New Construction
February 2026

15-YEAR ABSOLUTE NNN LEASE • 5% INCREASES EVERY 5 YEARS

DOLLAR GENERAL

221 W MAIN ST. DAYTON, WASHINGTON 99328

DOLLAR GENERAL

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap has been selected to exclusively market for sale the new construction Dollar General located at 221 W Main St in Dayton, Washington. The lease commenced in February 2026 and the store is currently open for business. The property consists of a 10,542-square foot building on a 0.83-acre lot.

Dollar General occupies the property under a 15-year absolute NNN lease with five, 5-year renewal options. There are 5% rental increases every 5 years throughout the base lease term and renewal option periods. Dollar General is responsible for all expenses related to the property including taxes, repairs and maintenance, insurance, and utilities.

- ✦ NEW CONSTRUCTION DOLLAR GENERAL | Completed February 2026, Open for business
- ✦ LONG-TERM LEASE | 15-year absolute NNN lease provides secure, long-term cash flow with no landlord responsibilities
- ✦ RENTAL INCREASES | 5% rental increases every 5 years throughout the base lease term and renewal option periods
- ✦ CORPORATE GUARANTEE | The lease is guaranteed by Dollar General Corporation (NYSE: DG)
- ✦ INVESTMENT GRADE TENANT | Dollar General has a BBB credit rating from S&P and a Baa3 credit rating from Moody's
- ✦ PROMINENT LOCATION | The property is highly visible from U.S. Route 12/Main St (5,700 ADT)

OFFERING SUMMARY

Property

PRICE	$3,263,232
NET OPERATING INCOME	$203,952
CAP RATE	6.25%
BUILDING SIZE	10,542 SF
PRICE/SF	$309.55
LOT SIZE	0.83 Acres (36,000 SF)
ZONING	Fringe Commercial (FC)
YEAR BUILT	2026

Lease Summary

LEASE TYPE	Absolute NNN
TENANT	DG Strategic VII, LLC
GUARANTOR	Dollar General Corporation
LEASE TERM	15 Years
LEASE COMMENCEMENT	2/25/2026
LEASE EXPIRATION	2/28/2041
RENT INCREASES	5% Every Five Years
RENEWAL OPTIONS	Five, 5-Year Renewal Options
LANDLORD RESPONSIBILITIES	None
TENANT RESPONSIBILITIES	All
RIGHT OF FIRST REFUSAL	No

ADDRESS
221 W Main St
Dayton, WA 99328

CAP RATE
6.25%

PRICE
$3,263,232

NOI
$203,952

Rent Schedule

	ANNUAL RENT	MONTHLY RENT	CAP RATE
YEARS 1-5	$203,952	$16,996	6.25%
YEARS 6-10	$214,152	$17,846	6.56%
YEARS 11-15	$224,856	$18,738	6.89%
OPTION 1	$236,100	$19,675	7.24%
OPTION 2	$247,908	$20,659	7.60%
OPTION 3	$260,304	$21,692	7.98%
OPTION 4	$273,312	$22,776	8.38%
OPTION 5	$286,980	$23,915	8.79%


DOLLAR
GENERAL

SITE PLAN

TENANT OVERVIEW

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 January 30, 2026, the Company's 20,893 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.

