



OFFERING MEMORANDUM

DOLLAR GENERAL

📍 **OAKLEY (SAGINAW MSA), MI**

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

Representative

OFFERING SUMMARY

DOLLAR GENERAL

18875 OAKLEY RD, OAKLEY, MI 48649

THE OFFERING	
\$145,176	\$2,184,000
NOI	PRICE
6.65%	CAP
RENTABLE SQ FT.	10,640
YEAR BUILT	2025
LOT SIZE (AC)	5.03 AC
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR ENTITY	Corporate
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	November 2025
LEASE EXPIRATION DATE	November 2040
TERM REMAINING ON LEASE	15 Years
RENT INCREASES	5% increases every 5 years in lease and options
NUMBER OF OPTIONS	Five, 5-Year Options
BASE RENT	\$145,176
TENANT RESPONSIBILITY	Taxes, Insurance, Utilities, Maintenance, Roof, Structure, Parking Lot, HVAC
LANDLORD RESPONSIBILITY	100% No Landlord Responsibilities

RENT SCHEDULE			
BASE RENT		NOI	RETURN
YEARS 1-5		\$145,176	6.65%
YEARS 6-10		\$152,435	6.98%
YEARS 11-15		\$160,056	7.33%
OPTION RENT		NOI	RETURN
YEARS 16-20	(OPTION 1)	\$168,059	7.70%
YEARS 21-25	(OPTION 2)	\$176,462	8.08%
YEARS 26-30	(OPTION 3)	\$185,286	8.48%
YEARS 31-35	(OPTION 4)	\$194,550	8.91%
YEARS 36-40	(OPTION 5)	\$204,277	9.35%



INVESTMENT HIGHLIGHTS

2025 CONSTRUCTION DOLLAR GENERAL ON 5.03 ACRES

- 10,640 SF construction Dollar General sitting on 5.03 acres located in Oakley, MI.
- This Dollar General opened in November 2025 and rent has commenced.

15 YEAR CORPORATE NNN LEASE WITH INCREASES IN INITIAL TERM

- This property features a 15-year corporate guaranteed NNN lease with Dollar General with 5% rent increases every 5 years.
- Tenant is 100% responsible for all expenses, including parking lot, taxes, insurance, roof, and structure.
- There are 5% increases every 5 years in the initial lease term and in each of the five 5-year option periods.

INVESTMENT GRADE TENANT (S&P: BBB) WITH 21,000 LOCATIONS

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 21,000 locations and plans to open 750 stores in 2025.
- Dollar General has been in business for 80 years and has a current net worth of over \$18.16B.

