



BRAND NEW DOLLAR GENERAL PLUS | RENT BUMPS!

SIMILAR STORE STYLE

9884 CADIZ RD, CAMBRIDGE, OH 43725

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

BRYAN BENDER
MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725 



DISCLOSURE :

All materials and information received or derived from Fortis Net Lease (hereinafter collectively referred to as “FNL”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by FNL its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither FNL its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. FNL will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR
D: 248.419.3810
BBENDER@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

MICHAEL J. FENNESSY

DIETZ COMMERCIAL
OH #2013001375
36400 WOODWARD
BLOOMFIELD HILLS, MI 48304
248.646.7722

DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725 

 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**

DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725 

 **FORTIS NET LEASE™**

FINANCIAL SUMMARY

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

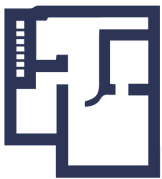


S&P:
BBB

DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725 

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	\$168,934.53		3/1/2041	\$15.88
			Option 2	\$177,381.26		3/1/2046	\$16.67
			Option 3	\$186,250.32		3/1/2051	\$17.50
			Option 4	\$195,562.84		3/1/2056	\$18.38
			Option 5	\$205,340.98		3/1/2061	\$19.30
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



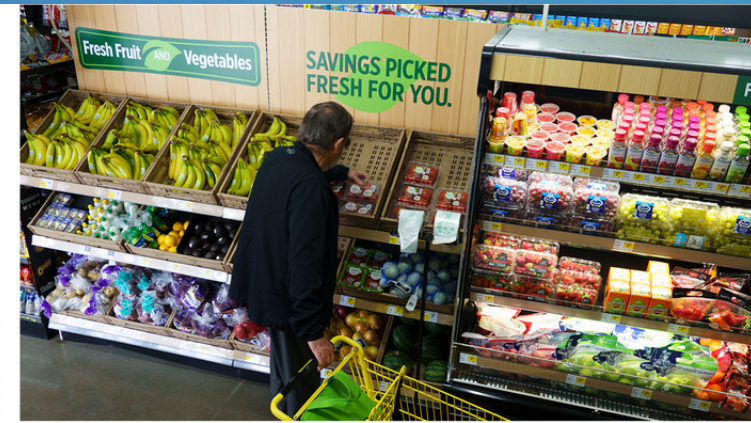
NUMBER OF TENANTS
1



DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725 

 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

DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725 

 **FORTIS** NET LEASE™



DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725 

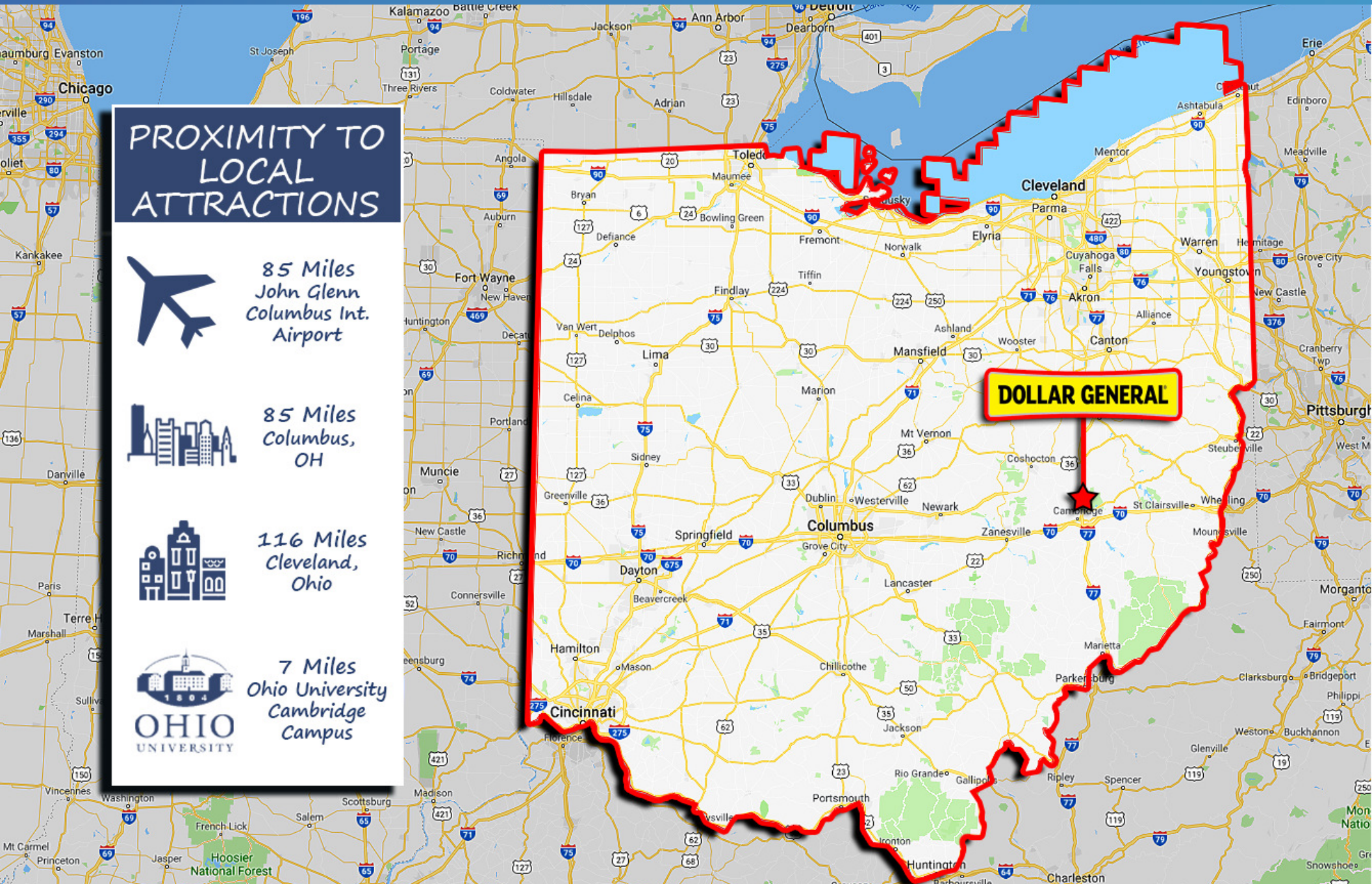
 FORTIS NET LEASE™



DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725

 FORTIS NET LEASE™



PROXIMITY TO LOCAL ATTRACTIONS



85 Miles
John Glenn
Columbus Int.
Airport



85 Miles
Columbus,
OH



116 Miles
Cleveland,
Ohio



OHIO
UNIVERSITY

7 Miles
Ohio University
Cambridge
Campus

DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725 

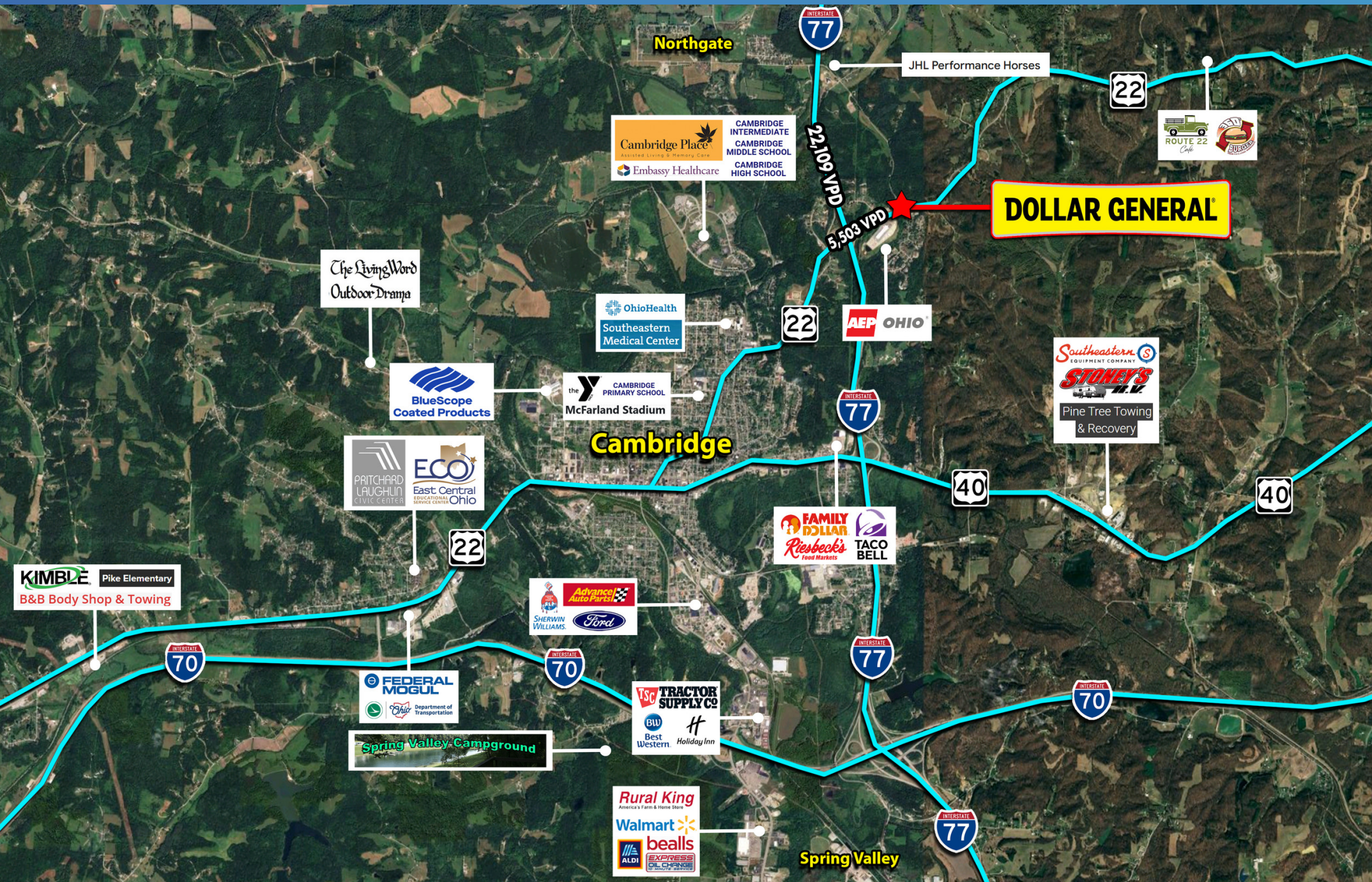
 FORTIS NET LEASE™



DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725

 FORTIS NET LEASE™



DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725

FORTIS NET LEASE™



DOLLAR GENERAL PLUS WITH RENT BUMPS

9884 CADIZ RD, CAMBRIDGE, OH 43725 



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
Median Age	42.0	43.0	43.2
Average HH Size	2.2	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
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

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

EXCLUSIVELY LISTED BY:

BRYAN BENDER

MANAGING DIRECTOR

D: 248.419.3810

BBENDER@FORTISNETLEASE.COM