



OFFERING MEMORANDUM



CIRCLEVILLE (COLUMBUS MSA), OH

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

SUBJECT PROPERTY

OFFERING SUMMARY



26929 STATE ROUTE 159, CIRCLEVILLE, OH 43113

THE OFFERING

\$2,216,000
PRICE **6.50%**
CAP

NOI	\$143,976
RENTABLE SQ FT.	10,640
YEAR BUILT	2025
LOT SIZE (AC)	2.68
TENANT TRADE NAME	Dollar General
LEASE GUARANTOR ENTITY	Corporate
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT DATE	August 2025
LEASE EXPIRATION DATE	July 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
TENANT RESPONSIBILITY	Roof, Structure, Parking Lot, Taxes, Insurance, Utilities
LANDLORD RESPONSIBILITY	100% No Landlord Responsibilities

RENT SCHEDULE

BASE RENT	NOI	RETURN
YEARS 1-5	\$143,976	6.50%
YEARS 6-10	\$151,175	6.83%
YEARS 11-15	\$158,734	7.17%
OPTION RENT	NOI	RETURN
YEARS 16-20 (OPTION 1)	\$166,670	7.52%
YEARS 21-25 (OPTION 2)	\$175,004	7.90%
YEARS 26-30 (OPTION 3)	\$183,754	8.30%
YEARS 31-35 (OPTION 4)	\$192,942	8.71%
YEARS 36-40 (OPTION 5)	\$202,589	9.15%



INVESTMENT HIGHLIGHTS

2025 NEW CONSTRUCTION DOLLAR GENERAL MARKET ON A 2.68 ACRE SITE

- 10,640 SF upgraded construction Dollar General Market located in Circleville, OH.
- DG Market is a combo store with fresh produce, milk, meats, and other groceries added to Dollar General's usual mix of low-price general merchandise.
- This Dollar General is open, and rent commenced in August of 2025.

15 YEAR CORPORATE NNN LEASE WITH INCREASES IN INITIAL TERM & OPTIONS

- 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% rent increases 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.
- The company currently operates over 21,000 locations and plans to open 575 new stores in US & 15 in Mexico.
- Dollar General has been in business for 86 years and has a current net worth exceeding \$18.16 billion.

AFFLUENT MARKET WITH 5 MI HHI OF \$107,787

- This Dollar General is located in an affluent market with an average household income of \$107,787, which is higher than most Dollar Generals.

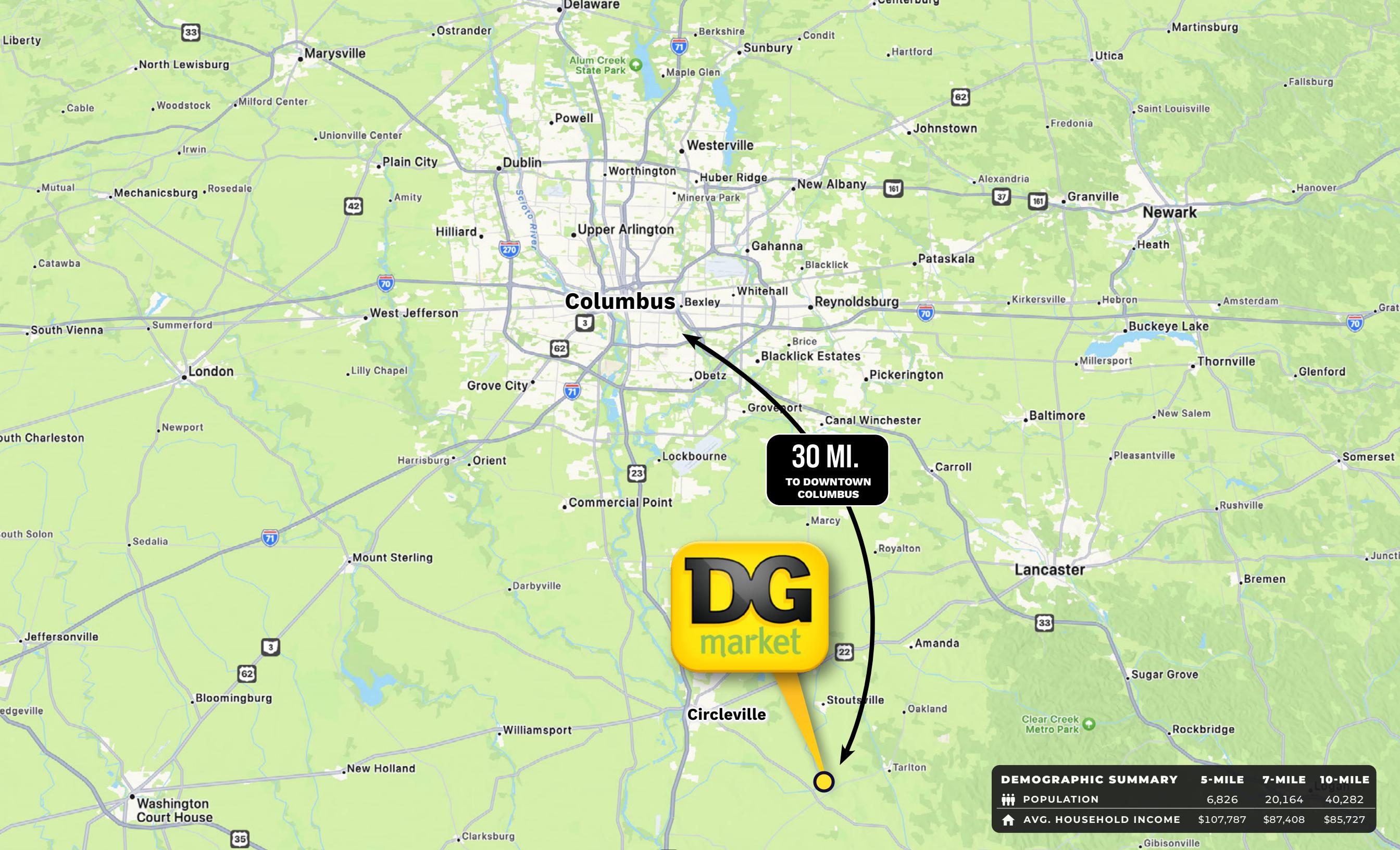
COLUMBUS, OH MSA | LARGEST MSA IN OHIO

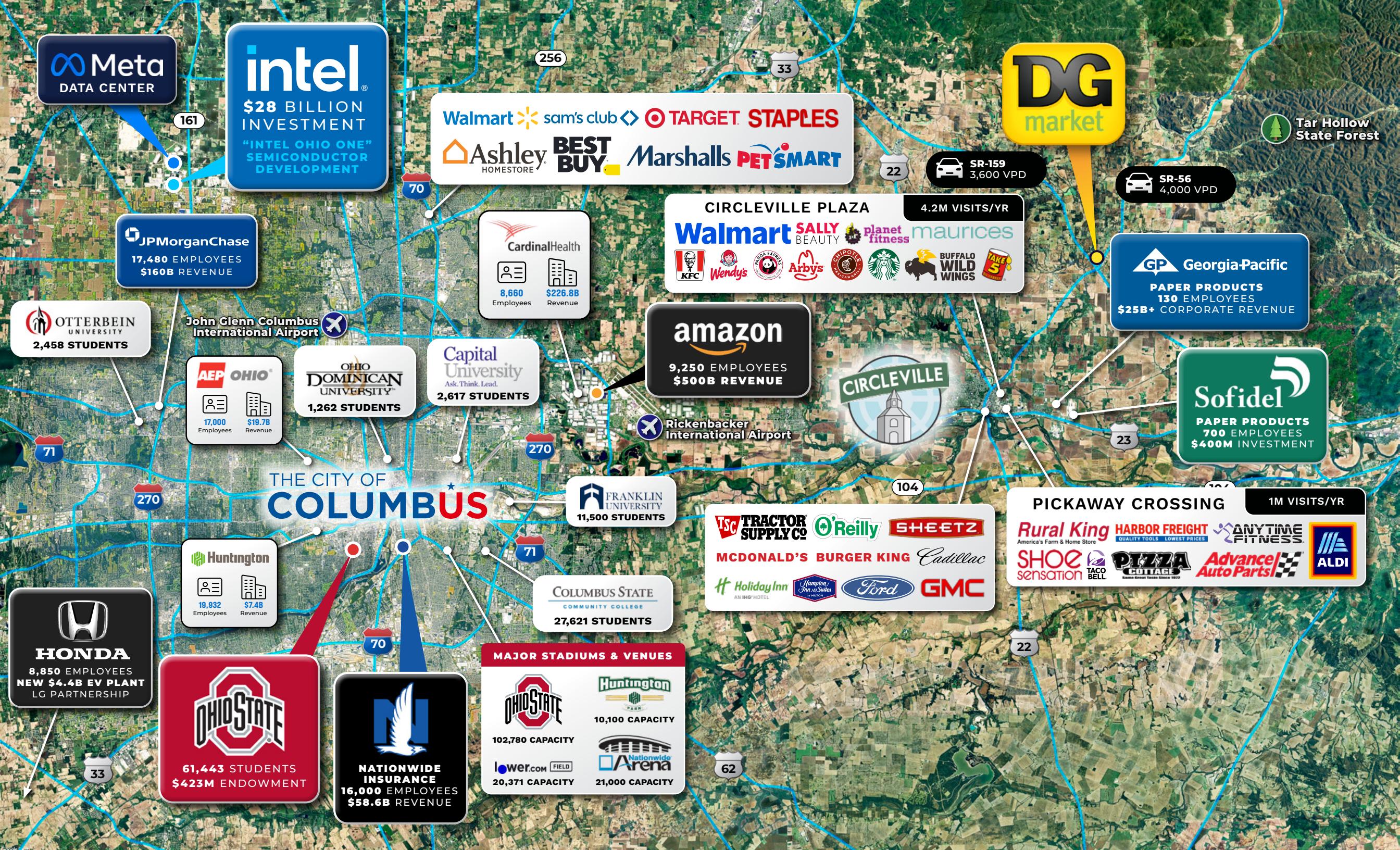
- Columbus is the state capital and the most populous city in the state of Ohio with a metropolitan area of over 2 million people.
- The city has a diverse economy based on education, government, insurance, banking, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology.
- As of 2025, the Greater Columbus area is home to the headquarters of six corporations in the U.S. Fortune 500: Cardinal Health, American Electric Power, Bath & Body Works, Nationwide, Bread Financial, and Huntington Bancshares.
- Columbus is the home of two public colleges: Ohio State University (61,443 students), one of the largest college campuses in the United States, and Columbus State Community College (27,621 students).
- Home to John Glenn Columbus International Airport that supports nearly 9.2 million passengers per year.
- According to the Federal Reserve Bank of St Louis, the GDP of Columbus in 2024 was \$182 billion.

CIRCLEVILLE, OH | COUNTY SEAT OF PICKAWAY COUNTY

- Circleville is located 30 miles south of Columbus and serves as the county seat of Pickaway County. It is part of the Columbus MSA.
- Circleville has a strong industrial and healthcare base with major employers including DuPont (500+ employees), Sofidel America (700+ employees), OhioHealth Berger Hospital (240+ employees), and large distribution centers for Amazon (1,500+ employees) and Bath & Body Works (2,000+ employees).
- Home to Ohio Christian University (1,500 students) and Pickaway-Ross Career & Technical Center, which provides workforce training in healthcare, technology, and skilled trades.











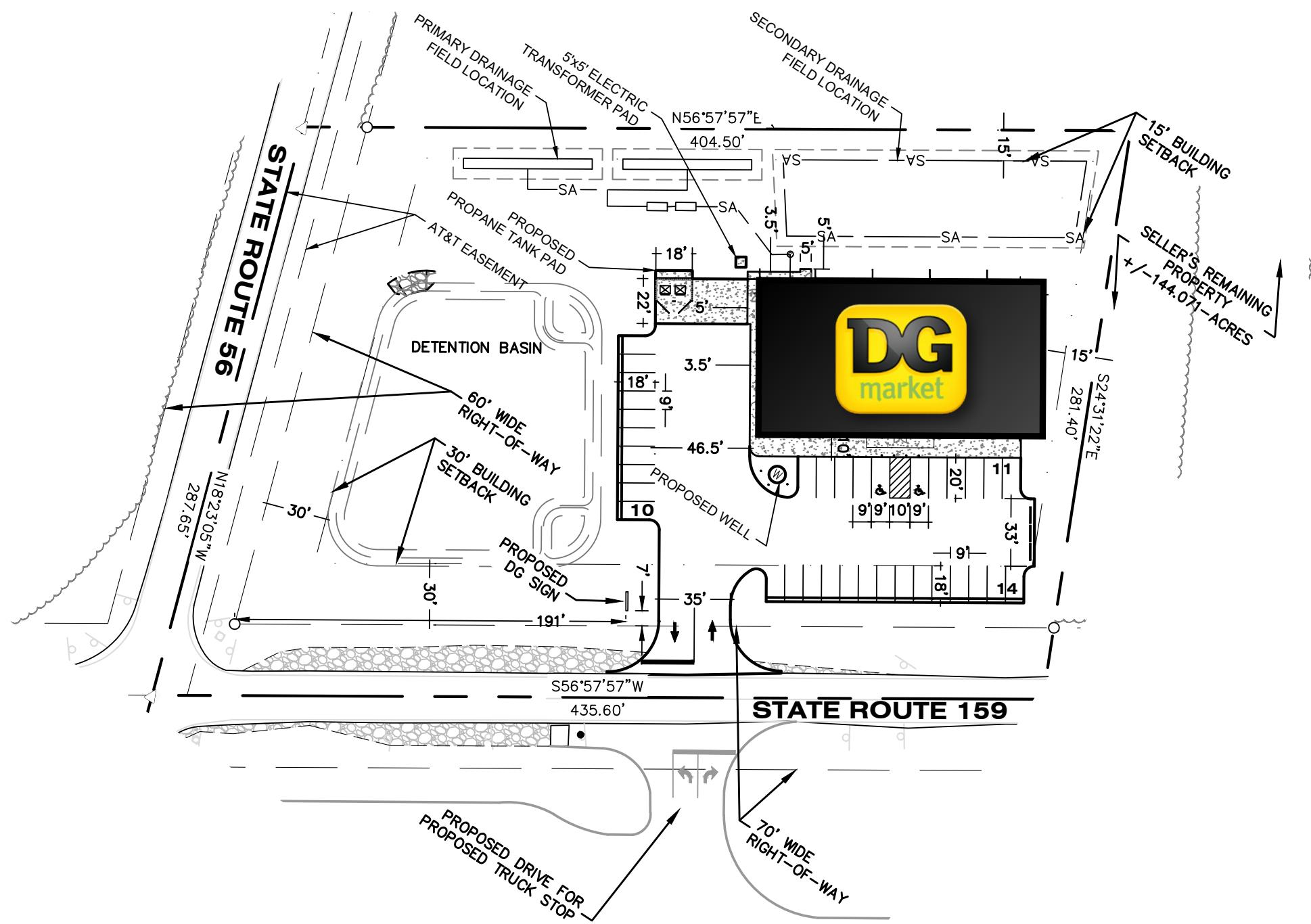
 **SR-56**
3,994 VPD



SR-159
3,095 VPD

DG
market

SITE PLAN



**PROVEN MOMENTUM.
ESSENTIAL RETAILER.**

**DOLLAR
GENERAL®**

BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DOLLAR GENERAL®

DG

PUBLICLY
TRADED

\$54.4 B

TOTAL NET
WORTH

86

YEARS IN
BUSINESS

21,000+

STORES IN
48 STATES

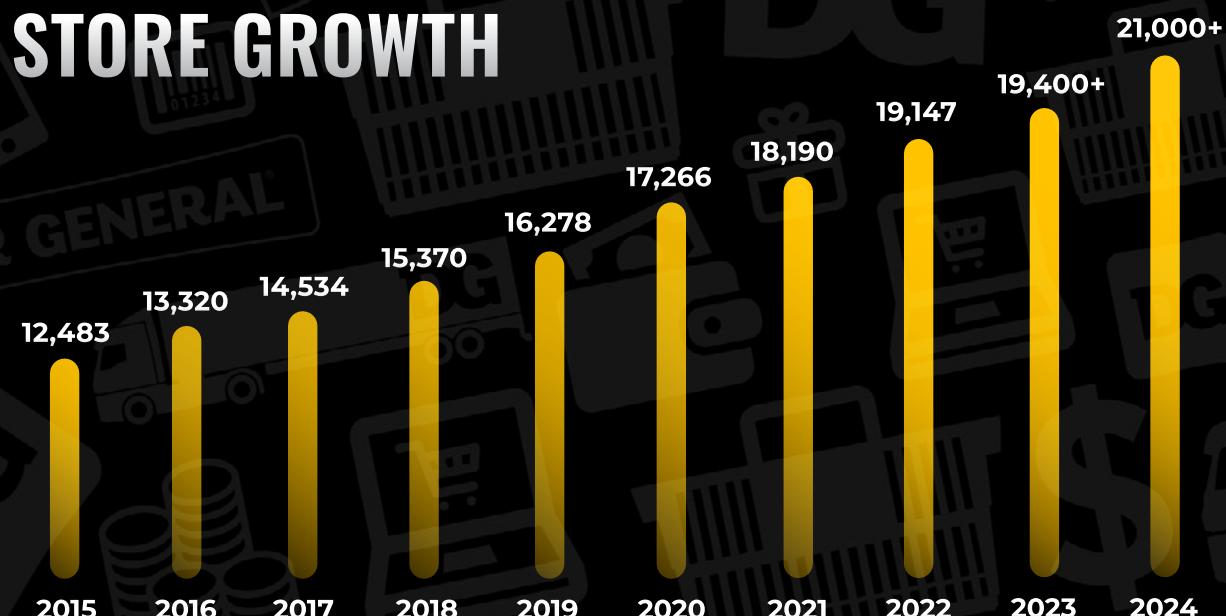
575

NEW STORES
PLANNED FOR 2025

REPRESENTATIVE

21,000+ STORES IN 48 STATES

STORE GROWTH



THE CITY OF **COLUMBUS**

COLUMBUS MSA & HEATH: A RISING MIDWEST POWERHOUSE

The Columbus MSA is one of the fastest-growing in the Midwest, reaching 2.23 million residents at year-end 2024, a 1.38% year-over-year increase that outpaces both national and regional averages. With a \$182 billion GDP and a diverse economic base spanning finance, higher education, healthcare, logistics, and a rapidly expanding cloud/data-center sector, Columbus has become a magnet for corporate investment and talent. Major projects shaping the region include Intel's \$28B+ Ohio One semiconductor campus in Licking County, now scheduled to begin operations in 2030-31, and a wave of hyperscale data centers led by AWS, Google, QTS, and Vantage. Life sciences and clean energy are also surging, anchored by Amgen's \$900M expansion in New Albany and Illuminate USA's large-scale solar panel manufacturing in Pataskala. Logistics capacity remains world-class, with John Glenn Columbus International (CMH) and Rickenbacker International (LCK) serving a record 9.2 million passengers in 2024 and ranking among the top U.S. foreign trade zones for distribution.

