

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR GENERAL®**

Over 4 Years Remaining | Fronting State Route 95 | Corporate-Guaranteed Lease



6696 OH-95

**MOUNT GILEAD OHIO**

ACTUAL SITE



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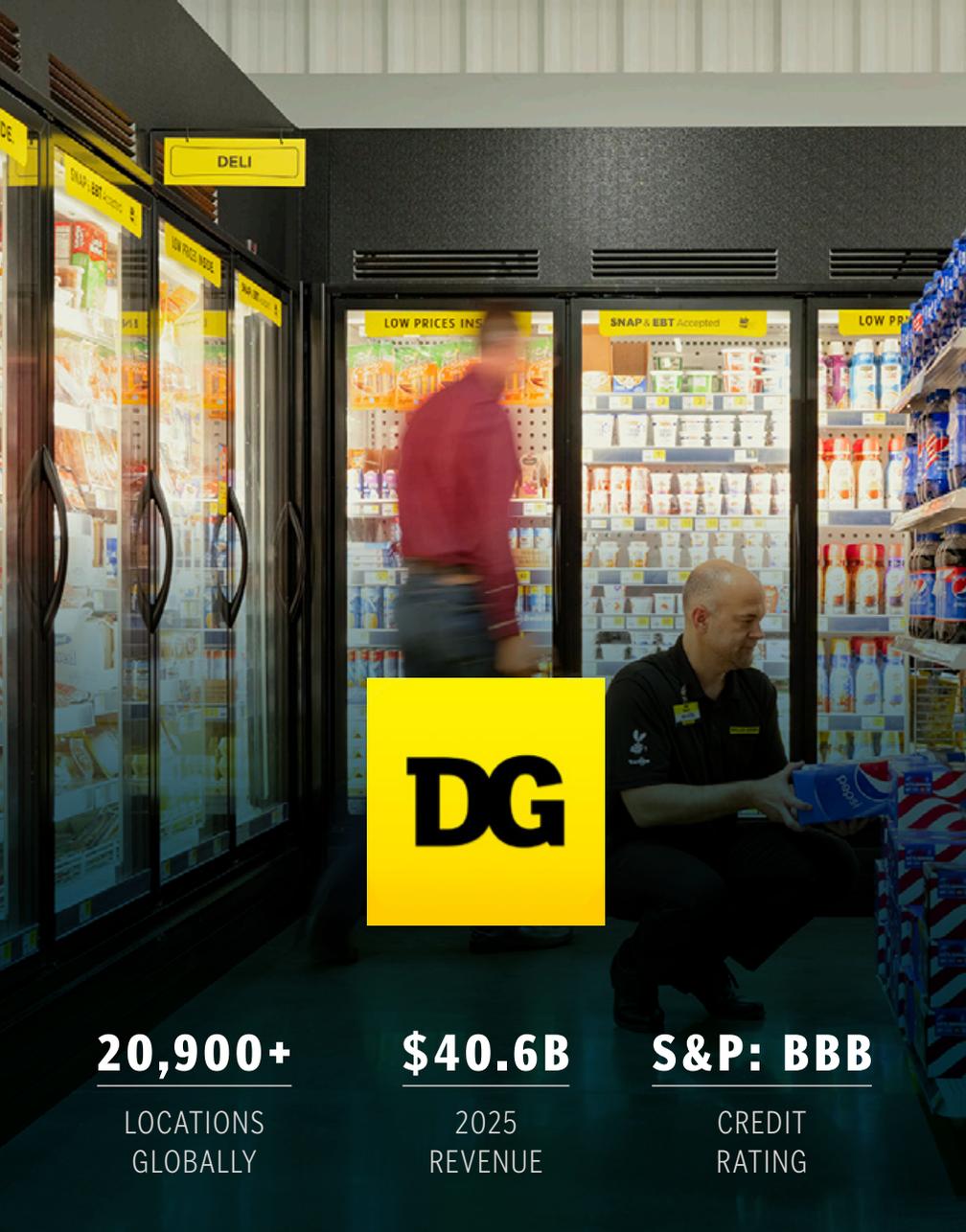
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NATIONAL NET LEASE



