

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

DOLLAR GENERAL®

Over 9 Years Remaining | Recent 5 Year Extension | Corporate-Guaranteed Lease



5405 Tiffin Avenue

CASTALIA OHIO

REPRESENTATIVE PHOTO



ANDREW FALLON

**EVP & Managing Principal
National Net Lease**

andrew.fallon@srsre.com
D: 703.787.4733 | M: 202.286.1542
1765 Greensboro Station Place
Tower 1, Suite 900, McLean, VA 22102
DC License No. SP200204411

PHILIP WELDE JR.

**First Vice President
National Net Lease**

philip.welde@srsre.com
D: 202.552.0092 | M: 703.268.0854
1765 Greensboro Station Place
Tower 1, Suite 900, McLean, VA 22102
FL license No. SL3430880

JAIME SALAZAR

**Senior Associate
National Net Lease**

jaime.salazar@srsre.com
D: 954.703.3602 | M: 786.768.7700
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
FL License No. SL3452271

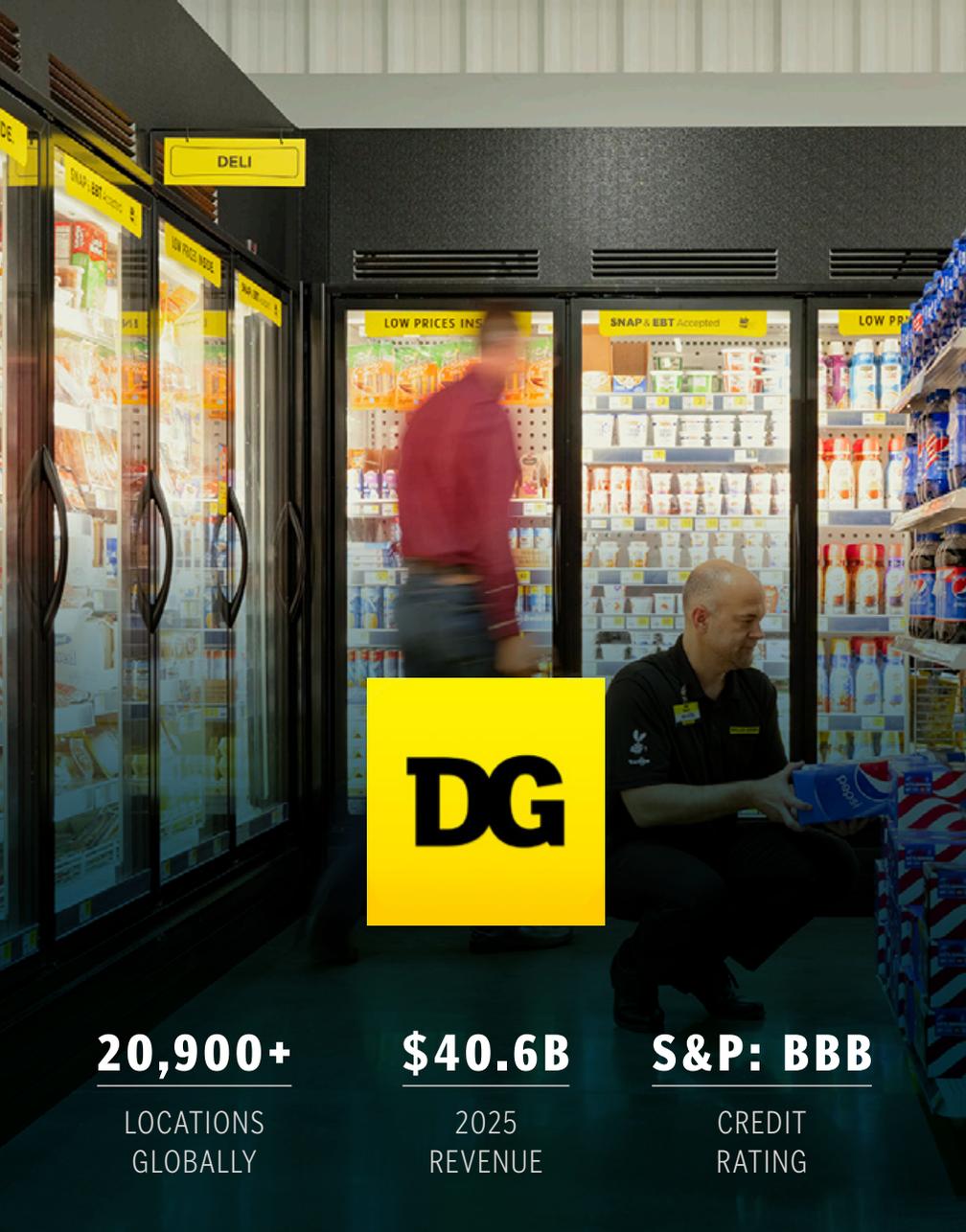
SARAH SHANKS

**Vice President | Broker of Record
National Net Lease Group**

sarah.shanks@srsre.com
D: 502.442.7079 | M: 502.417.6773
9078 Union Centre Blvd, Suite 350
West Chester, OH 45069
BRKP:2023006361 | REC.2024000384



NATIONAL NET LEASE



20,900+

LOCATIONS
GLOBALLY

\$40.6B

2025
REVENUE

S&P: BBB

CREDIT
RATING

OFFERING

Pricing	\$1,133,143
Net Operating Income	\$79,320
Cap Rate	7.00%

PROPERTY SPECIFICATIONS

Property Address	5405 Tiffin Avenue, Castalia, Ohio 44824
Rentable Area	9,026 SF
Land Area	2.08 AC
Year Built	2015
Tenant	Dollar General
Guaranty	Corporate
Lease Type	Absolute NNN*
Landlord Responsibilities	None
Lease Term Remaining	9+ Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	May 13, 2015
Lease Expiration	May 31, 2035

