



BRAND NEW DOLLAR GENERAL PLUS | RENT BUMPS!

9884 CADIZ RD, CAMBRIDGE, OH 43725

SIMILAR STORE STYLE

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 **FORTIS** NET LEASE™

INVESTMENT SUMMARY

List Price:	\$2,245,108
Current NOI:	\$145,932.00
Initial Cap Rate:	6.50%
Land Acreage:	+/- 2.41
Year Built	2026
Building Size:	10,640 SF
Price PSF:	\$211.01
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.83%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this **2026 BTS** 10,640 SF. **Dollar General Plus** store located in Cambridge, Ohio. The property is secured with a 15 year Absolute NNN Lease leaving zero landlord responsibilities. The lease contains **5% rental rate increases every 5 years** including at each of the 5 (5 year) options to renew. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of "BBB", which is classified as Investment Grade. The store is completing construction now with opening & rent start on track for February 2026.

This Dollar General is highly visible as it is strategically positioned on Cadiz Road (Highway 22) seeing **5,303 cars per day, just off the I-77 exit seeing 21,832 cars per day**. The 10 mile population from the site is 31,178 and the 3 mile average household income is \$61,515 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation's top dollar store. List price reflects a 6.50% cap rate based on NOI of \$145,932.



PRICE \$2,245,108



CAP RATE 6.50%



LEASE TYPE Absolute NNN



RENT INCREASES 5% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- Brand New 15 Year Absolute NNN Lease
- Zero Landlord Responsibilities
- **2026 BTS Plus Size Construction**
- **5% Rental Rate Increases Every 5 Years!**
- 5 (5 Year) Options | 5% Increases At Each Option
- 3 Mile Household Income \$61,515
- 10 Mile Population 31,178
- **5,303 Cars Per Day on Cadiz Road | Just off I-77 (21,832 ADTC)**
- Investment Grade Dollar Store With "BBB" Credit Rating
- **Dollar General Corporate Guaranty**

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FINANCIAL SUMMARY

INCOME	PER SF
Rent	\$145,932.00
Gross Income	\$145,932.00
	\$13.72
EXPENSE	PER SF
Expenses	\$0
Gross Expenses	\$0
	\$0.00
NET OPERATING INCOME	\$145,932.00
	\$13.72

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 2.41 Acre
Building Size:	10,640 SF
Traffic Count 1:	5,303 - Cadiz Rd
Traffic Count 2:	21,832 - I-77
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
# of Parking Spaces	31
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$145,932.00
Rent PSF:	\$13.72
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2/15/2026
Lease Expiration Date:	2/28/2041
Lease Term Remaining:	15 Years
Rent Bumps:	5% Every 5 Years Including at Each Option
Renewal Options:	Five (5 Year)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$40.6 BILLION



STORE COUNT:
20,500+



GUARANTOR:
DG CORP



S&P:
BBB

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR
Dollar General	10,640	2/15/2026	2/28/2041	\$145,932.00	100.0	3/1/2031	\$13.72
				\$153,228.60			\$14.40
				\$160,890.03		3/1/2036	\$15.12
				Option 1		3/1/2041	\$15.88
				Option 2		3/1/2046	\$16.67
				Option 3		3/1/2051	\$17.50
Averages		10,640		\$153,350.21		\$14.41	



