



DOLLAR GENERAL

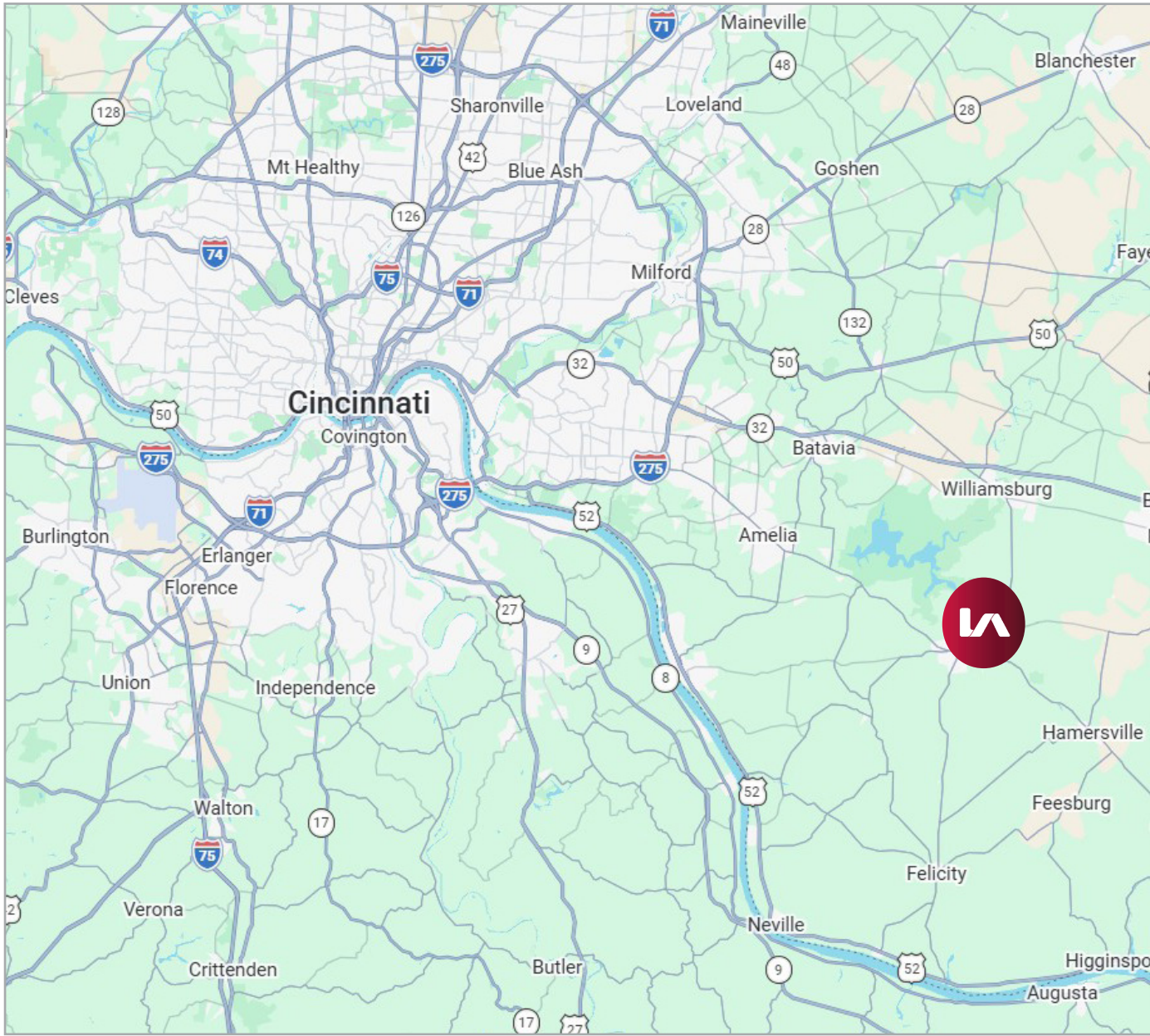
\$1,221,000

3465 OH-125, Bethel, OH 95106

Investment Grade Credit Tenant | Build-to-Suit Location | Desirable Rental Increase at Each Option

3465 STATE ROUTE 125

BETHEL, OH - 9,014± SF ON 1.60± ACRES



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INVESTMENT HIGHLIGHTS

Corporate Guaranty from Investment Grade Credit Tenant

The Lease is fully guaranteed by Dollar General Corporation (NYSE: DG; S&P: BBB/ Stable), the country's largest small-box retailer who currently operates 21,055 stores in the United States and Mexico. The company is executing a massive real estate strategy, which includes plans to open hundreds of new locations and remodel thousands of existing stores to better serve communities. For 2025, Dollar General's total revenue was \$42.7 billion, representing a 5.2% increase year on year.

Build-To-Suit Location

The Property was constructed as a build-to-suit Dollar General completed in 2008 with the Tenant footprint of 9,014± sf.

Desirable Rental Increase at Each Option

Three (3), five (5) year options remaining with favorable increase to rent and CAM reimbursement in each.