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

[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,026	05/13/2015	05/31/2035	Current	-	\$6,610	\$79,320	3 (5-Year)
(Corporate Guaranty)				Option 1	10%	\$7,271	\$87,252	
				Option 2	10%	\$7,998	\$95,977	
				Option 3	10%	\$8,798	\$105,574	

10% Increase Beg. of Each Option

10-Year Operating History | 9+ Years Remaining | Corporate Guaranteed | Recent Extension

- Dollar General has operated at this location for 10 years and has 9+ 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 tenant recently executed a lease extension through 2035, demonstrating long-term commitment to the site

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

Margaretta High School | Toursim Hub | Seasonal Demand Excellent Visibility & Access

- Located in close proximity to Margaretta High School, which has over 1,000 students, contributing to consistent daily traffic from students, teachers, and staff
- Dollar General benefits from its proximity to the Sandusky and Lake Erie Shores region, which attracts over 13 million visitors annually and is branded as “Ohio’s Water Park Capital,” with nearby tourism activity driving seasonal population increases and enhancing overall retail demand
- The property benefits from excellent frontage and visibility along Main Street (4,700 VPD) and convenient access to Highway 2 (24,100 VPD), capturing both local and regional traffic

Local Demographics In 5-mile Trade Area

- More than 25,000 residents and 11,000 employees support the trade area
- \$77,061 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

