

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR GENERAL®**

Over 9 Years Remaining | Recent 5 Year Extension | Corporate-Guaranteed Lease



7970 E. Harbor Road

**LAKESIDE OHIO**

ACTUAL SITE



**ANDREW FALLON**

**EVP & Managing Principal  
National Net Lease**

andrew.fallon@srsre.com  
D: 703.787.4733 | M: 202.286.1542  
1765 Greensboro Station Place  
Tower 1, Suite 900, McLean, VA 22102  
DC License No. SP200204411

**PHILIP WELDE JR.**

**First Vice President  
National Net Lease**

philip.welde@srsre.com  
D: 202.552.0092 | M: 703.268.0854  
1765 Greensboro Station Place  
Tower 1, Suite 900, McLean, VA 22102  
FL license No. SL3430880

**JAIME SALAZAR**

**Senior Associate  
National Net Lease**

jaime.salazar@srsre.com  
D: 954.703.3602 | M: 786.768.7700  
200 SW First Avenue, Suite 970  
Fort Lauderdale, FL 33301  
FL License No. SL3452271

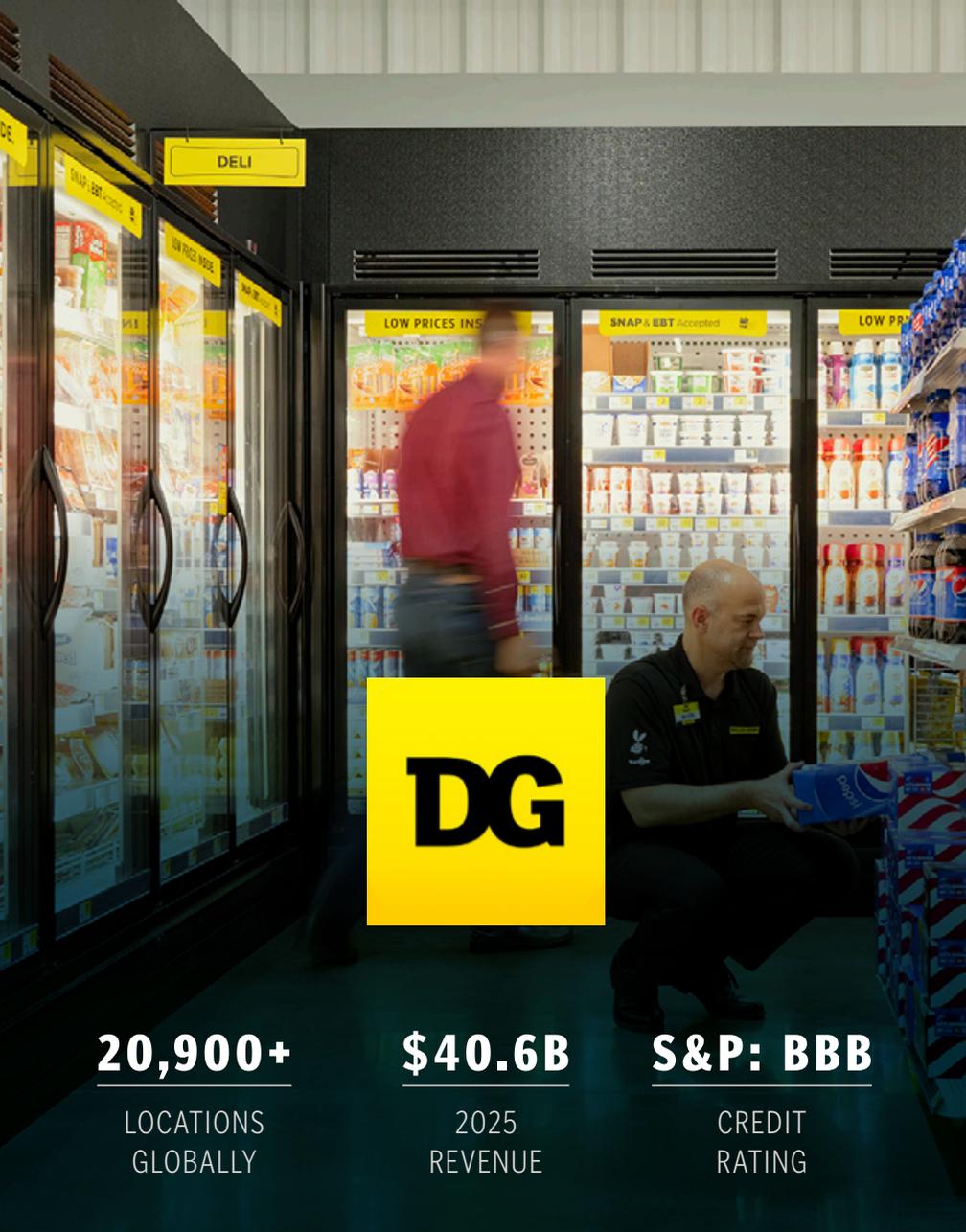
**SARAH SHANKS**

**Vice President | Broker of Record  
National Net Lease Group**

sarah.shanks@srsre.com  
D: 502.442.7079 | M: 502.417.6773  
9078 Union Centre Blvd, Suite 350  
West Chester, OH 45069  
BRKP:2023006361 | REC.2024000384



NATIONAL NET LEASE



**20,900+**

LOCATIONS  
GLOBALLY

**\$40.6B**

2025  
REVENUE

**S&P: BBB**

CREDIT  
RATING

## OFFERING

|                             |             |
|-----------------------------|-------------|
| <b>Pricing</b>              | \$1,157,657 |
| <b>Net Operating Income</b> | \$81,036    |
| <b>Cap Rate</b>             | 7.00%       |

## PROPERTY SPECIFICATIONS

|                                  |                                           |
|----------------------------------|-------------------------------------------|
| <b>Property Address</b>          | 7970 E. Harbor Road, Lakeside, Ohio 43440 |
| <b>Rentable Area</b>             | 9,170 SF                                  |
| <b>Land Area</b>                 | 1.23 AC                                   |
| <b>Year Built</b>                | 2015                                      |
| <b>Tenant</b>                    | Dollar General                            |
| <b>Guaranty</b>                  | Corporate                                 |
| <b>Lease Type</b>                | Absolute NNN*                             |
| <b>Landlord Responsibilities</b> | None                                      |
| <b>Lease Term Remaining</b>      | 9+ Years                                  |
| <b>Increases</b>                 | 10% Every 5 Years                         |
