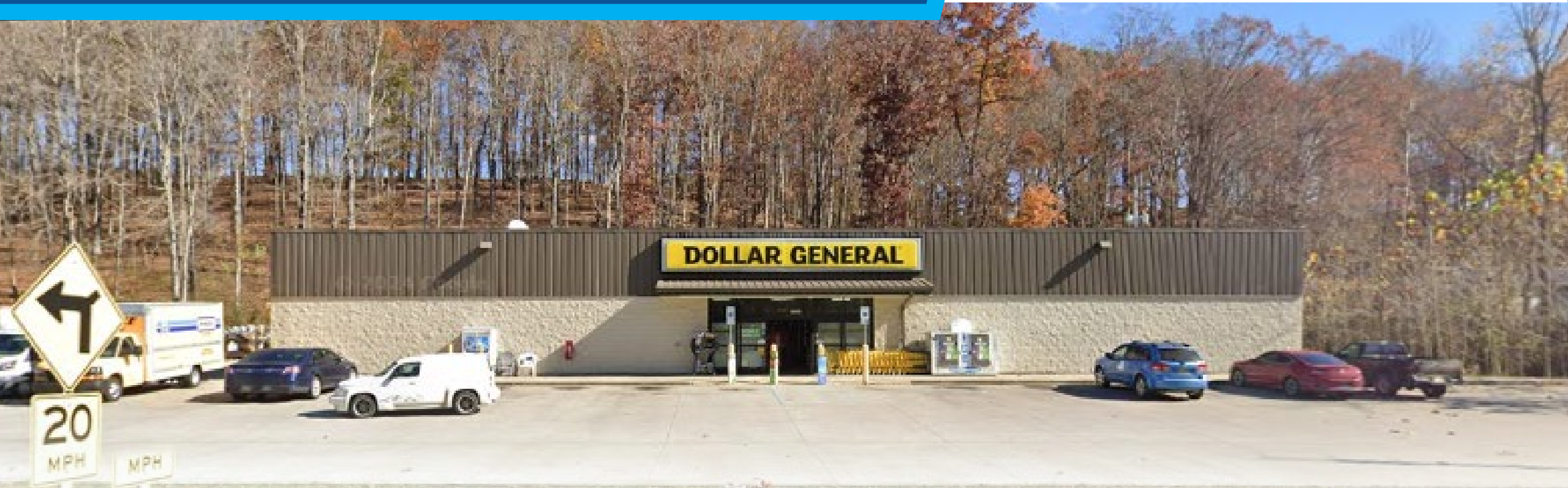


# DOLLAR GENERAL

12331 State Route 348, Lucasville, OH 45648

**AMC REAL ESTATE**  
INVESTMENT SERVICES

**kw**  
KELLERWILLIAMS.



**DOLLAR  
GENERAL®**

[www.amcreis.com](http://www.amcreis.com)

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**Brian Brockman**

Broker of Record | Bang Realty, Inc  
Lic # BRK.2009000214

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## 12331 State Route 348, Lucasville, OH 45648

