD INCOME			
Average	\$73,475	\$69,115	\$71,463
Median	\$57,899	\$52,562	\$54,248
Per Capita	\$30,262	\$29,164	\$29,974
HOUSEHOLDS			
2030 Projection	1,391	9,015	17,542
2025 Estimate	1,387	8,987	17,506
2020 Census	1,380	8,940	17,449
2010 Census	1,412	9,395	18,163
HOUSING			
Median Home Value	\$170,006	\$143,624	\$154,893
EMPLOYMENT			
2025 Daytime Population	2,311	15,584	29,398
2025 Unemployment	4.91%	3.13%	2.61%
Average Time Traveled (Minutes)	37	33	31
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.03%	1.21%	1.13%
Some College (13-15)	50.45%	49.57%	48.07%
Associate Degree Only	13.73%	11.60%	12.56%
Bachelor's Degree Only	10.45%	12.26%	12.23%
Graduate Degree	14.83%	13.50%	15.42%

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Activity: ZAH0320372, ZAH0320373, ZAH0320374

DOLLAR GENERAL

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