| <b>Options</b>                   | 3 (5-Year)                                |
| <b>Rent Commencement</b>         | May 10, 2035                              |
| <b>Lease Expiration</b>          | May 31, 2035                              |

\*Real Estate Taxes are fully reimbursed by the Tenant. All other expenses are paid directly by the Tenant

[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

| Tenant Name           | Square Feet | LEASE TERM  |            |          |          | RENTAL RATES |           |            |
|-----------------------|-------------|-------------|------------|----------|----------|--------------|-----------|------------|
|                       |             | Lease Start | Lease End  | Begin    | Increase | Monthly      | Annually  | Options    |
| <b>Dollar General</b> | 9,026       | 05/10/2015  | 05/31/2035 | Current  | -        | \$6,753      | \$81,036  | 3 (5-Year) |
| (Corporate Guaranty)  |             |             |            | Option 1 | 10%      | \$7,428      | \$89,139  |            |
|                       |             |             |            | Option 2 | 10%      | \$8,171      | \$98,053  |            |
|                       |             |             |            | Option 3 | 10%      | \$8,988      | \$107,858 |            |

10% Increase Beg. of Each Option

## 10-Year Operating History | 9+ Years Remaining | Corporate Guaranteed | Recent Extension

- Dollar General has operated at this location for 10 years and has 9+ years remaining on their current lease
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,900 location as of October 31, 2025
- The tenant recently executed a lease extension through 2035, demonstrating long-term commitment to the site

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Tourism Corridor | Seasonal Demand | 13M+ Annual Visitors | Excellent Visibility & Access

- Dollar General benefits from close proximity to marinas, resorts, RV parks, and waterfront recreation, supporting seasonal population increases and enhanced retail demand
- Located within the Lake Erie Shores & Islands region, which attracts over 13 million visitors annually, driving increased seasonal retail demand
- The property offers frontage along E Harbor Road (4,700 VPD) with direct connectivity to State Route 257, a regional thoroughfare supporting local and commuter traffic
- The asset has excellent visibility via street frontage providing ease and convenience for customers