Located within the Columbus MSA, Heath is emerging as a strategic east-metro hub driven by both industrial permanence and residential expansion. At the Central Ohio Aerospace & Technology Center, Boeing extended its lease through 2038 and committed \$50M+ to facility upgrades, reinforcing its role as a long-term defense and aerospace employer. The multi-phase Central Park mixed-use development is reshaping the SR-79 corridor, with 424 units and 42,000 SF of retail in Phase I and additional phases delivering assisted living and multifamily housing through a \$5.8M TMUD-backed Phase II. Heath Town Center's first openings are targeted for 2026, complemented by Newark's 308-unit Trailhead Vista serving the growing industrial and Intel-adjacent workforce. The SR-79 corridor remains Heath's commercial spine, with traffic counts in the mid-30,000s VPD and improved connectivity via the newly completed terminal at Newark-Heath Airport (KVTA), positioning the area for sustained demand across retail, housing, and service sectors.

2.2 MILLION	\$182 BILLION	9.2M PASSENGERS	\$28 BILLION	\$50 MILLION
MSA POPULATION	COLUMBUS GDP	COLUMBUS INTERNATIONAL AIRPORT (CMH) + RICKENBACKER INTERNATIONAL AIRPORT (LCK)	INTEL OHIO ONE (NEW ALBANY/ LICKING COUNTY)	BOEING INVESTMENT

MAJOR ECONOMIC DRIVERS



NEW INTEL CAMPUS

DEMOGRAPHIC SUMMARY

POPULATION	5-MILE	7-MILE	10-MILE
2030 Projected Population	6,843	20,090	40,233
2025 Estimated Population	6,826	20,164	40,282
2020 Census Population	3,316	15,300	35,478
2010 Census Population	3,307	13,584	32,665

DAYTIME POPULATION	5-MILE	7-MILE	10-MILE
2025 Estimate Population	4,983	17,663	33,417

HOUSEHOLDS	5-MILE	7-MILE	10-MILE
2030 Projected Households	2,567	8,011	16,121
2025 Estimated Households	2,540	7,961	16,008
Household Growth	1.06%	0.64%	0.70%
2020 Census Households	2,501	7,889	15,851
2010 Census Households	2,450	7,595	15,286

HOUSEHOLD INCOME	5-MILE	7-MILE	10-MILE
2025 Est. Average HH Income	\$107,787	\$87,408	\$85,727
2025 Est. Median HH Income	\$90,339	\$73,788	\$71,670

HOUSEHOLDS BY INCOME	5-MILE	7-MILE	10-MILE
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2025 Estimate			
\$200,000 or More	8.41%	4.88%	4.80%
\$150,000 - \$199,999	12.05%	8.27%	7.49%
\$100,000 - \$149,999	24.93%	19.53%	19.75%
\$75,000 - \$99,999	14.11%	13.30%	13.43%
\$50,000 - \$74,999	13.84%	16.43%	16.82%
\$35,000 - \$49,999	11.10%	12.45%	11.78%
\$25,000 - \$34,999	5.62%	9.54%	8.73%
\$15,000 - \$24,999	3.78%	6.19%	6.94%
\$10,000 - \$14,999	0.76%	2.85%	3.58%
Under \$9,999	5.41%	6.56%	6.68%

OCCUPIED HOUSING UNITS	5-MILE	7-MILE	10-MILE
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2030 Projected			
Owner Occupied Housing Units	81.25%	64.75%	65.97%
Renter Occupied Housing Units	13.42%	26.70%	26.21%
Vacant	5.33%	8.54%	7.82%

2025 Estimate			
Owner Occupied Housing Units	81.18%	64.69%	65.89%
Renter Occupied Housing Units	13.43%	26.72%	26.25%
Vacant	5.39%	8.60%	7.86%

2020 Estimate			
Owner Occupied Housing Units	80.92%	64.46%	65.58%
Renter Occupied Housing Units	13.61%	26.87%	26.49%
Vacant	5.48%	8.68%	7.93%

Marcus & Millichap

Source: © 2025 Experian

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don.mcminn@marcusmillichap.com

Re: 26929 State Route 159, Circleville, OH 43113 (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 the expiration of the Inspection Period (or Financing Period if applicable).

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 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

Purchaser's Initials _____ Seller's Initials _____

(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 _____