### INVESTMENT SUMMARY:

Asking Price: \$1,110,277

Cap Rate: 7.90%

NOI: \$87,711

Year Built: 2016

Square Footage: 9,100 SF

Lot Size: 3.4 Acres

Tenant: Dollar General

Lease Type: NNN Lease

Lease Start Date: 11/17/2016

Lease End Date: 11/30/2031

Term Remaining: 7 Years

Option Periods: 3 (5) Year Options

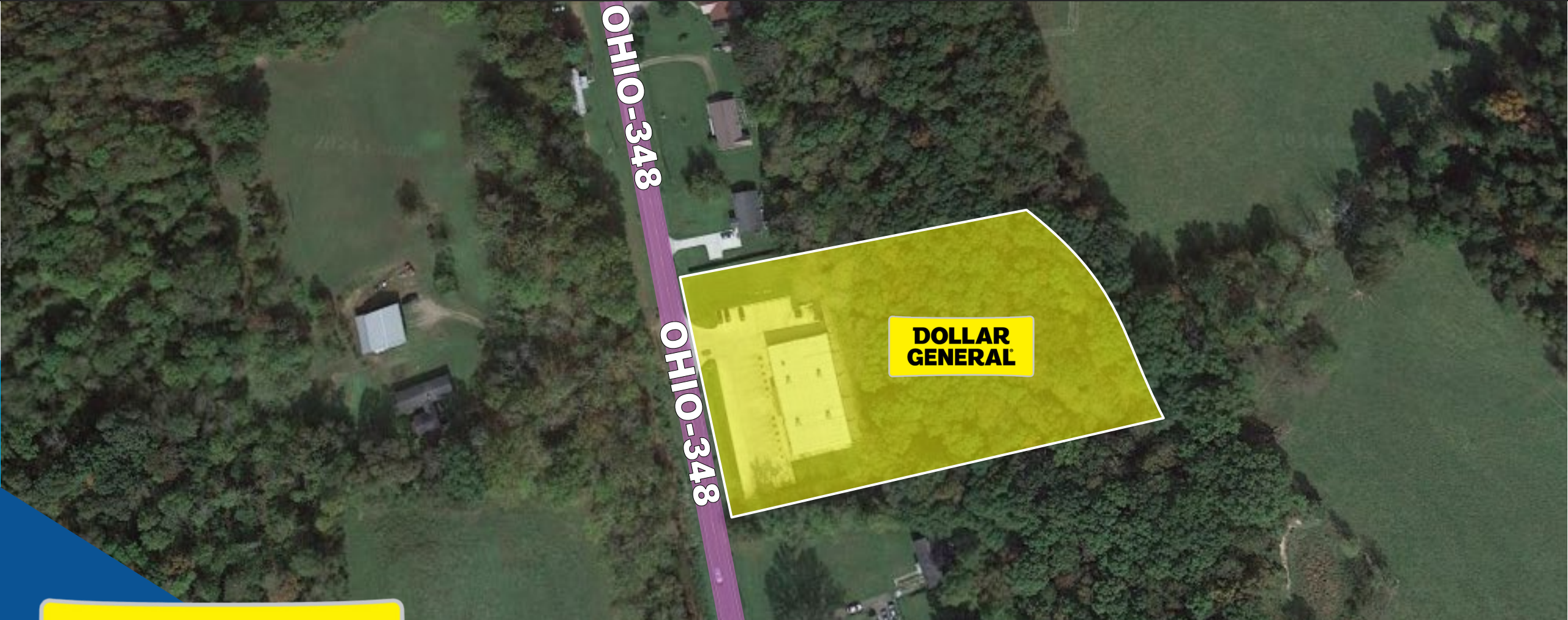
	TERM	ANNUAL RENT	INCREASE
<b>Initial Term:</b>	<b>11/17/2016-11/30/2031</b>	<b>\$87,711</b>	
Option 1:	12/01/2031-11/30/2036	\$96,483	10%
Option 2:	12/01/2036-11/30/2041	\$106,131	10%
Option 3:	12/01/2041-11/30/2046	\$116,744	10%

### Property Highlights

- Absolute NNN Leaving No Landlord Responsibilities
- Minimal Competition – Only Dollar Store in 6-Mile Radius
- Located a Mile From Northwest Middle School & Highschool
- Long Term Lease with Over 7 Years Remaining
- 3 (5) Year Options Remaining With Rental Increases

Expense Type	Responsibility
Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Roof Repairs:	Tenant Responsibility
Roof Replacement:	Tenant Responsibility
Structure:	Tenant Responsibility
Parking Lot Repairs:	Tenant Responsibility
Parking Lot Replacement:	Tenant Responsibility
Striping And Sealing:	Tenant Responsibility
HVAC Repairs:	Tenant Responsibility
HVAC Replacement:	Tenant Responsibility
CAM:	Tenant Responsibility

