

RETAIL PROPERTY | FOR SALE



3424 SOUTHSIDE LN. HAMILTON MI, 49419: DOLLAR GENERAL 8.5% CAP RATE | NNN DOLLAR GENERAL AVAILABLE

- Freestanding 8,125 SF building on a 1-acre lot with 33 surface parking spaces
- Attractive Cap Rate with stable NOI and strong rent performance
- NNN Corporate Lease with 4–5 years remaining and minimal landlord responsibilities
- Strategic West Michigan Location near high-traffic M-40 corridor (17,000+ VPD)
- Part of a 7-building Dollar General Portfolio



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PROPERTY OVERVIEW

This freestanding Dollar General store is part of a 7-property NNN leased portfolio and is located in suburban Allegan County, MI. The 8,125 SF building sits on a 1.00-acre lot with 33 surface parking spaces and 68 feet of frontage on Southside Lane, offering strong visibility near Lincoln Road (M-40), which sees over 17,000 vehicles per day.

The property is 100% leased to Dollar General under a corporate-guaranteed NNN lease with minimal landlord responsibilities and 4-5 years remaining on the term. With a low-vacancy submarket, above-average household income, and stable retail demand, this property offers investors long-term income stability in a strategic West Michigan location.

LOCATION OVERVIEW

This Dollar General is located in the heart of suburban Allegan County, within the West Michigan market and part of the Holland, MI CBSA and the Grand Rapids-Kalamazoo-Battle Creek DMA.

The site enjoys strong visibility with 68 feet of frontage on Southside Lane, just off Lincoln Road (M-40)—a major regional thoroughfare with daily traffic volumes exceeding 17,000 vehicles. Surrounded by a mix of residential neighborhoods and local commercial developments, the property is positioned to capture steady retail demand.

The area features above-average household incomes and a strong consumer base, with low vacancy rates and healthy market rents. Despite being a suburban setting, it remains highly car-dependent, aligning with Dollar General's target customer profile. Additionally, the site is approximately 40 miles from Gerald R. Ford International Airport, supporting regional accessibility.

SALE PRICE

\$662,133.76

OFFERING SUMMARY

Purchase Price	\$662,133.76
AC	1.0
Size	8,125 ft
Cap Rate	8.5%
Yr Built	1976
Yr Renovated	2004
Traffic Counts	17,360
Road frontage	68'
Parking Space	33

PLACER AI NUMBER

- **123,500** visits annually
- **\$1.9 million** in sales



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LOCATION INFORMATION

Street Address	3424 Southside Ln
City, State, Zip	Hamilton, MI 49419
County	Allegan
Market	Other Market Areas
Cross-Streets	Lincoln & 134th St
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Rural
Nearest Highway	I-196
Nearest Airport	Gerald R Ford Intl

BUILDING INFORMATION

Building Size	8,125 SF
Cap Rate	8.5
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1976
Year Last Renovated	2004
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C1
Lot Size	1 Acres
APN #	09-006-119-20
Lot Frontage	68 ft
Corner Property	No
Traffic Count	17,360
Amenities	Pylon Sign
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Spaces	33

UTILITIES & AMENITIES

Security Guard	Yes
Central HVAC	Yes
Gas / Propane	Yes



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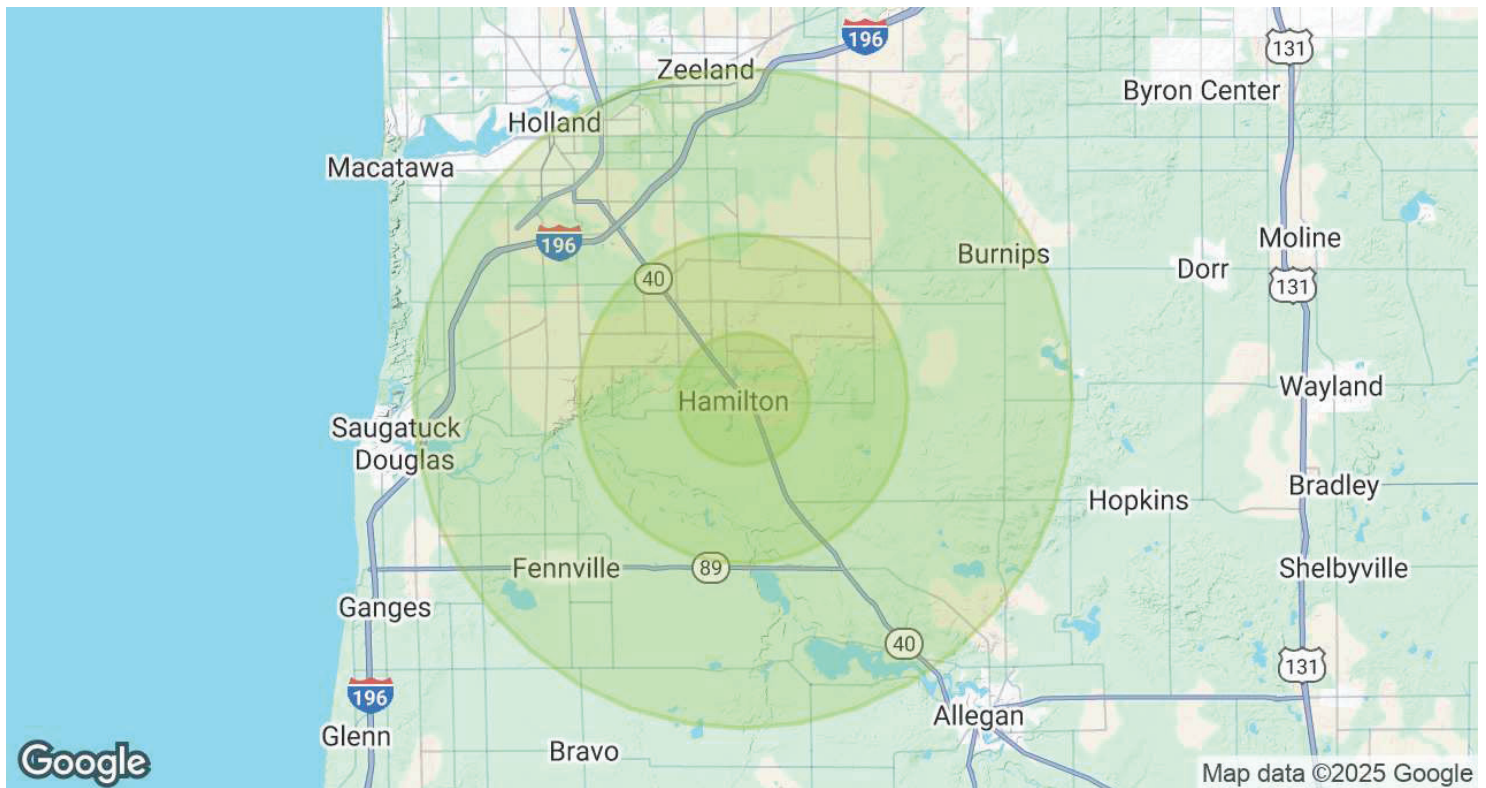
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	3,534	7,605	83,656
Average Age	38	39	40
Average Age (Male)	38	38	40
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,207	2,622	31,268
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$112,092	\$111,157	\$100,390
Average House Value	\$352,817	\$350,378	\$326,164

Demographics data derived from AlphaMap.



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