



Actual Store Represented

# OFFERING MEMORANDUM

Absolute NNN Lease Investment Opportunity

10701 Mahoning Ave | North Jackson (Youngstown), OH



**For more information, please contact:**

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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



## OFFERING SUMMARY

PRICE	\$1,177,000
CAP RATE	8%
NOI	\$94,160
PRICE PER SF	\$130.50
YEARS REMAINING	6
LEASE GUARANTY	Dollar General Corporation
DG STORE #	17785

## PROPERTY SUMMARY

ADDRESS	10701 Mahoning Ave North Jackson (Youngstown), OH 44451
COUNTY	Mahoning
BUILDING AREA	9,026 SF
LAND AREA	1.31 Acres
BUILT	2017



## Investment Summary

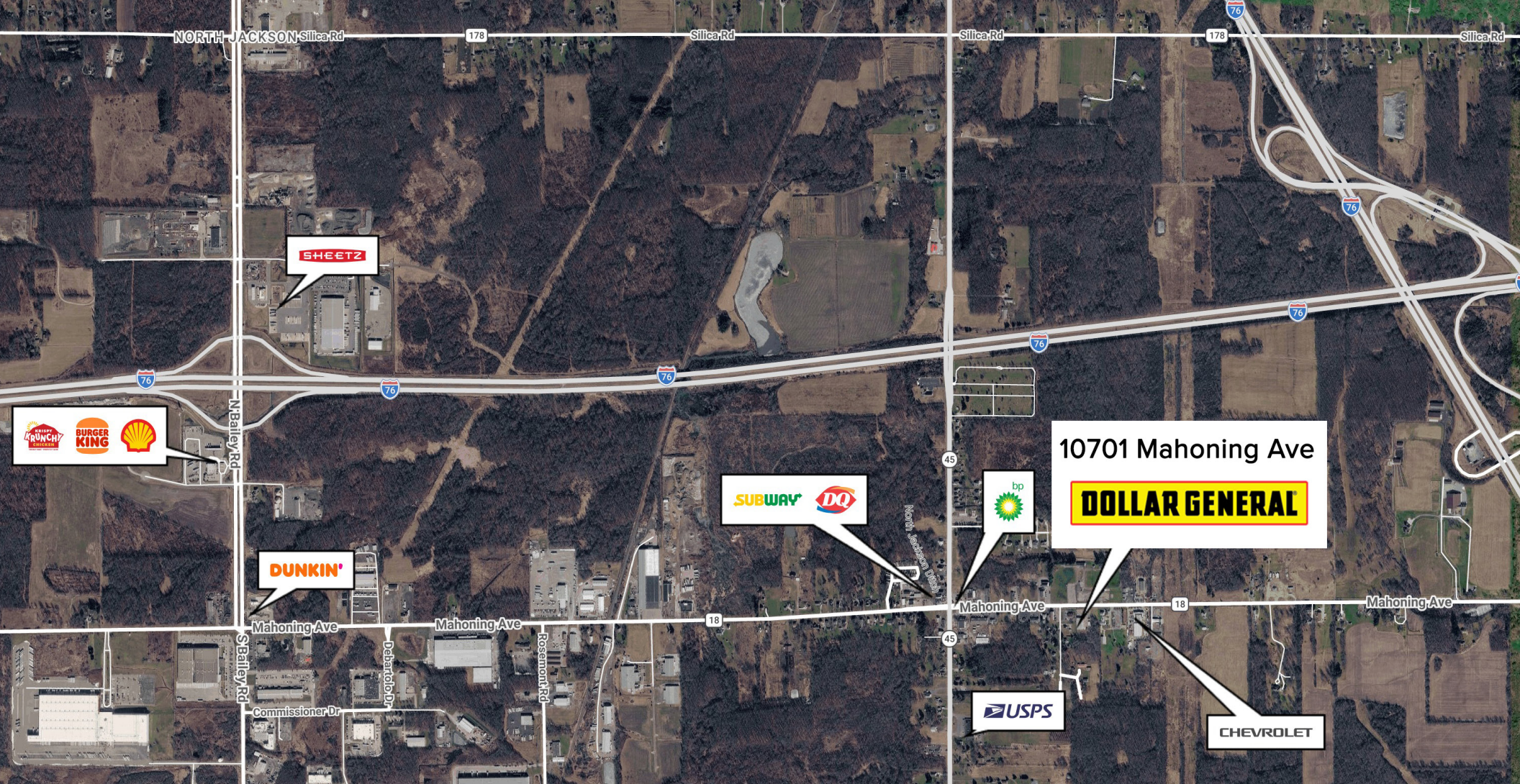
### Absolute Triple Net Lease

- New 2017 Construction- Absolute Triple Net (NNN) Lease - No Landlord Responsibilities
- Dollar General (NYSE: DG) Recently Upgraded to BBB Credit Rating
- Corporate Guaranty from Investment Grade Tenant
- Located Less Than 1 Mile from I-76, Main Thoroughfare with 40k Vehicles Per Day
- North Jackson Boasts an Average Household Income of \$79,994
- Located Less Than 5 Miles from General Motors Co. Warren, Ohio Facility, Currently employing 3,000 workers and growing
- Just Outside Youngstown, OH with a Population of More Than 65,000 People

Lake Erie

**DOLLAR  
GENERAL**





**STREET/CROSS ROAD      AVERAGE VEHICLES PER DAY**

I - 76	38,934
Mahoning Ave / N Salem Warren Rd W	10,924

**SUBJECT PROPERTY DEMOGRAPHICS**

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population	2,111	16,373	177,494
Average Household Income	\$79,994	\$88,361	\$70,313



41°04'32"N 80°52'24"W

# **NORTH JACKSON**

## **OHIO**

North Jackson is an unincorporated community in central Jackson Township, Mahoning County, Ohio. Although it is unincorporated, it has a post office, with the zip code of 44451. It lies along State Route 45 between Salem and Warren. The community is part of the Youngstown-Warren-Boardman, OH-PA Metropolitan Statistical Area.

North Jackson Township has a population of 2,100 and covers 25 square miles. Major arterials in Jackson Township include State Route 45 (north-south), Interstate 76 (east-west), Blue Jay with an interchange connecting the latter two. Another significant arterial is Bailey Road which connects the General Motors Plant, just beyond the northern boundary of the Township. An interchange connecting Bailey Road with Interstate 76 has been provided.

Withing a short drive are large and small shopping malls and plazas, a variety of Universities including Youngstown State University, plenty of night life ranging from the Deyor Performing Arts Center to horse racing and slots at Hollywood Gaming/ Mahoning Valley Race Course. Lakes large and small, are only minutes away including Lake Milton State Park, Lake Erie and many others. For plenty of recreational activity there are two parks within the Township (Liberty Park & Jackson Park) and nearby is the 4,400 Acre Mill Creek Metro Parks.

## LEASE SUMMARY

TENANT	Dolgenercorp, LLC
PREMISES	9,026 SF Building
LEASE COMMENCEMENT	June 27, 2017
LEASE EXPIRATION	June 30, 2032
LEASE TERM REMAINING	6 Years
RENEWAL OPTIONS	(4) 5 Year
RENT INCREASES	10% at Options
LEASE TYPE	Absolute Triple Net (NNN)
USE	Discount Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



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The information contained in the Offering Memorandum has been obtained from sources we believe to be reliable; however potential buyers must take appropriate measures to verify all of the information set forth herein.

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