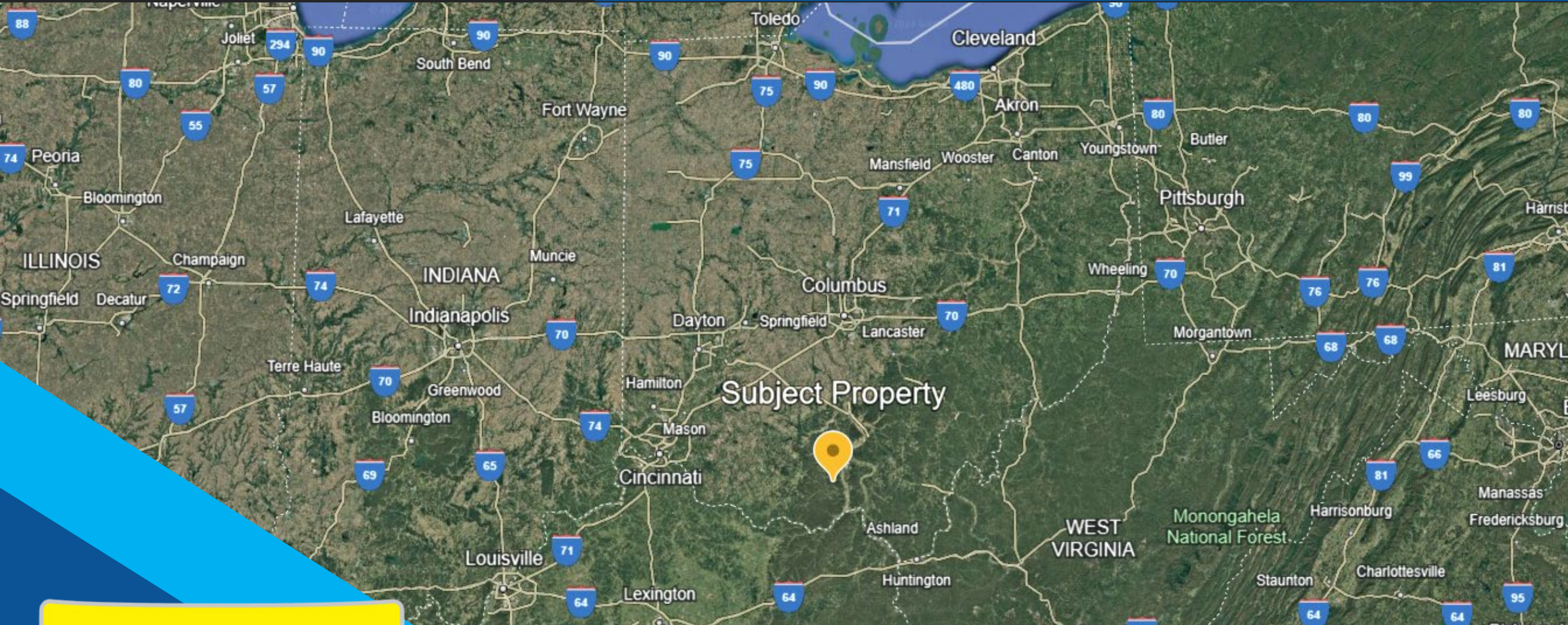




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Radius from Site	2 Mile	5 Mile	10 Mile
Population	1,272	5,896	22,796
Average HH Income	\$57,623	\$61,268	\$60,921



Radius from Site	2 Mile	5 Mile	10 Mile
Population	1,272	5,896	22,796
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## Company Highlights

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

## Company Overview

Company: Dollar General  
Founded: 1939  
Total Revenue: (10/27/23) \$38.607 Billion  
Net Worth: (10/27/23) \$26.3 Billion  
Headquarters: Goodlettsville, TN  
Website: [www.dollargeneral.com](http://www.dollargeneral.com)

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## Contacts

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