Net Lease Investment

The NN lease offers investors a passive investment opportunity with the Tenant paying for taxes, insurance and reimbursing for CAM.

Ideal Freestanding Location for Dollar General

Located 20 minutes to the closest major grocer, the property is geographically and demographically ideal for Dollar General.

PRICE: \$1,221,000

CAP RATE: 6.67%

CORPORATE GUARANTEE FROM
INVESTMENT GRADE CREDIT TENANT

NET LEASE
INVESTMENT

BUILT-TO-SUIT
LOCATION

DESIRABLE RENTAL INCREASES
IN OPTION PERIODS

IDEAL FREESTANDING LOCATION
FOR DOLLAR GENERAL



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Dollar General | Bethel, OH

Landlord	CYIP COMM LLC
Tenant	Dollar General
Guarantor	Corporate
Address	3465 State Route 125, Bethel, OH 45106
Building Size (SF)	9,014
Lot Size (Acres)	1.60
Rent Commencement	April 5, 2007
Lease/Rent Expiration	April 30, 2031
Lease Term Remaining	5.0 years
Annual Base Rent PSF	\$9.03
Renewal Options	Three (3), Five (5) year renewal terms
Renewal Notice	Written, not less than 180 days prior to expiration of the current term
Option Increases	10% each option
Lease Type	NN
Taxes	Landlord responsible, Tenant reimburses Landlord
Insurance	Landlord pays; Tenant Reimburses
CAM	Landlord responsible, Tenant reimburses Landlord \$363.57 per month + actual cost of snow removal
Utilities	Tenant fully responsible
Estoppel	Delivered to Landlord within 20 business days after receipt of request.
Landlord Responsibilities	Roof, Structure, Parking Lot and HVAC (major repairs and replacement in excess of \$1,000 per occurrence)
Tenant Responsibilities	Tenant responsible for minor repairs and routine maintenance of heating, lighting, plumbing and air conditioning equipment, and the first \$1,000 of major repairs and replacements per occurrence

Period	Years	Annual Rent	Monthly Rent	Rent PSF	Increase
	1-3	\$74,000	\$6,167	\$8.21	-
	4-7	\$76,960	\$6,413	\$8.54	4.00%
Current Term	8-12	\$81,406	\$6,784	\$9.03	10.01%
Option 2	13-17	\$89,540	\$7,462	\$9.93	9.99%
Option 3	18-22	\$98,494	\$8,208	\$10.93	10.00%
Option 4	23-27	\$108,343	\$9,029	\$12.02	10.00%



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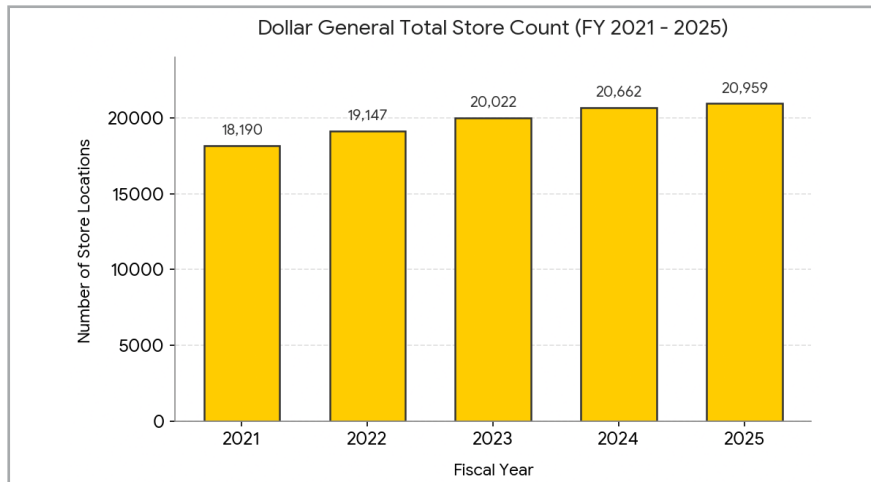
TENANT OVERVIEW

Dollar General Corporation is an American chain of dollar stores headquartered in Goodlettsville, Tennessee. As of January 8, 2024, Dollar General operated 20,388 stores in the contiguous United States and Mexico.

The company began in 1939 in Scottsville, Kentucky, as a family-owned business called J.L. Turner and Son, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation; in 1968 the company went public on the New York Stock Exchange. The Fortune 500 recognized Dollar General in 1999, and in 2020 it reached No. 112 on the list. Dollar General has grown to become one of the most profitable stores in the rural United States, with revenue reaching around \$42 billion in 2025.