\$92,683 PROJECTED AVERAGE HOUSEHOLD INCOME

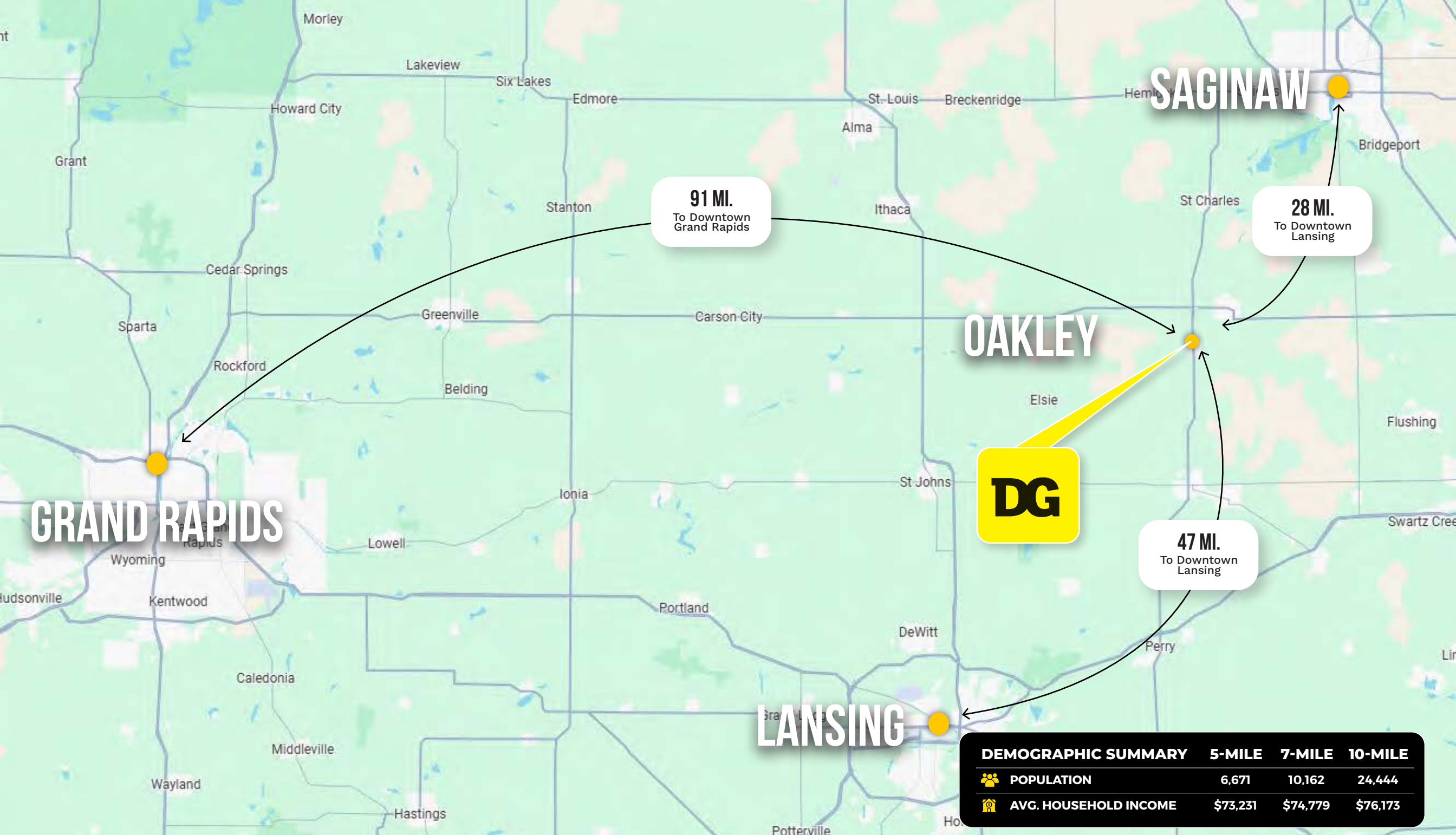
- The average household income is projected to increase to \$92,683 within a 1 mile radius by 2029.
- The current 1 mile average household income is \$77,235

TRI - CITIES MSA (SAGINAW – MIDLAND - BAY CITY, MI) | POPULATION: 377,474

- The subject property is located 35 minutes south of Saginaw & the Tri Cities of Michigan and is a part of the MSA.
- The Tri Cities are the cities surrounding the Saginaw Bay and Saginaw River with a population of 377,474.
- The Saginaw MSA has a population of 196,542 and is the county seat of Saginaw County
- Home to multiple Colleges and Universities including Delta College (13,775 Students) , Saginaw Valley State University (9,766 Students) and more.
- Saginaw's economy is supported by innovation, clean energy, and continued manufacturing exports.

NEAR OWOSSO, MI | 31,500 JOBS WITH PROJECTED 28.8% GROWTH

- Owosso, MI is located 10 miles south of this Dollar General and is a manufacturing hub with 31,500 jobs.
- The employment rate is expected to grow by 28.8% over the next 10 years.
- This Dollar General is 10 miles from a retail corridor in Owosso with multiple national retailers including Kroger, Walmart, Home Depot, Meijer, and more.



