

DOLLAR GENERAL PROPERTY

17321 STATE RTE 247, SEAMAN, OHIO



**FOR
SALE**

**Jay
Goodman**

**REALTOR®
Salesperson**



**HARVEY
GOODMAN**
BROKER, JOHN SAMBUCCO

Seaman, OH Overview

Dollar General is positioned at the outskirts of Seaman, strategically located near the four-lane Appalachian Highway, providing connectivity to larger regional centers including Cincinnati. The surrounding trade area draws from a broader population base across Adams and nearby counties, supporting steady retail activity. In the greater regional context, nearby Pike County includes a population of approximately 27,000 residents and over \$350 million in annual retail sales, underscoring the role of local retail centers in serving everyday consumer demand.

Demographics

Radius	Population	Median HH Income	Median Home Value
Seaman	3,070	\$73,860	\$185,000
Adams Cty	25,300	\$72,320	\$176,000
Ohio	11,860,000	\$100,000	\$277,000

Market Highlights

- High-visibility location along State Route 247
- Proximity to State Route 32 (Appalachian Highway)
- Serves a stable rural and regional customer base
- Essential retail model resilient across market cycles



STATE MAP



Property Highlights

- **Dollar General is one of the nation's largest discount retailers, operating thousands of stores across the United States with broad brand recognition and an established operating history.**
- **Dollar General is known for a convenience-driven retail model centered on everyday essentials, value pricing, and repeat consumer traffic.**
- **National tenant with a long-standing expansion strategy focused on underserved and community-based markets.**
- **Single-tenant investment opportunity backed by a retailer with a substantial nationwide footprint and proven small-box store format.**
- **Seaman, Ohio serves as a local commercial center for surrounding communities, supporting consistent regional customer draw.**
- **Strategic access to State Route 32 enhances connectivity to neighboring markets and regional traffic flow.**
- **Necessity-based retail location positioned to serve daily shopping needs within the local trade area.**
- **Opportunity to acquire an established leased asset in a market where accessible retail services remain important to the community.**

Investment Summary



LIST PRICE

\$1,400,348



CAP RATE

7.25%



NOI

\$101,525.28



LEASE SUMMARY	
Tenant Trade Name	Dollar General
Lease Guarantor	Corporate
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Expiration	12/31/2030
Term Remaining	2
Rent Increases	In Options
Options	6-Year Options



Seaman, OH Dollar General (9,026 sq ft)			
Lease Term:	Monthly Rent:	Annual Rent:	Rent PSF:
Current - 12/31/2030	\$ 8,460.44	\$ 101,525.28	\$ 11.25
2nd Ext Term 1/1/2031-12/31/2036	\$ 9,306.49	\$ 111,677.88	\$ 12.37
3rd Ext Term 1/1/2037-12/31/2042	\$ 10,237.14	\$ 122,845.68	\$ 13.61





TENANT OVERVIEW



Headquarters
Goodlettsville, TN

of locations
20,000+

Founded
1939

DOLLAR GENERAL

Dollar General is one of the largest discount retailers in the United States, operating thousands of stores across a wide range of markets, with a strong presence in rural, suburban, and small-town communities. The company focuses on providing a convenient shopping experience with a broad selection of everyday essentials, including consumables, household goods, basic apparel, and seasonal items.

From a national investment perspective, Dollar General is widely recognized for its scalable operating model, emphasizing accessible locations, efficient store formats, and consistent merchandising tailored to daily consumer needs. Its business strategy is centered on value-oriented pricing and convenience, which supports steady customer traffic across varying economic conditions.

For real estate investors, properties leased to Dollar General are often associated with single-tenant, net-leased structures that may offer predictable occupancy and streamlined management responsibilities, depending on the specific lease terms. As with any investment, prospective buyers should evaluate the individual lease agreement, location characteristics, and market conditions when considering an acquisition.



**THANK
YOU!**



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