



Representative Image

## DG Market | Detroit MSA

123 Plum Grove Dr, Monroe, MI 48161



# Property Overview

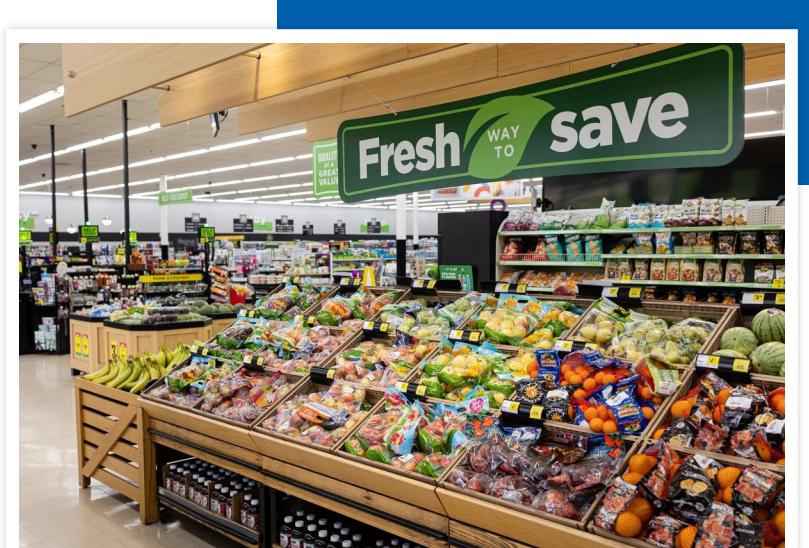


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123 Plum Grove Dr, Monroe, MI 48161

### Property Overview

<b>Tenant:</b>	Dollar General
<b>Price:</b>	\$2,819,717
<b>Cap Rate:</b>	6.35%
<b>NOI:</b>	\$179,052
<b>Building Size:</b>	12,977 SF
<b>Year Built:</b>	2025
<b>Lease Type:</b>	NNN
<b>Lease Expiration:</b>	2/29/2040
<b>Rental Escalations:</b>	5% every five years
<b>Renewal Options:</b>	Five 5-year

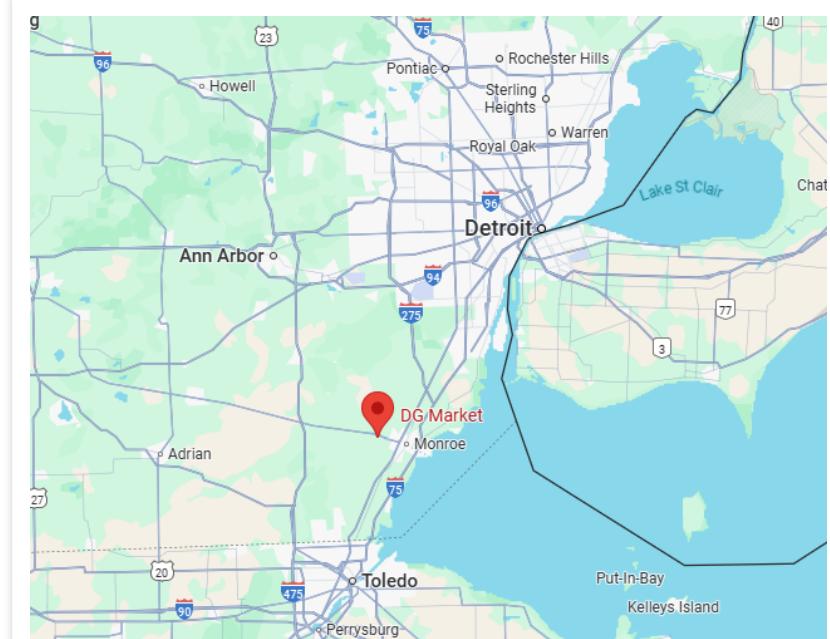


# Property Overview



## Property Highlights

- Positioned within the Detroit MSA—Ranked #14 within the U.S. for population size
- 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
- 91,000+ people live within a 10-mile radius
- Average household income exceeds \$98,000 within 3 miles
- Located just off of South Custer Rd (14,000 VPD)



## Demographics

	3-Mile	5-Mile	10-Mile
<b>Population:</b>	10,338	45,524	91,750
<b>Total Household Units:</b>	4,167	19,260	37,758
<b>Average Household Income:</b>	\$98,447	\$84,460	\$91,151

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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 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	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>
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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