**20,900+**

LOCATIONS  
GLOBALLY

**\$40.6B**

2025  
REVENUE

**S&P: BBB**

CREDIT  
RATING

## OFFERING

<b>Pricing</b>	\$1,227,486
<b>Net Operating Income</b>	\$85,924
<b>Cap Rate</b>	7.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	6696 OH-95, Mount Gilead, Ohio 43338
<b>Rentable Area</b>	9,026 SF
<b>Land Area</b>	2.26 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>	4+ Years
<b>Increases</b>	10% rental increase at the beginning of each option
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	June 17, 2015
<b>Lease Expiration</b>	June 30, 2030

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

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**JORDAN YAROSH**

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Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Dollar General</b>	9,026	6/17/2015	6/30/2030	Current	-	\$7,160	\$85,924	3 (5-Year)
(Corporate Guaranty)				Option 1	10%	\$7,876	\$94,516	
				Option 2	10%	\$8,664	\$103,968	
				Option 3	10%	\$9,530	\$114,365	

10% Increase Beg. of Each Option

## 10-Year Operating History | 4+ Years Remaining | Corporate Guaranteed | Options to Extend

- Dollar General has operated at this location for 10 years and has 4 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 lease offers three (5-year) options to extend, with 10% rental increases at the beginning of each option period

## 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

## Fronting State Route 95 | Strong Commuter Corridor Interstate 71 | Excellent Visibility & Access

- Dollar General is strategically positioned along State Route 95, averaging over 9,000 vehicles per day
- The site offers direct access to Interstate 71, which sees an average of over 3,000 vehicles per day, providing connectivity to Columbus and regional employment hubs
- Located approximately 40 miles northeast of Columbus, benefiting from regional employment growth and positioned to serve both local residents and pass-through 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 5,000 residents and 700 employees support the trade area
- \$91,237 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



Mount Gilead, Ohio  
Morrow County  
Columbus MSA

## ACCESS



State Highway 95: 1 Access Point

## TRAFFIC COUNTS



State Highway 95: 9,200 VPD  
Interstate 71: 3,300 VPD

## IMPROVEMENTS



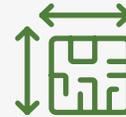
There is approximately 9,026 SF of existing building area

## PARKING



There are approximately 30 parking spaces on the owned parcel.  
The parking ratio is approximately 3.32 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: D10-001-00-186-06  
Acres: 2.26  
Square Feet: 98,620

## CONSTRUCTION



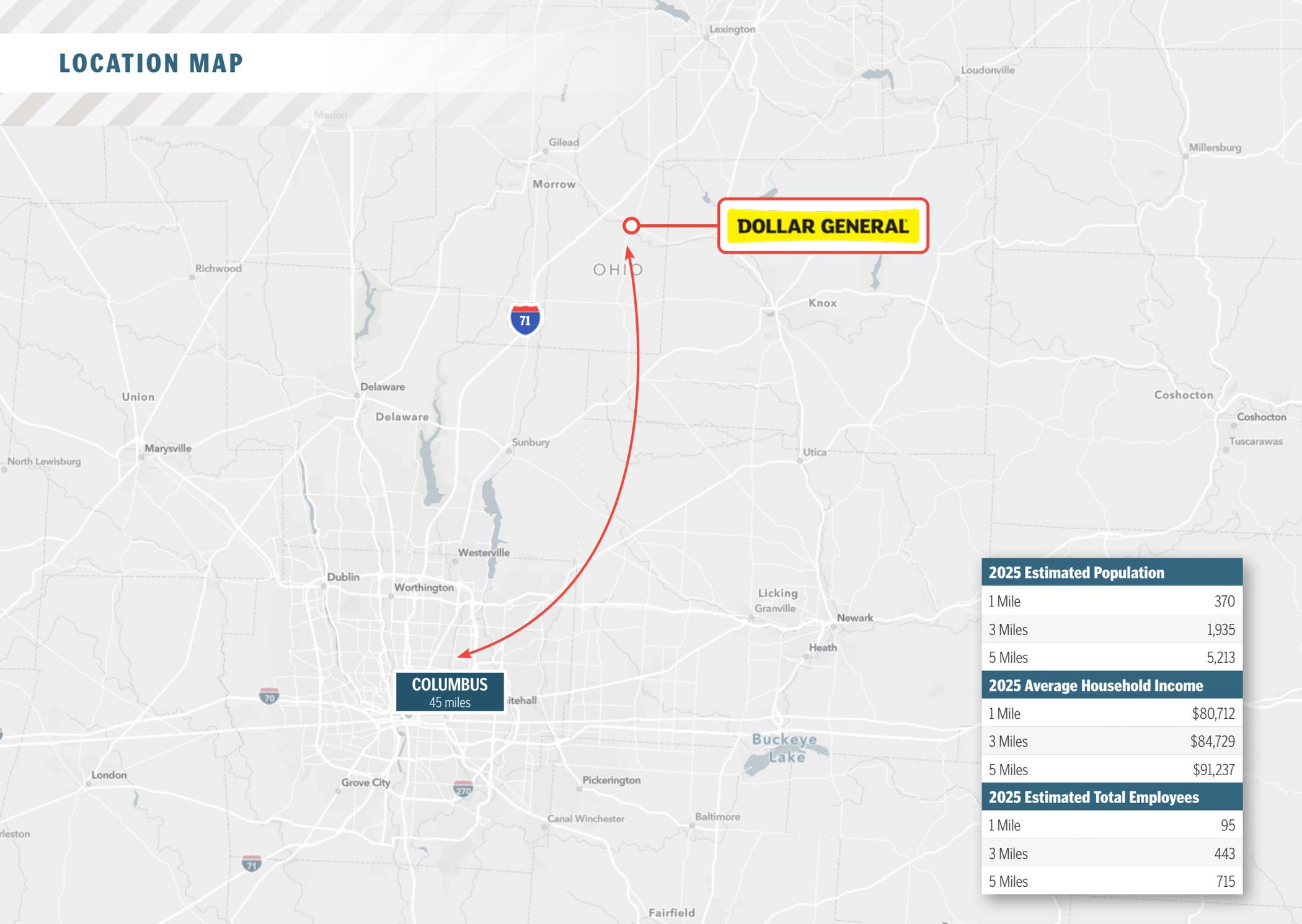
Year Built: 2015

## ZONING

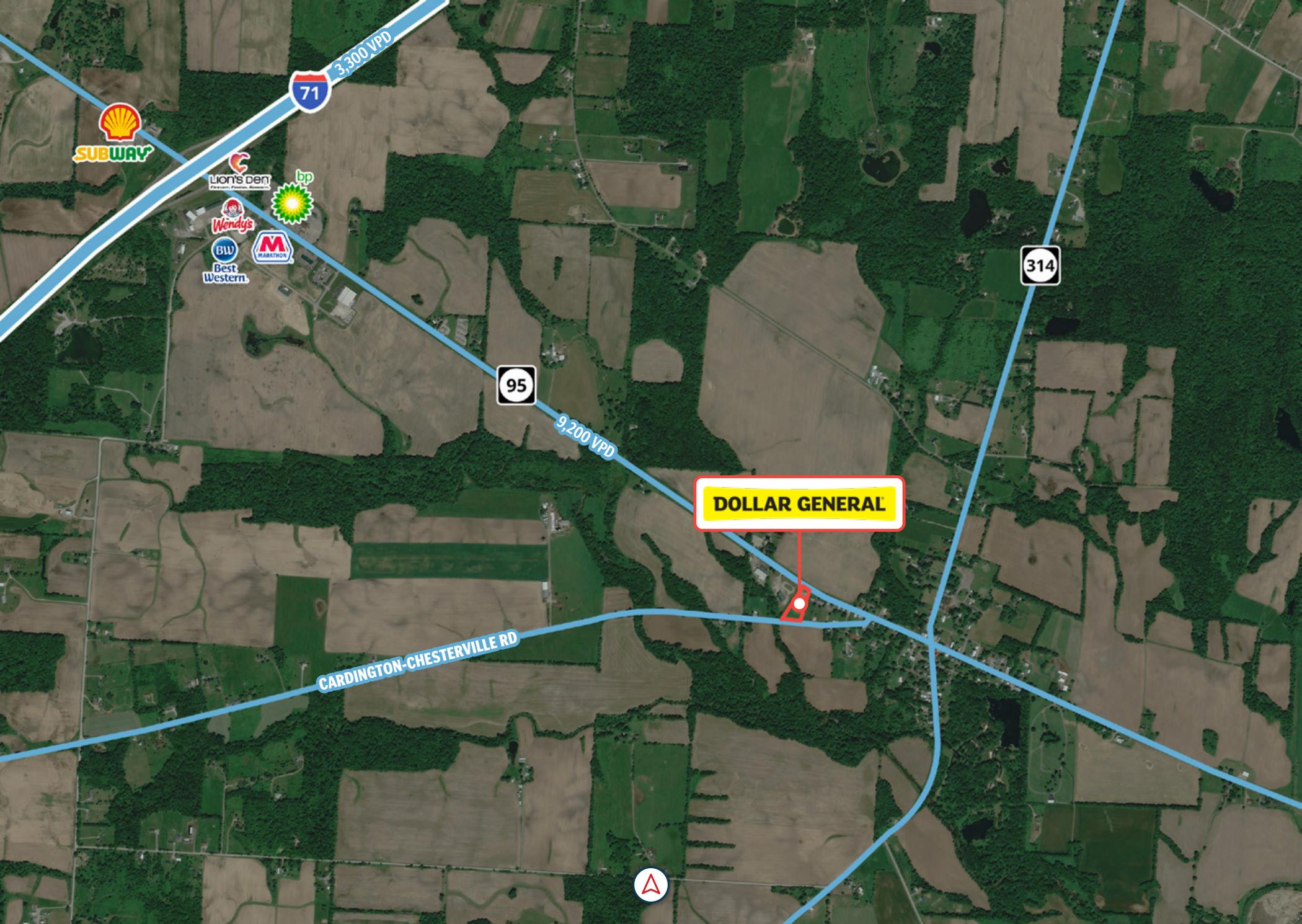


B-2 – General Business District

# LOCATION MAP



2025 Estimated Population	
1 Mile	370
3 Miles	1,935
5 Miles	5,213
2025 Average Household Income	
1 Mile	\$80,712
3 Miles	\$84,729
5 Miles	\$91,237
2025 Estimated Total Employees	
1 Mile	95
3 Miles	443
5 Miles	715





Pylon Sign

95

9,200 VPD

**DOLLAR GENERAL**

CARDINGTON-CHESTERVILLE ROAD



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	370	1,935	5,213
2030 Projected Population	379	1,990	5,311
2025 Median Age	41.6	41.7	41.4
<b>Households &amp; Growth</b>			
2025 Estimated Households	124	684	1,821
2030 Projected Households	128	708	1,874
<b>Income</b>			
2025 Estimated Average Household Income	\$80,712	\$84,729	\$91,237
2025 Estimated Median Household Income	\$62,656	\$65,692	\$71,039
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	14	55	94
2025 Estimated Total Employees	95	443	715



## MOUNT GILEAD, OHIO

Mount Gilead is a village in and the county seat of Morrow County, Ohio, United States. It is located 41 miles northeast of Columbus. Mount Gilead has a 2026 population of 3,565. It is the center of population of Ohio. The village was established in 1832, eight years after European settlers arrived in the region.

Mt. Gilead's economy is centered on a mix of agriculture, light manufacturing, healthcare services, education, and local retail trade. Agriculture is central to the surrounding region. As the county seat of Morrow County, the village benefits from government services and administrative employment. The surrounding county supports grain farming, livestock operations, and agribusiness services that contribute to local employment. Manufacturing and light industrial operations provide key job opportunities. Local tourism is bolstered by attractions such as the historic World War I Victory Memorial Shaft and Amish shops and farms located east of the village near Chesterville and Johnsville. Due to its proximity to larger employment centers, a significant portion of residents commute to Marion, Delaware, and the Columbus metropolitan area, where opportunities exist in manufacturing, logistics, healthcare systems, and corporate offices, making the village part of a broader regional labor market.

Mount Gilead offers a blend of natural beauty and historical significance, anchored by the scenic Mount Gilead State Park (featuring hiking trails, fishing, and camping). Located in the center of the village is Morrow County's historic World War I Victory Memorial Shaft, unique in the United States, and Mount Gilead State Park is nearby on State Route 95. Other areas drawing tourism include the Amish farms, shops and stores east of Mount Gilead, near Chesterville and Johnsville. Visitors can also enjoy local culture at the historic Capitol Theatre, nearby Amish shops, and high-octane action at SplatterPark Paintball.



# 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



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