GRAND RAPIDS

SAGINAW

OAKLEY

LANSING



91 MI.
To Downtown
Grand Rapids

28 MI.
To Downtown
Lansing

47 MI.
To Downtown
Lansing

DEMOGRAPHIC SUMMARY		5-MILE	7-MILE	10-MILE
	POPULATION	6,671	10,162	24,444
	AVG. HOUSEHOLD INCOME	\$73,231	\$74,779	\$76,173



Applebee's Auto Zone Huntington HOBBY LOBBY
ALDI BARNES & NOBLE Panera
Planet Fitness BUFFALO WILD WINGS Olive Garden Bob Evans AT&T
Starbucks Culver's Gordon FOOD SERVICE STORE KOHL'S

Walmart Supercenter meijer
THE HOME DEPOT TARGET LOWE'S

SAGINAW VALLEY STATE UNIVERSITY
9,766 Students

MBS International Airport

save a lot meijer
Kroger Little Caesars SUBWAY

OLIE'S OUTLET Burger King McDonald's MENARDS
arby's TRACTOR SUPPLY CO NISSAN TEXAS
Starbucks Village Inn LONG JOHN SILVER'S M macy's
JCPenney BEST BUY Planet Fitness Applebee's Culver's
Bob Evans ALDI HOBBY LOBBY KOHL'S Gordon FOOD SERVICE STORE

MORLEY

Delta College
13,775 Students

THE HOME DEPOT sam's club TARGET
Walmart Supercenter Kroger

COVENANT HealthCare

nexteer AUTOMOTIVE

OAKLEY



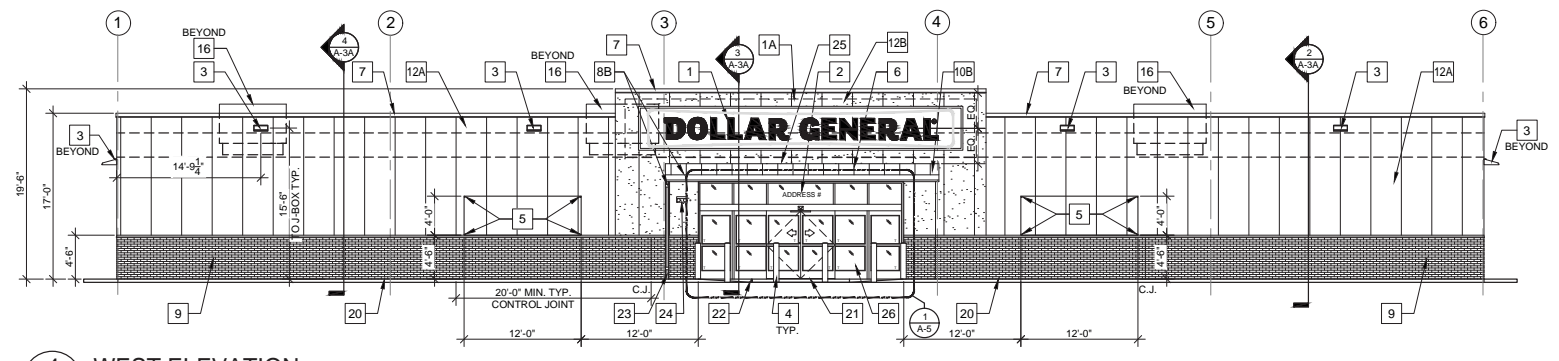
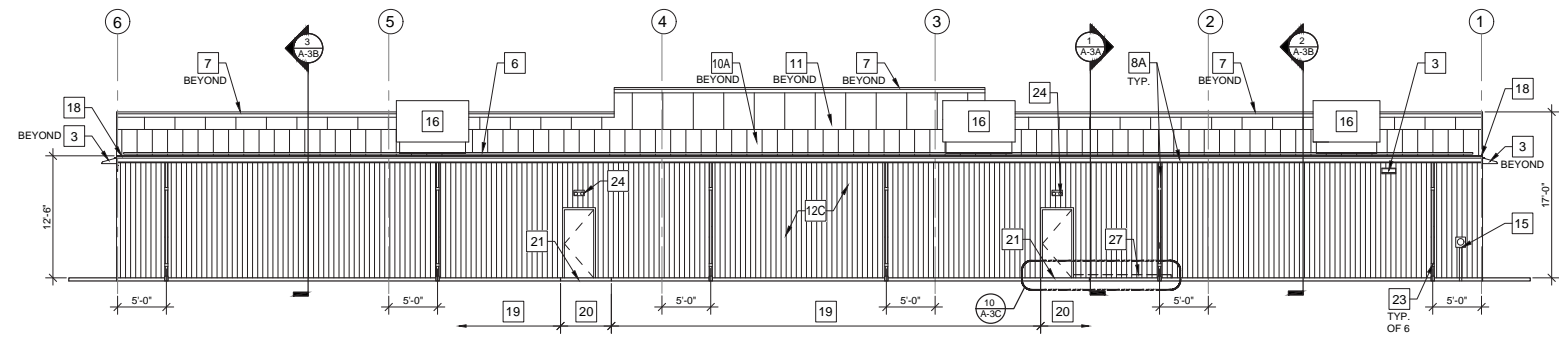
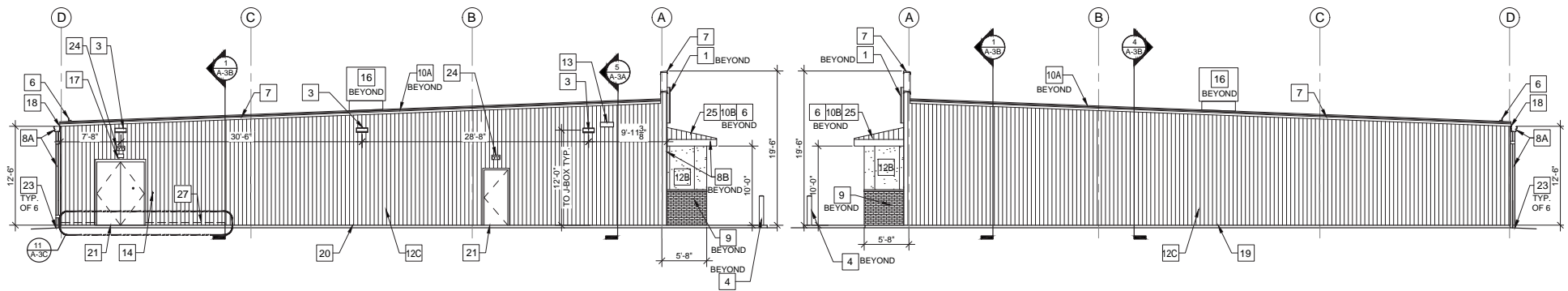
Ringwood Forest