Tenant Profile	
Company:	Dollar General Corp
Number of Locations (as of 2026):	21,055
Credit Rating (S&P):	BBB/Stable
Stock Symbol:	DG
Exchange:	NYSE
Total Revenue (as of Q1 2026):	\$10.79 Billion
Net Income (as of Q1 2026):	\$444.1 Million
Tenant Business:	Discount, Variety
Founded:	1939
Headquarters:	Goodlettsville, TN
Website:	dollargeneral.com
Increases (2025):	13.3%

Fiscal Year	New Stores Opened	Stores Remodeled	Total Annual Projects
2026 (projection)	460	4,250	4,710
2025	589	4,254	4,843
2024	725	1,621	2,346
2023	987	2,007	2,994
2022	1,039	1,795	2,834
2021	1,050	1,752	2,802
Total	4,388	11,434	15,822

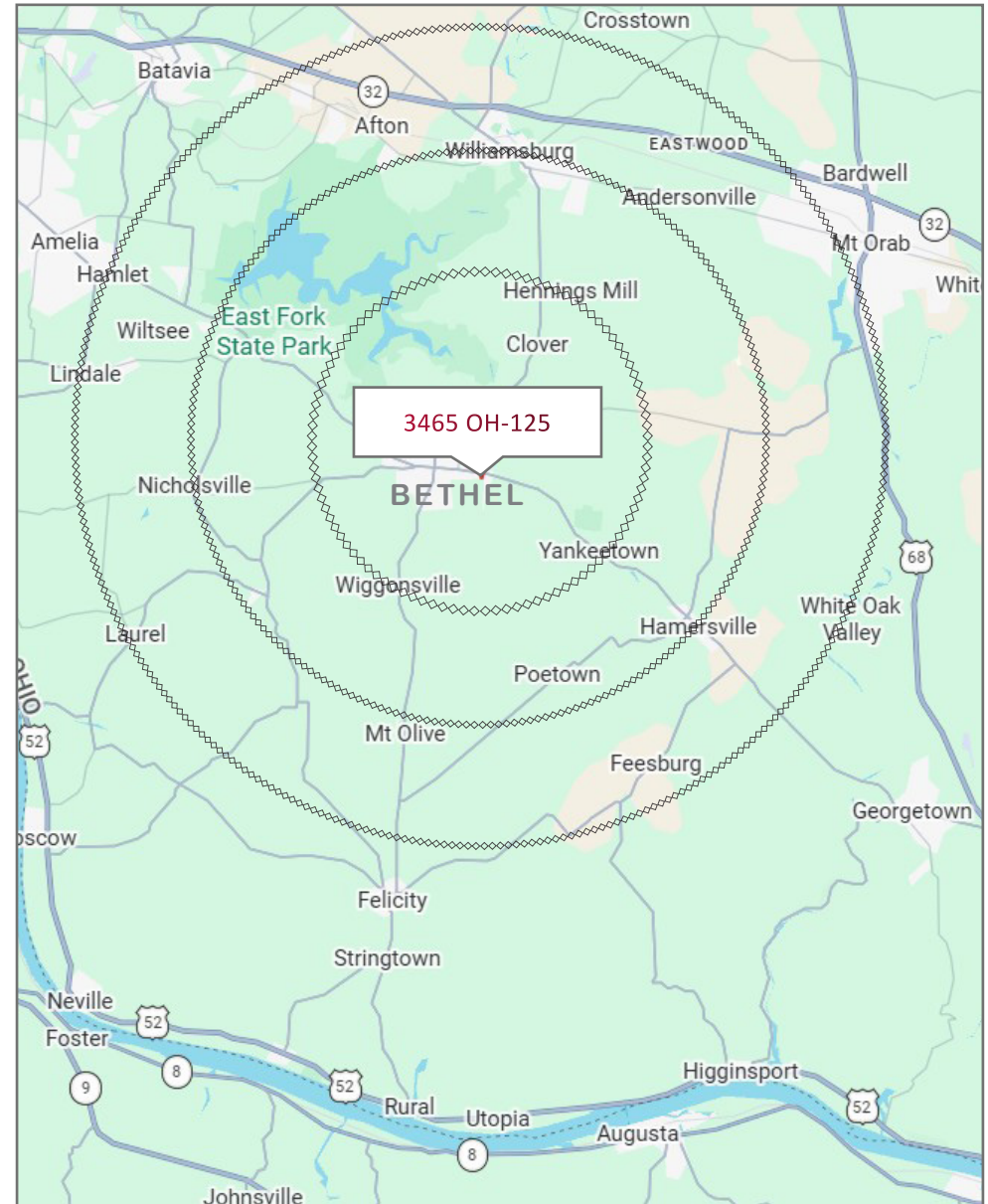


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DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
POPULATION			
2025 Total Population	5,375	12,694	64,171
2030 Population Projection	5,496	12,915	65,824
Annual Growth 2020-2025	+ 0.5%	+ 0.1%	+ 0.9%
Annual Growth 2025-2030	+ 0.5%	+ 0.3%	+ 0.5%
Average Age	42.2	44	41.5
HOUSEHOLDS			
2025 Total Households	2,134	4,893	24,262
2030 Household Projection	2,184	4,982	24,895
Annual Growth 2020-2025	+0.7%	+0.5%	+1.4%
Annual Growth 2025-2030	+0.5%	+0.4%	+0.5%
Average Household Size	2.5	2.6	2.6
INCOME			
Average Household Income	\$81,399	\$88,908	\$90,330
Median Household Income	\$63,771	\$80,652	\$75,093



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