TOTAL SF

10,640



TOTAL ANNUAL RENT

\$145,932.00



OCCUPANCY RATE

100.0%



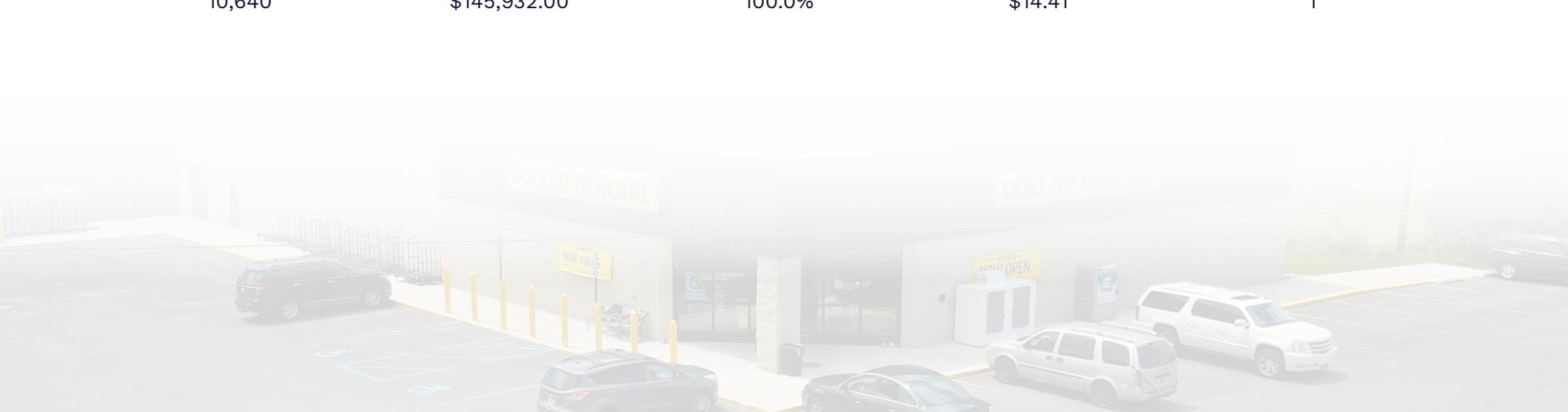
AVERAGE RENT/SF

\$14.41



NUMBER OF TENANTS

1



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 **FORTIS** NET LEASE™



\$1.1 BILLION
2024 TOTAL NET INCOME



800 STORES
OPENING IN 2024



\$40.6 BIL
2024 NET SALES



86 YEARS
IN BUSINESS



FORTUNE 500
ON LIST SINCE 2009

DOLLAR GENERAL is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 20,500+ stores with more than 185,800 employees, located across 48 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, but now they are expanding into more densely populated areas. Dollar General opened 725 new stores in 2024, and planning to open an additional 575 in 2025. The Dollar General strategy is to deliver a hassle-free experience to customers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



20,500+ STORES ACROSS 48 STATES

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 **FORTIS** NET LEASE™

PROXIMITY TO LOCAL ATTRACTIONS



85 Miles
John Glenn
Columbus Int.
Airport



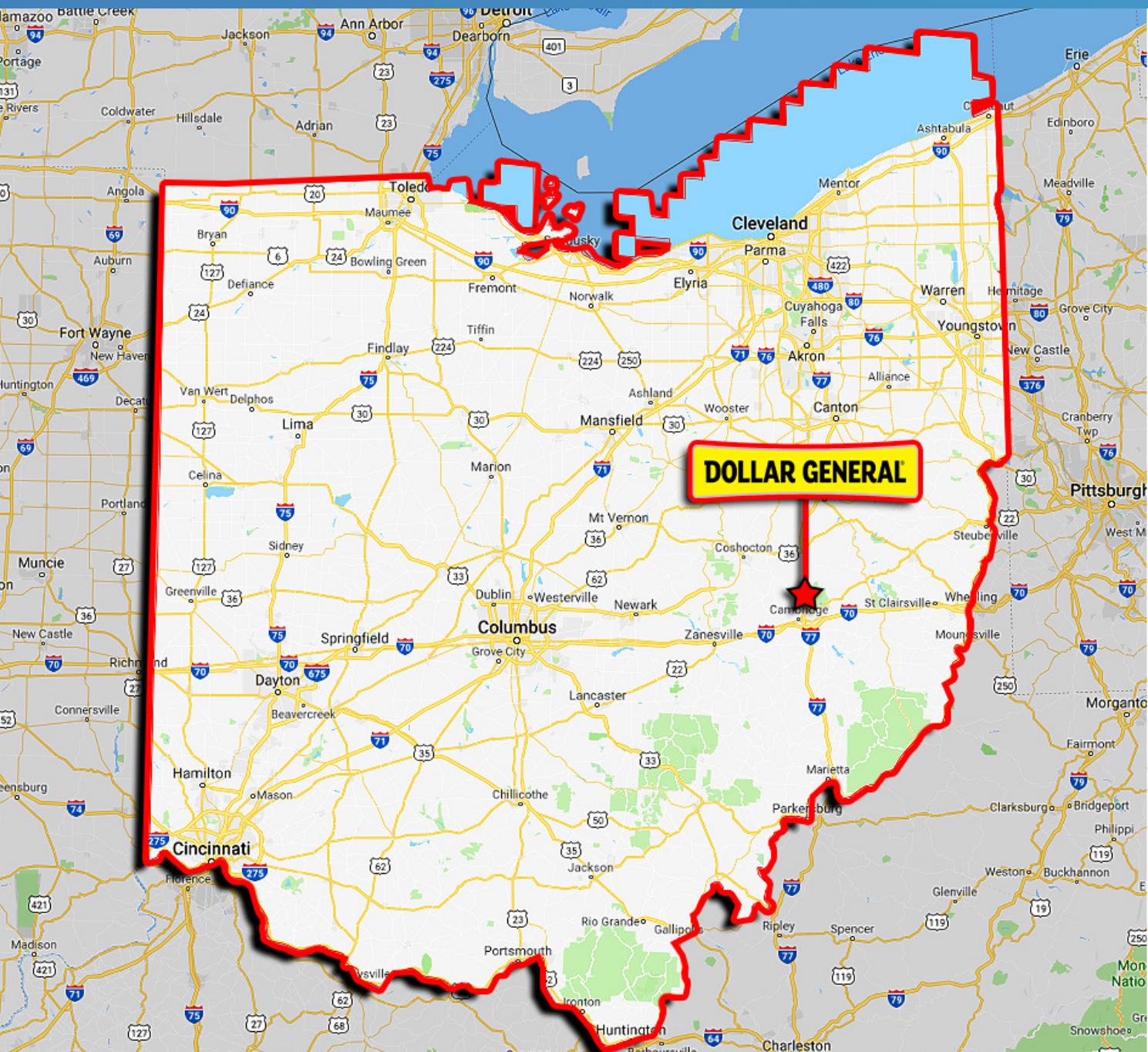
85 Miles
Columbus,
OH



116 Miles
Cleveland,
Ohio



7 Miles
Ohio University
Cambridge
Campus



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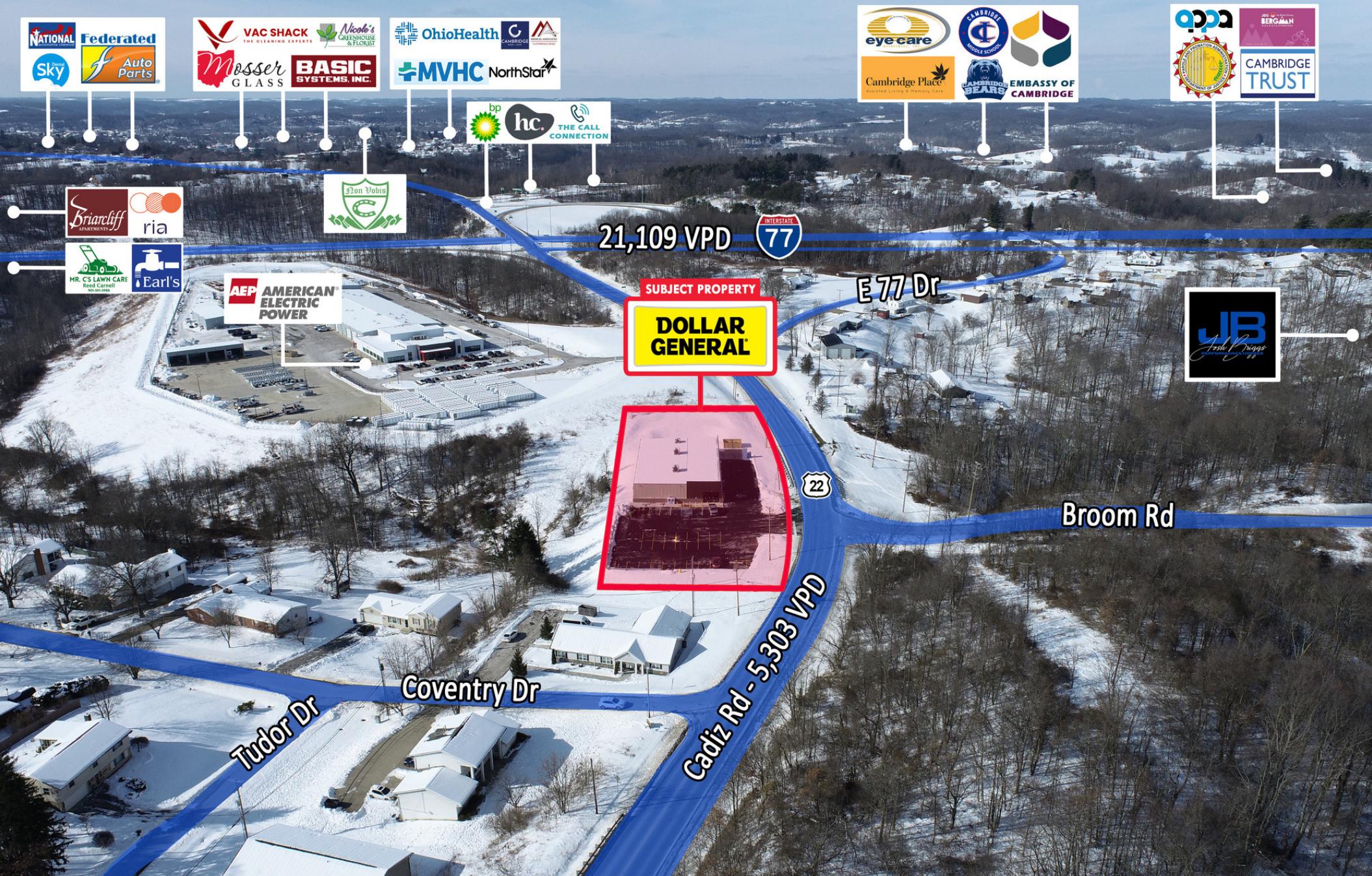
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Cambridge, Ohio is a welcoming small city in east-central Ohio, known for its rich history, classic architecture, and laid-back Appalachian charm. Set among gently rolling hills and tree-lined streets, Cambridge serves as the county seat of Guernsey County and offers a comfortable balance of small-town life and everyday convenience.

The downtown area features restored brick buildings, local shops, cafés, and cultural landmarks, including the beautifully preserved Victorian architecture that reflects the city's railroad and industrial past. Outdoor lovers are drawn to nearby parks, trails, and scenic countryside, with Salt Fork State Park—Ohio's largest state park—just minutes away, offering hiking, boating, and year-round recreation.

Cambridge feels rooted and approachable, with a strong sense of community and a slower pace that appeals to families, creatives, and anyone seeking space to breathe. Its location along Interstate 70 makes travel to Columbus, Wheeling, and Pittsburgh easy, while still maintaining a distinctly local, unhurried atmosphere.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2024	11,714	16,566	31,178
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Median Age	42.0	43.0	43.2
Average HH Size	2.2	2.2	2.3
Total Households	5,176	7,252	13,188
Average HH Income	\$61,515	\$61,399	\$64,996
Median House Value	\$132,286	\$140,253	\$150,700
Consumer Spending	\$130.8M	\$185.0 M	\$358.7 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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