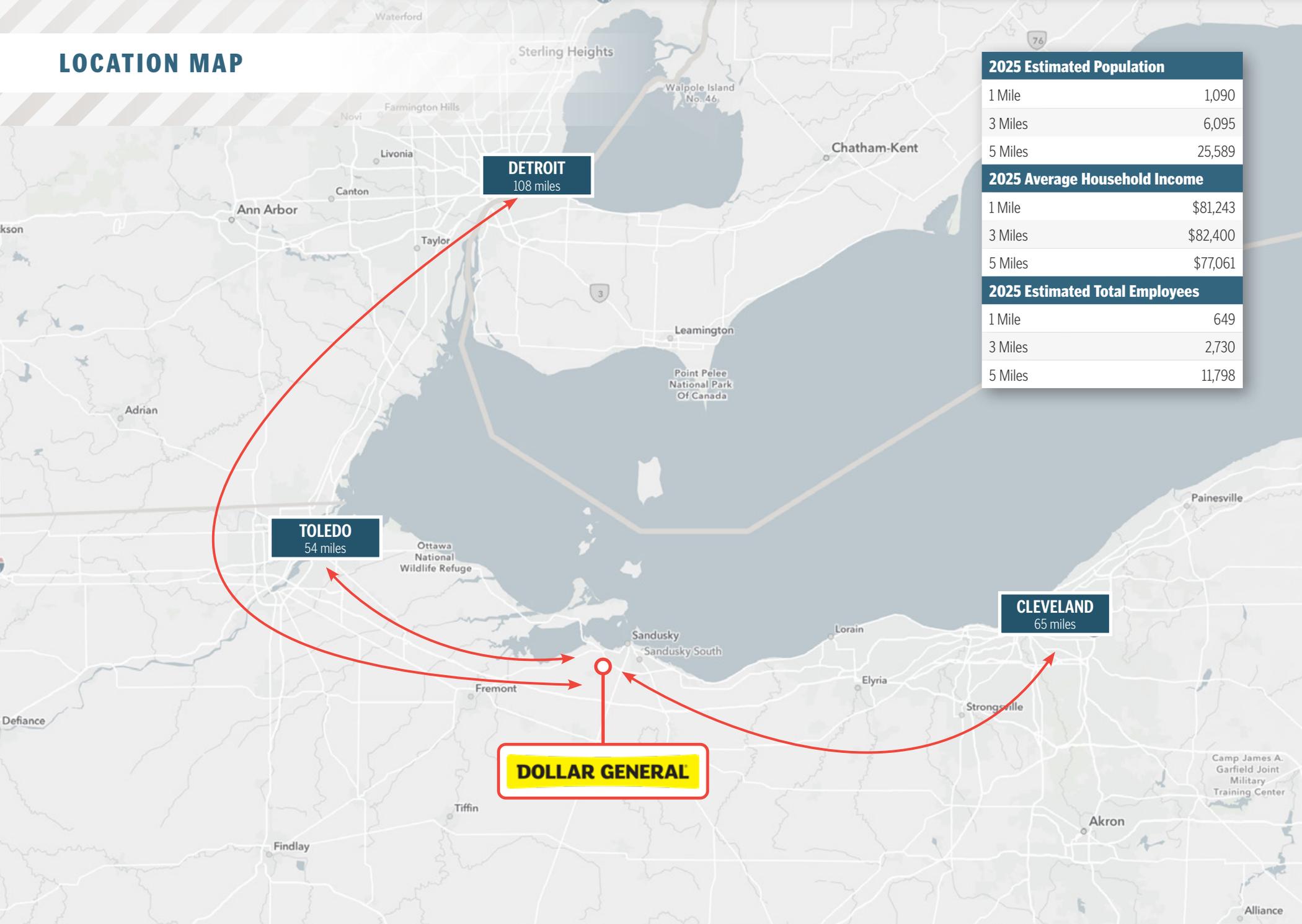
2025 Equity: \$7.41 Billion

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 MAP



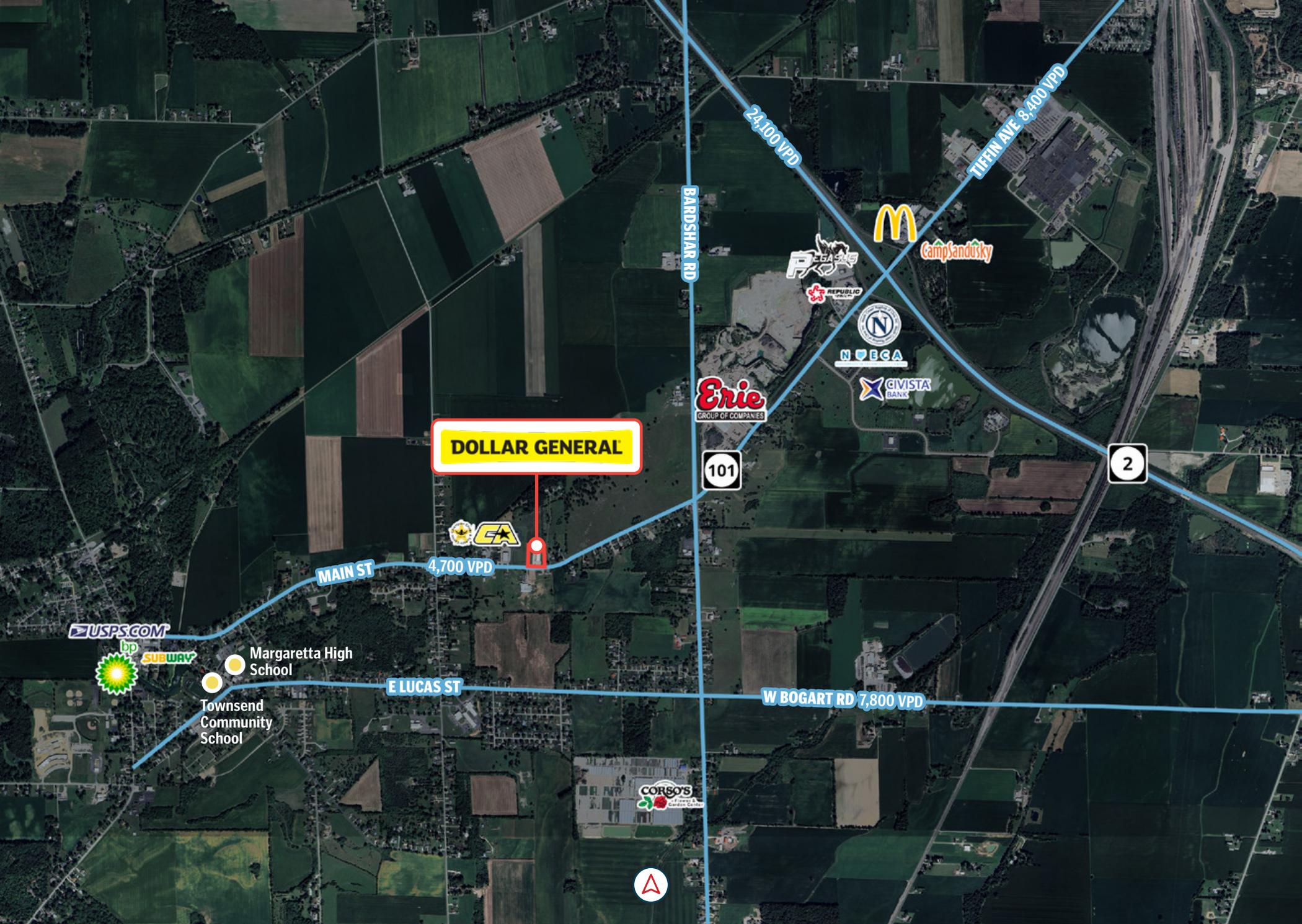
DETROIT
108 miles

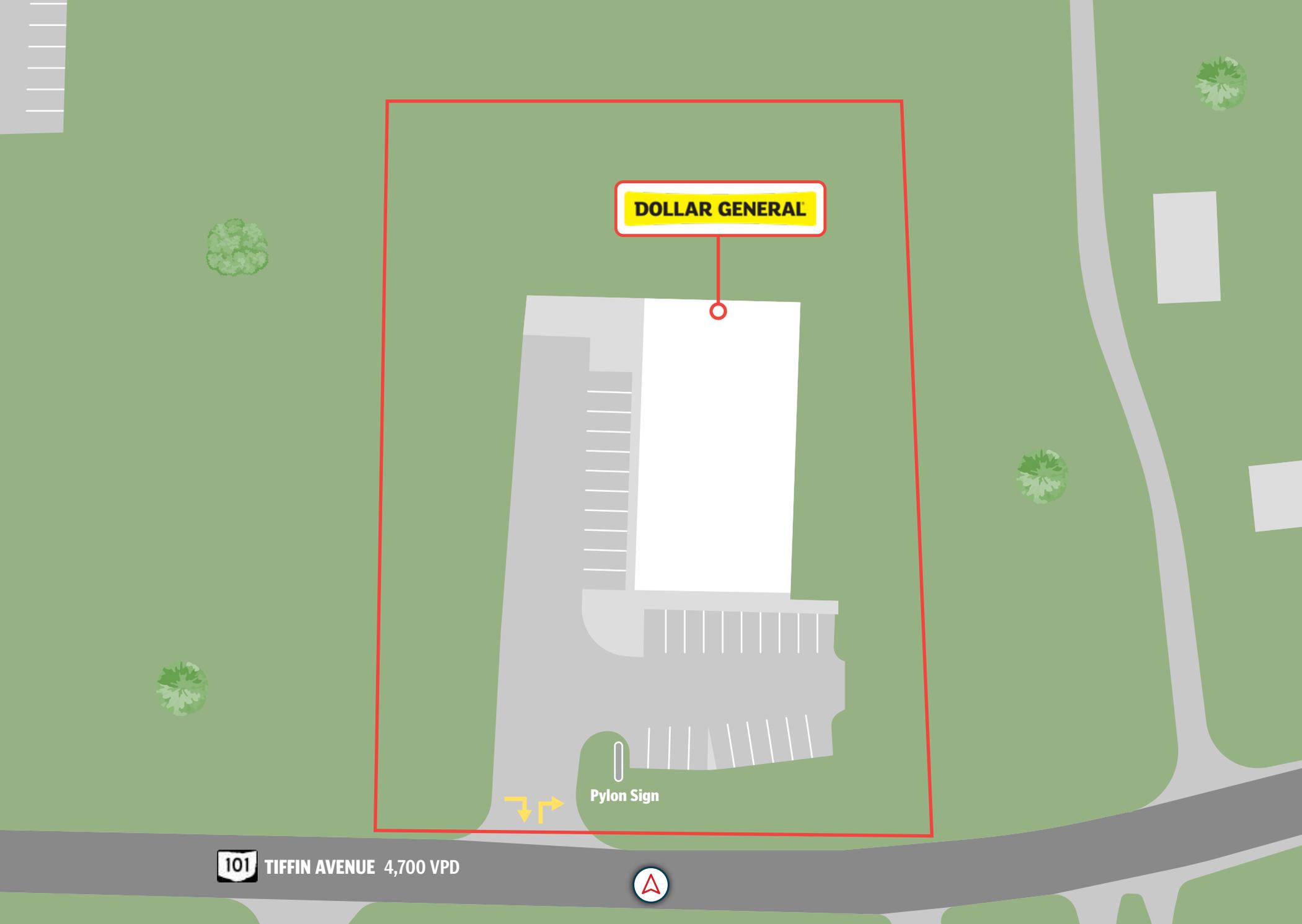
TOLEDO
54 miles

CLEVELAND
65 miles

DOLLAR GENERAL

2025 Estimated Population	
1 Mile	1,090
3 Miles	6,095
5 Miles	25,589
2025 Average Household Income	
1 Mile	\$81,243
3 Miles	\$82,400
5 Miles	\$77,061
2025 Estimated Total Employees	
1 Mile	649
3 Miles	2,730
5 Miles	11,798





DOLLAR GENERAL

Pylon Sign

101 TIFFIN AVENUE 4,700 VPD



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	1,090	6,095	25,589
2030 Projected Population	1,096	6,029	25,206
2025 Median Age	47.9	49.2	42.9
Households & Growth			
2025 Estimated Households	437	2,761	10,751
2030 Projected Households	441	2,749	10,686
Income			
2025 Estimated Average Household Income	\$81,243	\$82,400	\$77,061
2025 Estimated Median Household Income	\$62,215	\$65,775	\$60,334
Businesses & Employees			