Twin Brooks Golf Course

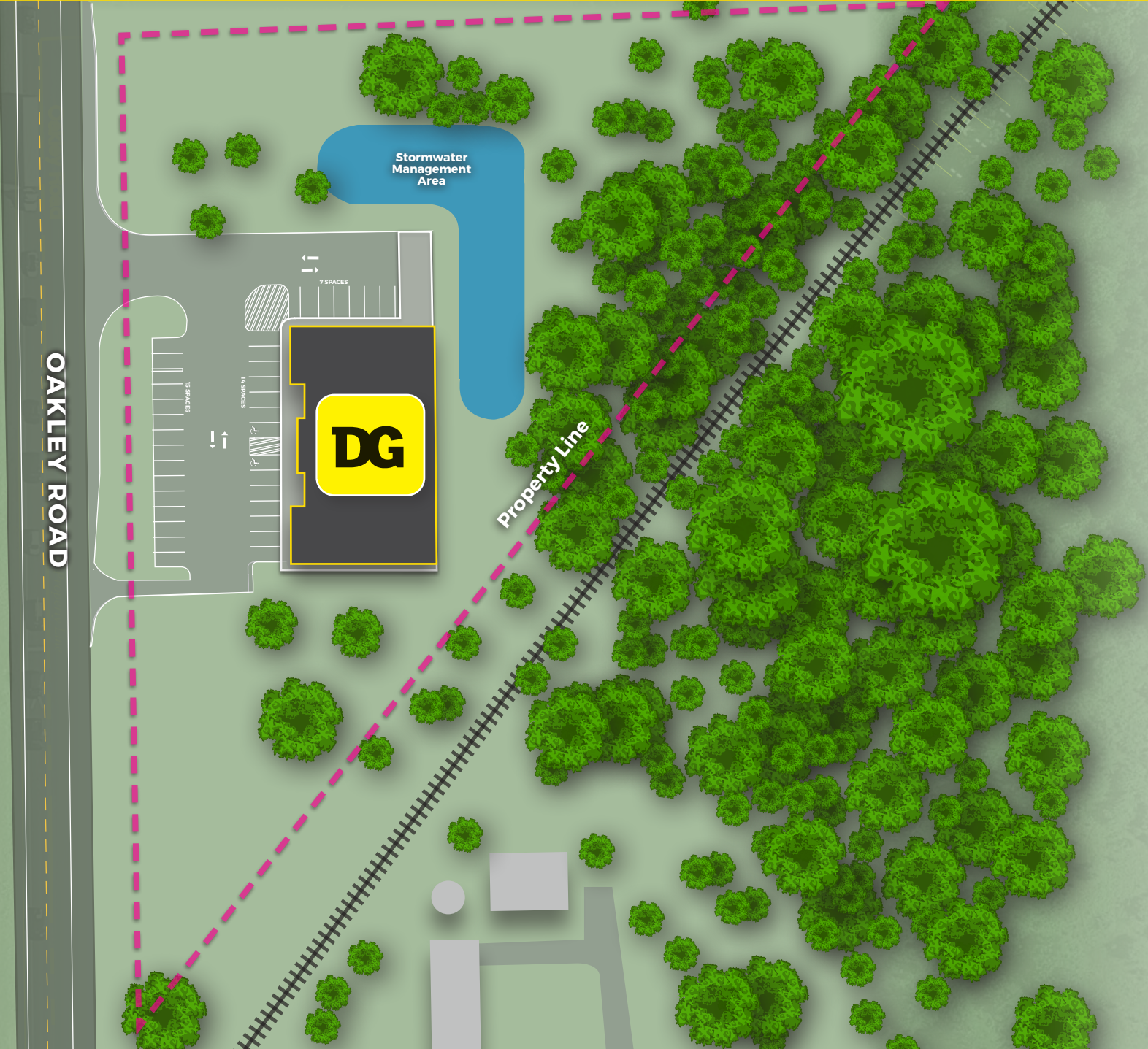
Sandy Ridge Golf Course



ELEVATIONS



SITE PLAN



FORTUNE
500

**DOLLAR
GENERAL®**

BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICLY
TRADED

\$54.4 B

TOTAL NET
WORTH

83

YEARS IN
BUSINESS

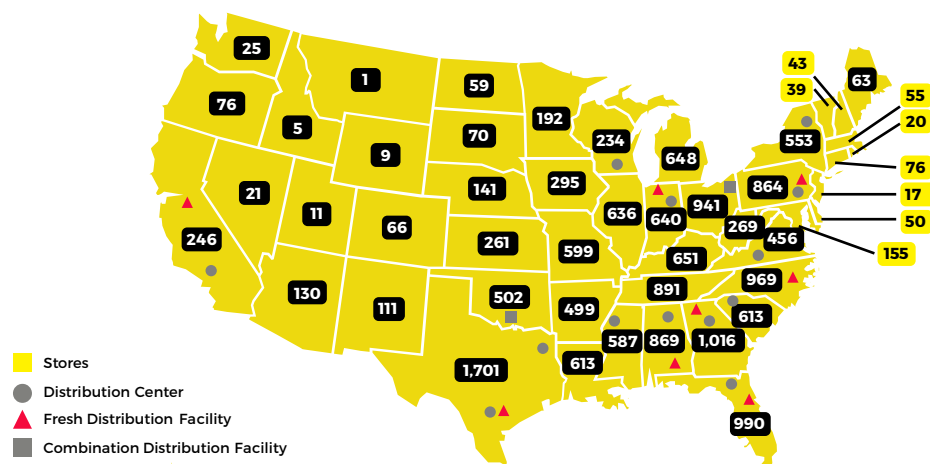
21,000

STORES IN
48 STATES

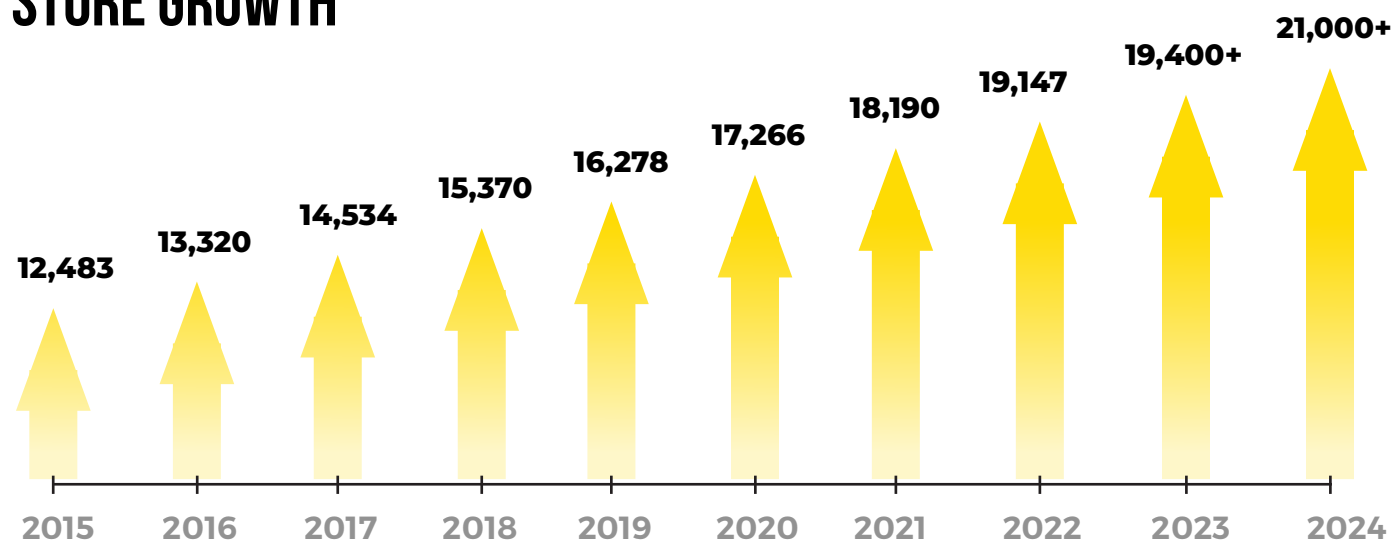
800

NEW STORES
PLANNED FOR 2025

21,000+ STORES IN 48 STATES



STORE GROWTH



Saginaw, MI



24,444
RESIDENTS

**5-Mile
Population**



13,775
STUDENTS

**Delta
College**



9,766
STUDENTS

**Saginaw Valley
State University**

Major Economic Drivers



An Evolving Hub for Industry and Investment

Located in the heart of Michigan's Great Lakes Bay Region, the city of Saginaw is balancing its legacy as a manufacturing center with new pathways for growth. With a population of approximately 43,900 and a median household income of around \$37,300, Saginaw offers both affordability for residents and opportunity for investors.

The region's economy is anchored by firms such as Nexteer Automotive and Covenant HealthCare, which provide diversified employment beyond traditional heavy manufacturing. With freight and logistics infrastructure, Saginaw is well-positioned to serve as a regional distribution and industrial hub. Meanwhile, the affordable cost of living and housing make it attractive for workforce-driven service, retail, and light industrial uses.

While the city continues to evolve, its value proposition lies in its strategic location, industrial infrastructure, and cost-effective real estate environment. These characteristics provide strong potential for commercial investment across sectors including industrial, logistics, workforce housing and retail. With focused community and economic development efforts underway, Saginaw presents a compelling market for real estate stakeholders seeking long-term stability and upside.



DOWNTOWN SAGINAW
SAGINAW, MICHIGAN - 42,720+ RESIDENTS



NEXTEER AUTOMOTIVE
MANUFACTURING/INDUSTRIAL FACILITY - 5,000+ JOBS



INVESTMENT CONTACTS

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NET LEASE SPECIALIST

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RETAIL GROUP

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Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

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RETAIL GROUP

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don.mcminn@marcusmillichap.com

Re: 18875 Oakley Rd – Oakley, MI 48649 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's

Purchaser's Initials _____ Seller's Initials _____

accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation (written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____

Purchaser's Initials _____ Seller's Initials _____