## Local Demographics In 5-mile Trade Area

- More than 9,000 residents and 4,000 employees support the trade area
- \$111,876 average household income



## DOLLAR GENERAL

**dollargeneral.com**

**Company Type:** Public (NYSE: DG)

**Locations:** 20,900+

**2025 Employees:** 194,200

**2025 Revenue:** \$40.61 Billion

**2025 Net Income:** \$1.13 Billion

**2025 Assets:** \$31.13 Billion

**2025 Equity:** \$7.41 Billion

**Credit Rating:** S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of October 31, 2025, the Company's 20,901 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: investor.dollargeneral.com, finance.yahoo.com

## LOCATION



Lakeside, Ohio  
Ottawa County

## ACCESS



Englebeck Road/State Highway 138: 1 Access Point

## TRAFFIC COUNTS



E. Harbor Road/State Highway 163: 4,700 VPD  
N. Shore Boulevard/State Highway 257: 3,000 VPD

## IMPROVEMENTS



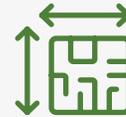
There is approximately 9,170 SF of existing building area

## PARKING



There are approximately 36 parking spaces on the owned parcel.  
The parking ratio is approximately 3.92 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 014-11718-15676-005  
Acres: 1.23  
Square Feet: 53,361

## CONSTRUCTION



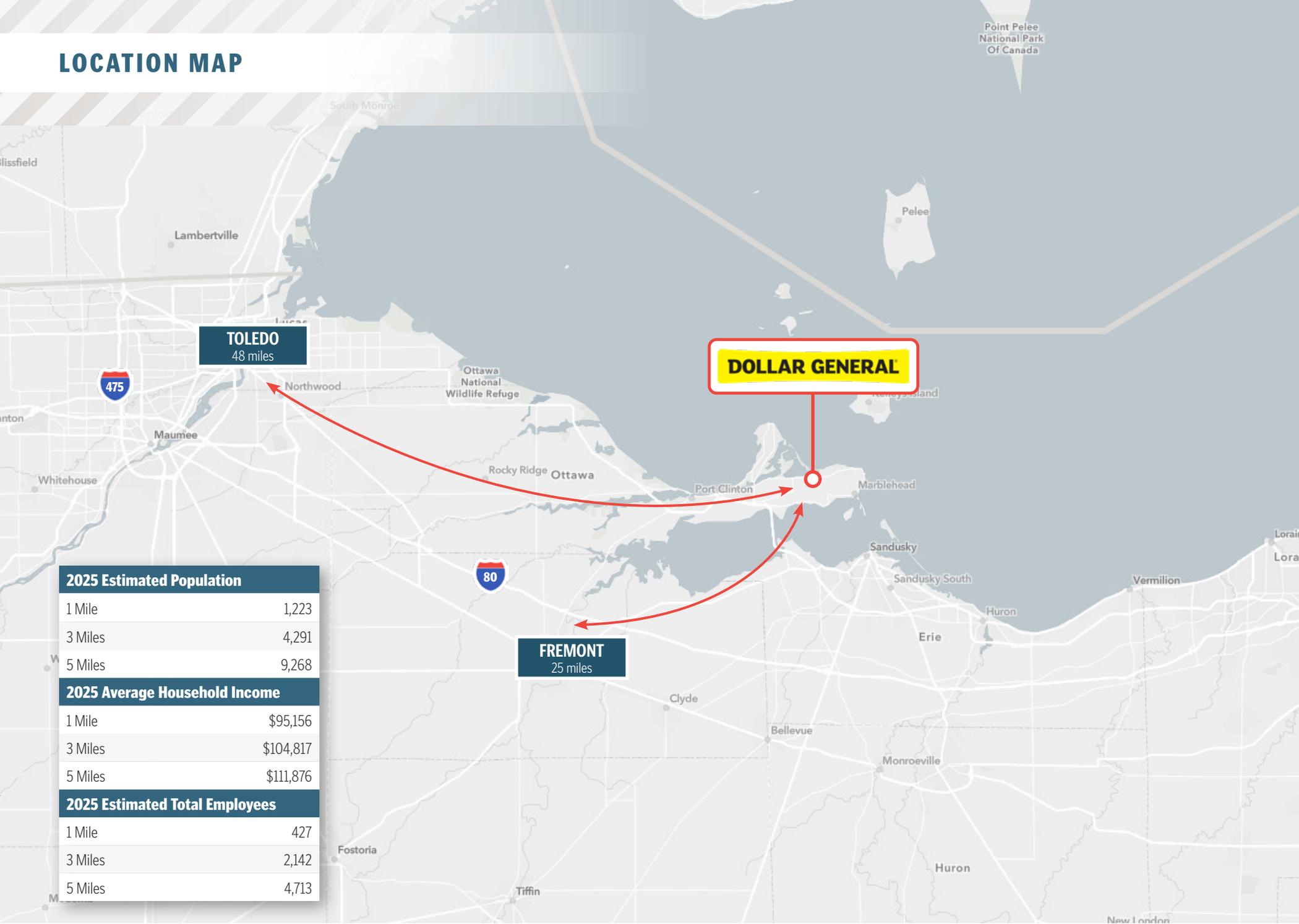
Year Built: 2015

## ZONING



Commercial

# LOCATION MAP



**TOLEDO**  
48 miles

**DOLLAR GENERAL**

**FREMONT**  
25 miles

**2025 Estimated Population**

|         |       |
|---------|-------|
| 1 Mile  | 1,223 |
| 3 Miles | 4,291 |
| 5 Miles | 9,268 |

**2025 Average Household Income**

|         |           |
|---------|-----------|
| 1 Mile  | \$95,156  |
| 3 Miles | \$104,817 |
| 5 Miles | \$111,876 |

**2025 Estimated Total Employees**

|         |       |
|---------|-------|
| 1 Mile  | 427   |
| 3 Miles | 2,142 |
| 5 Miles | 4,713 |





|                                         | 1 Mile   | 3 Miles   | 5 Miles   |
|-----------------------------------------|----------|-----------|-----------|
| <b>Population</b>                       |          |           |           |
| 2025 Estimated Population               | 1,223    | 4,291     | 9,268     |
| 2030 Projected Population               | 1,229    | 4,303     | 9,209     |
| 2025 Median Age                         | 61.1     | 60.9      | 61.3      |
| <b>Households &amp; Growth</b>          |          |           |           |
| 2025 Estimated Households               | 574      | 2,086     | 4,584     |
| 2030 Projected Households               | 575      | 2,100     | 4,588     |
| <b>Income</b>                           |          |           |           |
| 2025 Estimated Average Household Income | \$95,156 | \$104,817 | \$111,876 |
| 2025 Estimated Median Household Income  | \$65,582 | \$73,039  | \$78,301  |
| <b>Businesses &amp; Employees</b>       |          |           |           |
| 2025 Estimated Total Businesses         | 53       | 203       | 516       |
| 2025 Estimated Total Employees          | 427      | 2,142     | 4,713     |



## LAKESIDE, OHIO

Lakeside is a private community and census-designated place in Danbury Township, Ottawa County, Ohio, United States, on the shores of Lake Erie. It is one of only a few continuously operating Independent Chautauquas that persist in the 21st century. Located just west of the village of Marblehead, the community is approximately one square mile in size. The entire community is listed on the National Register of Historic Places as the Lakeside Historic District. Lakeside has a 2026 population of 674.

Lakeside’s economy is primarily driven by tourism, seasonal hospitality, retail, and local services. The community experiences significant activity during the summer months when visitors arrive for vacations, cultural programs, and waterfront recreation. Many residents work in nearby Port Clinton, Sandusky, and surrounding communities in sectors such as hospitality, healthcare, education, and marine services. Small shops, lodging, and dining establishments support local economic activity.

Lakeside features a scenic waterfront, public dock, and marina providing boating, fishing, and lake recreation. The community hosts concerts, lectures, and arts programs as part of its Chautauqua tradition. Parks, walking paths, and beaches support outdoor activities, while nearby attractions include the Marblehead Lighthouse, ferry access to the Lake Erie islands, and regional entertainment destinations along the shoreline.

The nearest major airport is Toledo Express Airport.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2025



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC (“SRS”) and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

[SRSRE.COM/CapitalMarkets](https://SRSRE.COM/CapitalMarkets)