For additional information visit: www.dollargeneral.com/about-us

HEADQUARTERED IN GOODLETTSVILLE, TENNESSEE

FOUNDED IN 1939

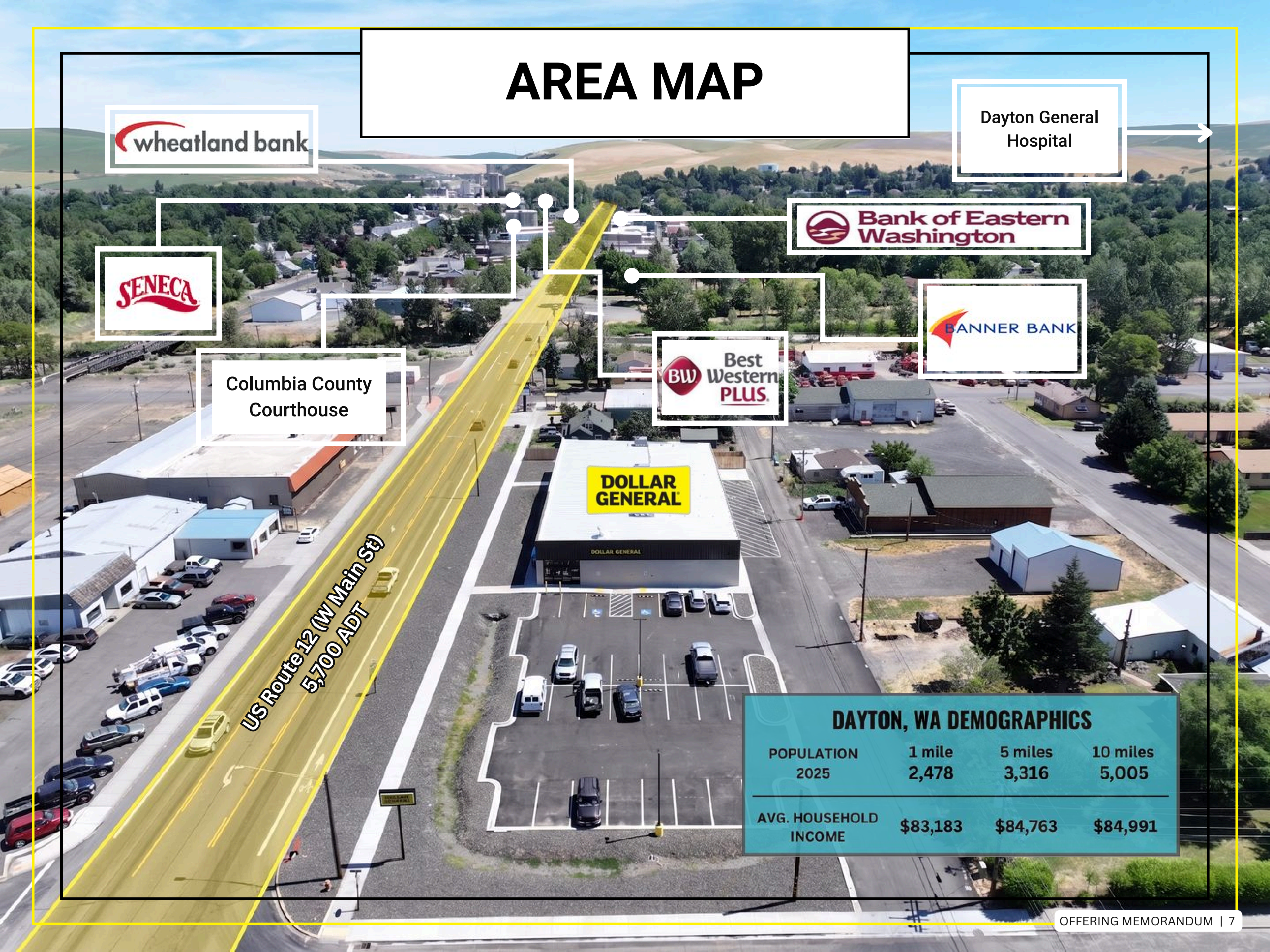
NYSE: DG PUBLICLY TRADED

20,000+ LOCATIONS

$42.7 BILLION NET SALES (FY 2026)

BBB (S&P)/BAA3 (MOODY'S) CREDIT RATING

AREA MAP



DAYTON, WA DEMOGRAPHICS

	1 mile	5 miles	10 miles
POPULATION 2025	2,478	3,316	5,005
AVG. HOUSEHOLD INCOME	$83,183	$84,763	$84,991

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Activity ID #ZAH0110251

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