



REPRESENTATIVE PHOTO

DG MARKET

9964 OH-73, Harveysburg, OH 45068 (Cincinnati MSA)

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Marcus & Millichap
PATEL YOZWIAK GROUP

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DOLLAR GENERAL MARKET

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DRONE AERIAL



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TENANT SUMMARY

DOLLAR GENERAL market

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.

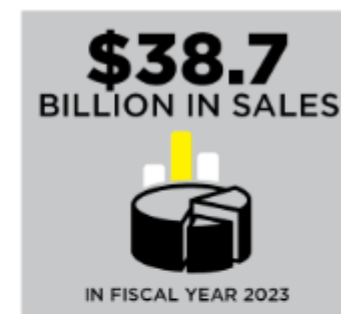
As of February 2, 2024, the Company's 19,986 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands.

DOLLAR GENERAL SEES UPBEAT 2024 SALES AS CHEAPER GROCERIES IN DEMAND

-CNBC, Reuters | Mar. 14, 2024

Dollar General forecast annual sales above Wall Street estimates on Thursday, banking on higher demand from inflation-hit customers buying groceries and essentials from the discount retailer's stores.

[READ FULL ARTICLE](#)



DG AWARDS & RECOGNITION:

- #108 on the Fortune 500 List (2023)
- Fortune Magazine's World's Most Admired Companies (2023, 2022, 2020)
- #393 on the Fortune 500 Global (2023)
- #17 on the National Retail Federation's Top 100 Retailers List (2023)
- #22 on Brand Finance's Retail Report (2023)
- Top 50 Fastest-Growing Retailer by Total Retail (2022)
- Axios Harris Poll 100 Most Reputable Companies (2021)
- Supply Chain Insights' Supply Chains to Admire (2021)
- Most Trusted Brand List for Retailers by Morning Consult (2022, 2021)
- Mass Market Retailer Magazine's Retailer of the Year (2020, 2019)
- Forbes' Global 2000 – World's Largest Public Companies (2020)
- Tenet Partners Top 100 Most Powerful Brands (2020)
- Institutional Investor Overall Best Investor Relations Program (2016)

DOLLAR GENERAL MARKET

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HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- New Construction Dollar General Market | Build-to-Suit in 2024 | 10,640-SF on a Large 2.20-AC Parcel.
- Lease Commenced in September 2024
- 15-Year Absolute NNN Lease with Rare 5% Rent Increases Every 5-Years and in The 3, 5-Year Option Terms.
- No Landlord Responsibilities | Tenant is Responsible for Insurance, Taxes, Interior, Exterior, Including Roof, HVAC and Parking Lot.

TENANT HIGHLIGHTS:

- Dollar General is an Investment Grade Tenant (S&P Rating: BBB).
- DG Market Format Offers Expanded Produce, Refrigerated and Frozen Food Offerings, Dairy Products and More.
- During Fiscal Year 2023, DG Opened 987 New Stores, Remodeled 2,007 Stores, and Relocated 129 Stores.
- Fiscal 2023 Net Sales Increased 2.2% to \$38.7B Compared to \$37.8B in Fiscal 2022.
- In 2024, DG Plans to Open 800 New Stores, 1,500 Remodels, and 85 Store Relocations.

LOCATION HIGHLIGHTS:

- Boasts High Visibility Along a Main Thoroughfare, Just off of OH-73 and 3 Miles From Interstate 71
- Proximity to a Dense Recreational Corridor, 0.5 Miles From The Ohio Renaissance Festival Grounds, Seeing over 200,000 Annual Visitors Hosting Events Year Round.
- 3 Miles From Caesar Creek Lake, a 4,700 Acre State Park Featuring a Marina, Beach Area and Campgrounds.
- Only Dollar Store or Convenience Store Within a 3 Mile Radius of Both Caesar Creek Lake and Renaissance Festival Grounds.
- 33 Miles From Downtown Dayton and 45 Miles From Downtown Cincinnati
- Strong Demographics: Population Exceeds 16,900 Within 7-Mile Radius and is Expected to Grow through 2028.
- Household Incomes Exceed \$102,400 Within 1-Mile

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FINANCIAL SUMMARY

PRICE
\$2,175,000

CAP RATE (YEAR 1)
7.09%

YEAR 1 NOI
\$154,234

PROPERTY DESCRIPTION	
YEAR BUILT:	2024
GLA:	10,640-SF
LOT SIZE:	+/-2.20-AC
SITE PLAN:	Click Here For Access
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	Dollar General Market

RENT SCHEDULE			
YEAR	MONTHLY	ANNUAL	PSF
9/26/24 - 9/30/29	\$12,853	\$154,234	\$14.50
10/1/29 - 9/30/34	\$13,495	\$161,945	\$15.22
10/1/34 - 9/30/39	\$14,170	\$170,043	\$15.98
Option 1	\$14,879	\$178,545	\$16.78
Option 2	\$15,623	\$187,472	\$17.62
Option 3	\$16,404	\$196,846	\$18.50

LEASE ABSTRACT	
LEASE TYPE:	Absolute Net (NNN)
LEASE TERM:	15-Years
RENT COMMENCEMENT:	09/26/2024
LEASE EXPIRATION:	09/30/2039
OPTION TERMS:	Three, 5-Year
RENTAL INCREASES:	5% Every 5 Years and in Each Option
TENANT RESPONSIBILITY:	All
LL RESPONSIBILITY:	None
GUARANTOR:	Corporate



Actual Subject

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PROPERTY PHOTOS



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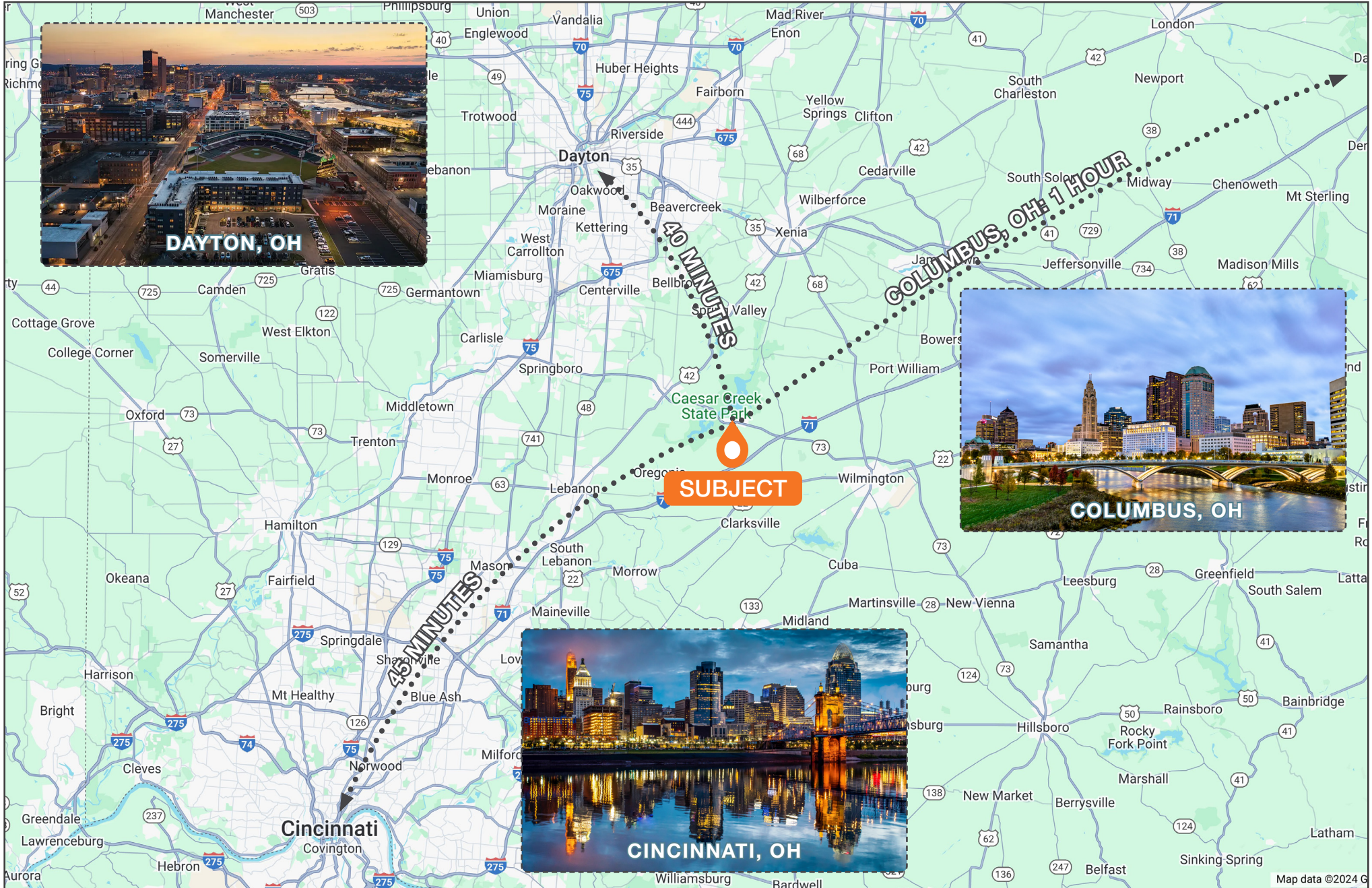
LOCAL AERIAL



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REGIONAL AERIAL



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LOCATION SUMMARY

HARVEYSBURG, OHIO

- **OVERVIEW:** Harveysburg is a village in Massie Township, Warren County, Ohio. The population was 554 at the 2020 census. It is best known as the home of the Ohio Renaissance Festival and Caesar Creek State Park. As of the 2020 census, the population of Warren County was 242,337. Its largest city is Mason.
- **LOCATION ADVANTAGE:** Caesar Creek State Park is a public recreation area located east of Waynesville. The park is leased by the State from the U.S. Army Corps of Engineers, who in the 1970s erected a dam on Caesar Creek to impound the lake. The total park area, including the lake, is 7,530-acres. The park has 43 miles of hiking trails, a beach area, camp grounds, nature center, marina and a boat launch.
- The Ohio Renaissance Festival is also located in Harveysburg. Running on weekends from August to October, the 30 acre site hosts other seasonal events throughout the year such as concerts and winter holiday activities. The Ohio Renaissance Festival draws over 200,000 visitors annually.
- **ECONOMIC LANDSCAPE:** Warren County is one of Ohio's most affluent, with the highest median income of the state's 88 counties. It is part of the Cincinnati, OH-KY-IN Metropolitan Statistical Area. Metropolitan Cincinnati has the twenty-eighth largest economy in the United States and the fifth largest in the Midwest, after Chicago, Minneapolis–St. Paul, Detroit, and St. Louis. In 2016, it had the fastest-growing Midwestern economic capital. Several Fortune 500 companies are headquartered in Cincinnati, such as Kroger, Procter & Gamble, Western & Southern Financial Group, Fifth Third Bank, American Financial Group, and Cintas.



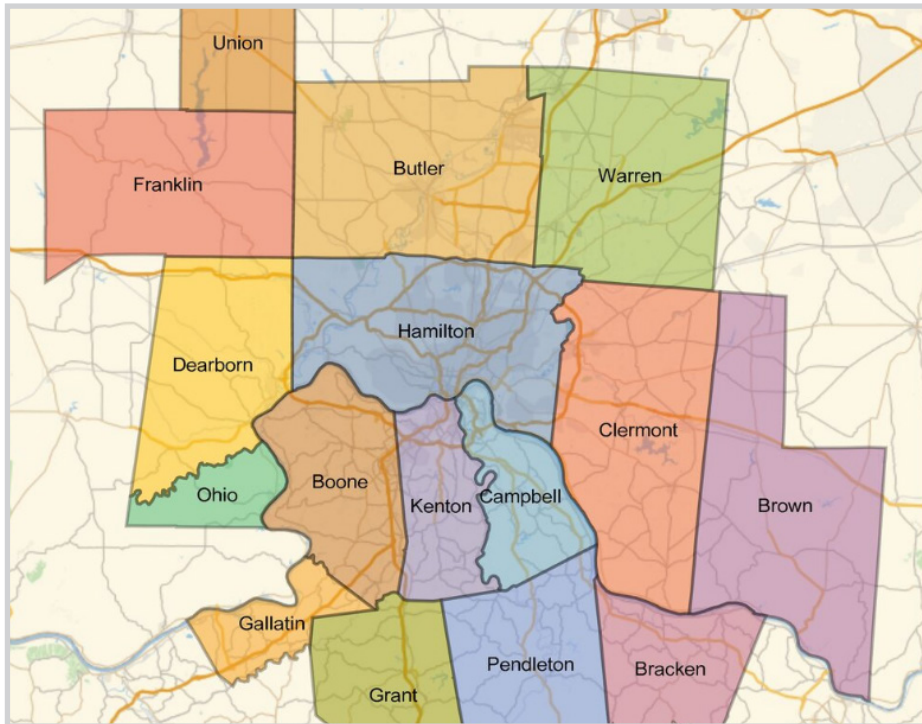
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MARKET OVERVIEW

CINCINNATI METRO OVERVIEW

The Cincinnati metro is a 15-county region located within portions of Ohio, Kentucky and Indiana that maintains a population of nearly 2.2 million. The Ohio counties are Hamilton, Brown, Warren, Butler and Clermont. The counties in Indiana are Dearborn, Ohio and Franklin, and the Kentucky counties are Campbell, Grant, Boone, Gallatin, Pendleton, Bracken and Kenton. Seven Fortune 500 companies are located in the metro and provide thousands of jobs: Kroger, Cintas, Procter & Gamble, Fifth Third Bancorp, American Financial Group, Cincinnati Financial, and Western & Southern Financial Group. Revitalization, particularly around Findlay Market and Over-the-Rhine, through the addition of bars, restaurants and river-side parks downtown have drawn residents into the urban core.



METRO HIGHLIGHTS



DIVERSIFYING ECONOMY

Growth in service-oriented industries has lessened the metro's dependence on the manufacturing and transportation sectors.



ATTRACTIVE BUSINESS ENVIRONMENT

Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live.



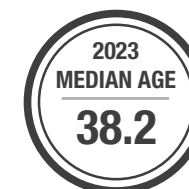
CENTRAL DISTRIBUTION POINT

Half of the U.S. population and around 30 major markets are within a one-day drive of Cincinnati. The metro also has access to shipping along the Ohio River.

ECONOMY HIGHLIGHTS

- State tax credit initiatives, along with lower property, corporate and state taxes, are major incentives that draw companies.
- The area's traditional employment bases in aerospace, automotive, chemistry and financial services will keep contributing to the metro's economic landscape.
- The Cincinnati/Northern Kentucky International Airport ranks as one of the nation's largest cargo airports, positioning the metro as a regional distribution hub.

DEMOGRAPHIC HIGHLIGHTS



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DEMOGRAPHICS

POPULATION	3 Miles	7 Miles	10 Miles
2027 Projection	1,497	16,319	52,936
2022 Estimate	1,459	15,969	51,398
2010 Census	1,410	15,836	51,167
2000 Census	1,385	15,307	46,404
Daytime Population	1,113	13,264	37,549
HOUSEHOLD INCOME	3 Miles	7 Miles	10 Miles
Average	\$102,494	\$106,211	\$123,227
Median	\$87,209	\$83,782	\$92,317
Per Capita	\$39,446	\$40,812	\$46,010
HOUSEHOLDS	3 Miles	7 Miles	10 Miles
2027 Projection	578	6,283	19,777
2022 Estimate	562	6,129	19,163
2010 Census	552	6,036	18,795
2000 Census	520	5,732	17,185
EMPLOYMENT	3 Miles	7 Miles	10 Miles
2022 Unemployment	4.87%	4.65%	3.79%
Avg. Time Traveled	34	30	28
POPULATION PROFILE	3 Miles	7 Miles	10 Miles
High School Graduate (12)	39.22%	35.29%	27.91%
Some College (13-15)	21.59%	20.25%	18.98%
Associate Degree Only	7.22%	8.69%	9.35%
Bachelor's Degree Only	16.38%	17.73%	21.95%
Graduate Degree	8.82%	11.32%	16.36%

MAJOR EMPLOYERS	EMPLOYEES
1 Vega Americas Inc	999
2 Ohio Dept Rhbilitation Corectn-Lebanon Correctional Instn	544
3 R & L Transfer Inc	423
4 R & L Transfer Inc	392
5 Masters Drug Company Inc-Masters Pharmaceutical	279
6 Young MNS Chrstn Assn Grter Dy-Dayton YMCA Camp Kern	226
7 Vega Americas Inc-Ohmart Vega	200
8 Masters Pharmaceutical LLC-Masters Pharmaceutical	180
9 Verizon Bus Netwrk Svcs LLC-Verizon Business	175
10 Dunn & Bowling LLC-KFC	150
11 Clinton-Massie Elementary School	118
12 Clinton-Massie Local Schl Dst-Clinton-Massie High School	117
13 RLR Investments LLC-Castaways On The River The	100
14 Arena Horse Shows Ocala LLC-World Equestrian Center	100
15 Walmart Inc-Walmart	92
16 ADP Benefit Services Ky Inc-Shps	80
17 Lebanon City Schools-Lebanon High School	68
18 Wilmington Medical Associates	65
19 Clinton Cnty Cmnty Action Prgr	65
20 Frischs Restaurants Inc-Big Boy Restaurant	60
21 Wilmington City Schools-Holmes Elementary School	60
22 Wilmington City Schools-Wilmington High School	60
23 Sherpa LLC	58
24 Arena Horse Shows LLC-World Equestrian Center The	57
25 Centerville Community Church	57

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Marcus & Millichap
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