2025 Estimated Total Businesses	37	194	887
2025 Estimated Total Employees	649	2,730	11,798



CASTALIA, OHIO

Castalia is a small village located in Erie County, northern Ohio, approximately 10 miles south of Sandusky and near the southern shore of Lake Erie. Known as the “Blue Hole” village for its famous natural spring, Castalia offers a quiet residential setting surrounded by farmland and natural landscapes. Its location provides a peaceful small-town lifestyle while remaining close to major regional attractions and employment centers along the Lake Erie shoreline.

Castalia’s economy is supported by agriculture, small businesses, local services, and nearby tourism-related employment. Many residents commute to Sandusky and surrounding communities for jobs in manufacturing, healthcare, education, and hospitality. The proximity to Lake Erie and regional attractions contributes to seasonal economic activity, while local retail and service providers support everyday community needs.

Castalia is best known for the historic Blue Hole, a natural limestone spring that has long been a local landmark. The nearby Castalia Quarry MetroPark offers walking trails, wildlife viewing, and outdoor recreation. Residents also benefit from close proximity to Sandusky attractions, including waterfront recreation on Lake Erie, parks, and entertainment destinations. The area provides easy access to boating, fishing, and nature activities throughout the region.

Castalia is served by the Margaretta Local School District, which includes elementary, middle, and high school education for area residents. Higher education opportunities are available nearby through Bowling Green State University Firelands College, Terra State Community College, and additional institutions throughout northern Ohio.



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



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC (“SRS”) and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets