



DOLLAR GENERAL

2016 Construction | NNN Lease | Columbus, OH MSA

137 W Main St, Hebron, OH 43025

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // DOLLAR GENERAL



Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives

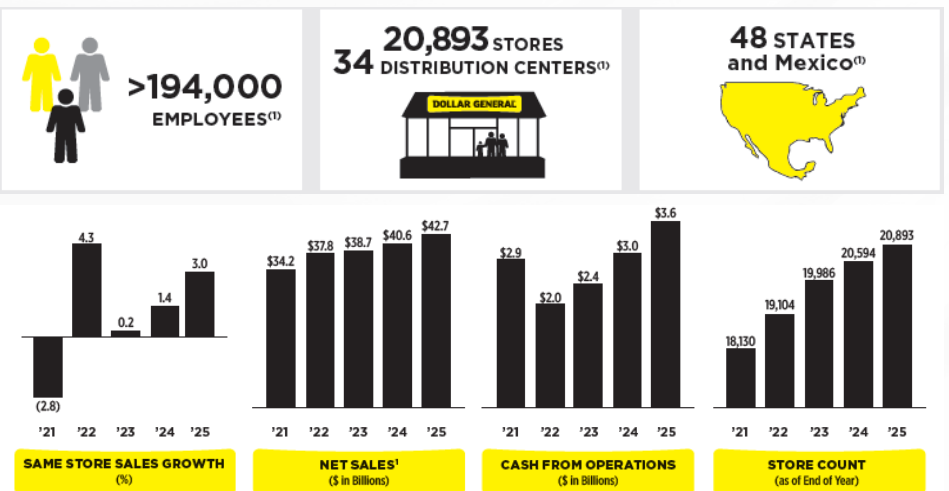
its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 30, 2026, the Company's 20,893 Dollar General, DG Market, DGX and pOpshelf 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.



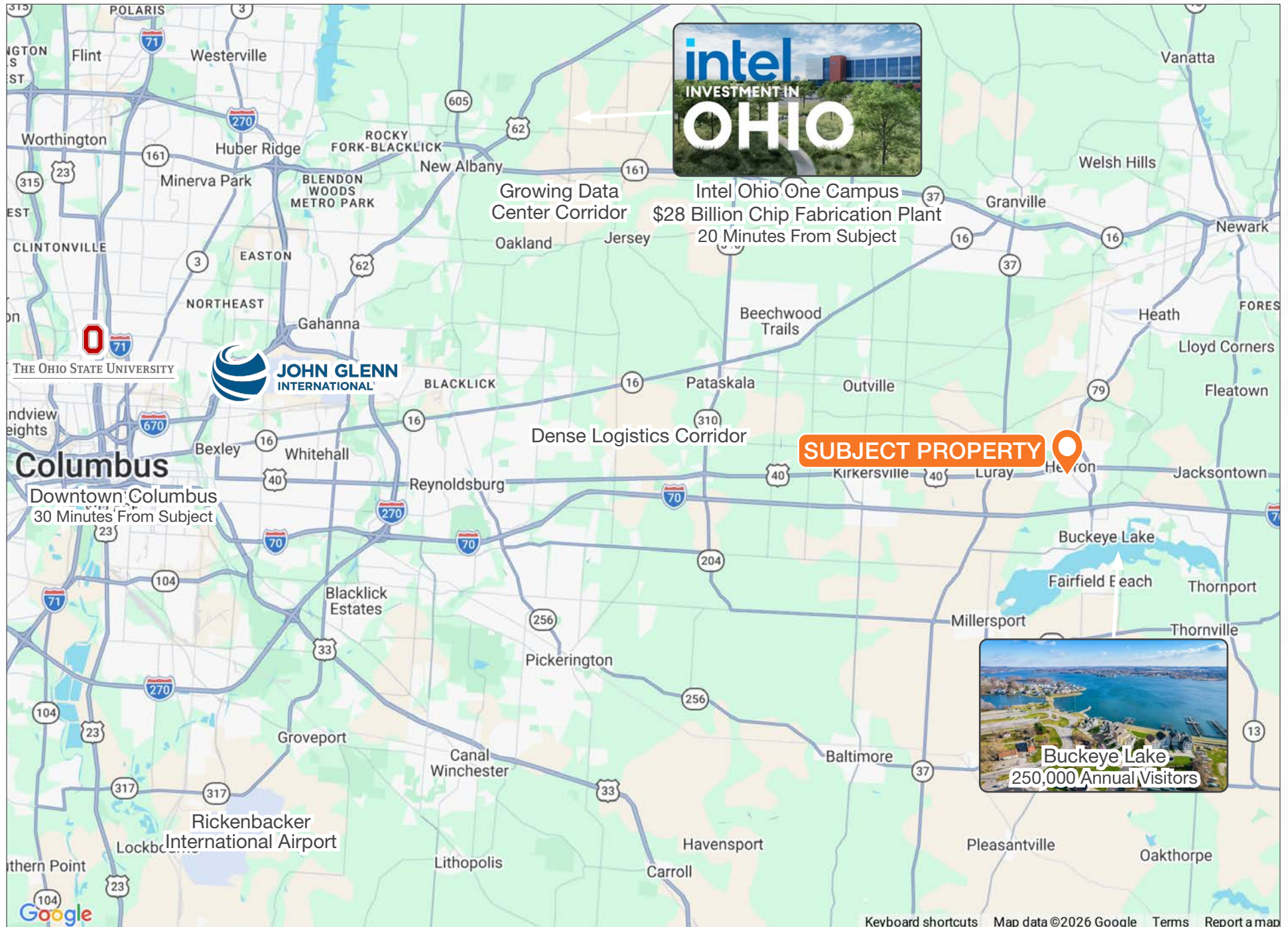
¹ Combination distribution centers have both refrigerated and non-refrigerated products.
^{*} All information reflected on the map above is as of fiscal year end January 30, 2026. In item 2 of the Annual Report on Form 10-K for the fiscal year ended January 30, 2026, the store counts for Arkansas and Arizona as of February 27, 2026 were incorrectly reported as 146 and 593, respectively. The correct store counts as of February 27, 2026 were 593 for Arkansas and 146 for Arizona.

DOLLAR GENERAL REPORTS FY 2025 RESULTS:

- Net sales of \$42.7 billion, and a same-store sales increase of 3.0%
- Operating profit of \$2.2 billion
- Net income of \$1.5 billion, and diluted earnings per share of \$6.85
- Cash flow from operations of \$3.6 billion
- Executed 4,890 real estate projects, including 2,000 Project Renovate remodels and 2,254 additional remodels through Project Elevate remodel program
- Dollar General and its Foundations contributed over \$26 million to charitable efforts



REGIONAL AERIAL // DOLLAR GENERAL - HEBRON, OH



PROPERTY PHOTOS // DOLLAR GENERAL - HEBRON, OH



OFFERING SUMMARY // DOLLAR GENERAL - HEBRON, OH

\$1,321,000

LIST PRICE

7.50%

CAP RATE

\$145

PRICE/SF



PROPERTY DESCRIPTION

Address:	137 W Main St, Hebron, OH 43025
Year Built:	2016
Lot Size:	+/-0.99-Acres
GLA:	9,100-Sq. Ft.
Type of Ownership:	Fee Simple

LEASE ABSTRACT

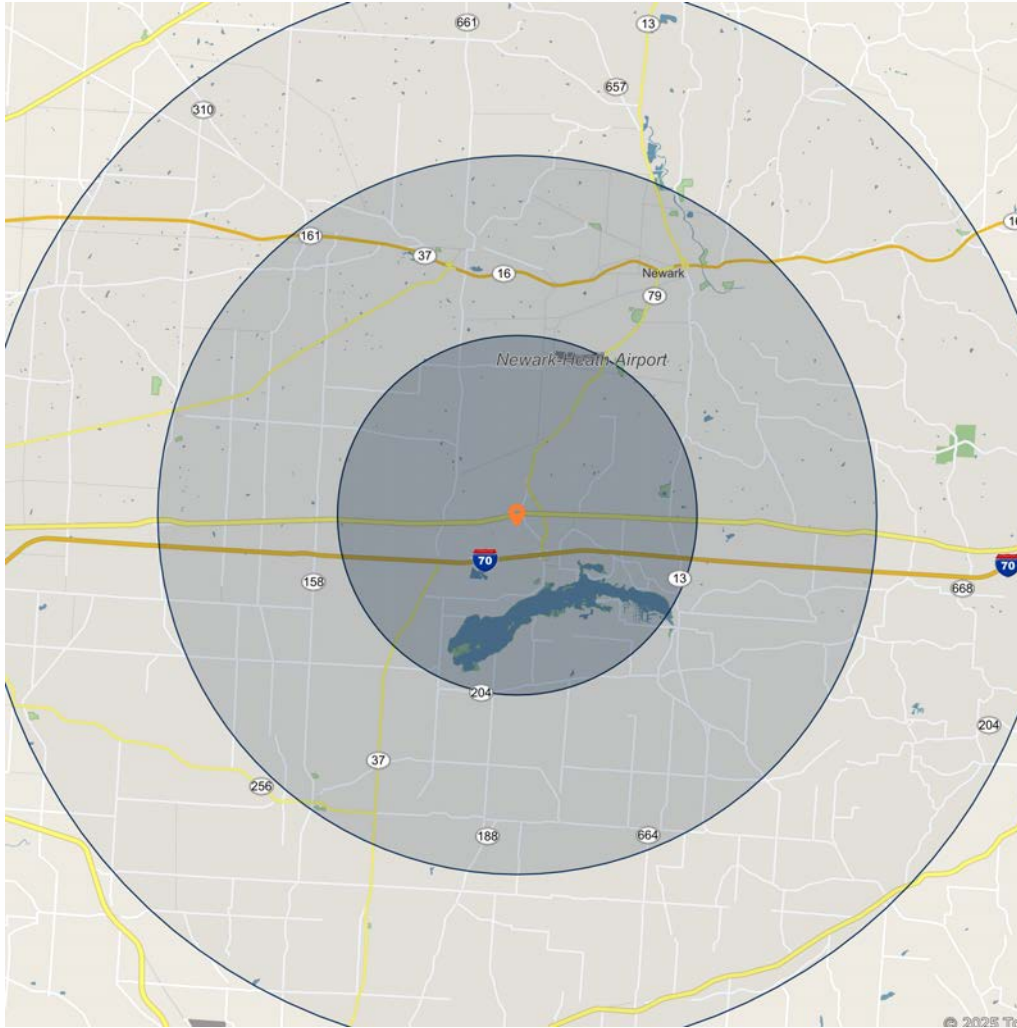
Tenant:	Dollar General
Lease Type:	Triple Net (NNN)
Lease Commencement:	01/01/2016
Lease Expiration:	12/31/2031
Lease Term Remaining:	5.5 Years
Option Terms:	Three, 5-Year Options
Rental Increases:	10% In Each Option
LL Responsibility:	None
Tenant Responsibility:	All Else Including Reimbursing for Taxes
Guarantor:	Corporate

RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	12/31/2031	\$99,054	\$8,254.52	\$10.89	-
Option 1	12/31/2036	\$108,959	\$9,079.95	\$11.97	10.00%
Option 2	12/31/2041	\$119,855	\$9,987.95	\$13.17	10.00%
Option 3	12/31/2046	\$131,840	\$10,986.74	\$14.49	10.00%

- **DOLLAR GENERAL LOCATION:** 2016 Build to Suit for Dollar General. 9,100-SF on a 0.99 acre lot.
- **NNN LEASE:** 5.5 years remaining on the original NNN lease with Three, 5-year renewal options and 10% rental increases in each option. No landlord responsibilities.
- **CORPORATE GUARANTEE:** Lease is corporately guaranteed by Dollar General.
- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.
- **HIGH VISIBILITY LOCATION:** Located along W Main St/I-70 ALT in downtown Hebron, 2 miles from I-70 and Buckeye Lake. 30 miles from downtown Columbus.
- **PROXIMITY TO MAJOR \$28B DEVELOPMENT:** 20 minutes from Intel's Ohio One Campus, a major \$28 billion chip manufacturing plant currently under construction.
- **STRONG DEMOGRAPHICS:** The population exceeds 209,300 within 15-miles of the property and is projected to increase by 2030.

DEMOGRAPHIC REPORT // HEBRON, OH



	5 Miles	10 Miles	15 Miles
POPULATION			
2030 Projection	17,817	117,457	211,121
2025 Estimate	17,854	117,310	209,378
2020 Census	17,813	117,028	206,952
2010 Census	17,706	110,249	192,512
HOUSEHOLD INCOME			
Average	\$101,999	\$100,140	\$109,343
Median	\$79,712	\$82,958	\$90,857
Per Capita	\$43,264	\$38,797	\$40,966
HOUSEHOLDS			
2030 Projection	7,768	47,019	81,421
2025 Estimate	7,740	46,759	80,488
2020 Census	7,682	46,233	78,658
2010 Census	7,392	43,478	73,443
HOUSING			
Median Home Value	\$298,629	\$271,771	\$297,170
EMPLOYMENT			
2025 Daytime Population	19,112	112,055	197,014
2025 Unemployment	3.20%	2.72%	2.83%
Average Time Traveled (Minutes)	28	28	29
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	3.09%	2.04%	1.76%
Some College (13-15)	45.55%	42.76%	40.28%
Associate Degree Only	10.81%	12.85%	13.14%
Bachelor's Degree Only	10.50%	9.75%	9.58%
Graduate Degree	23.25%	26.44%	29.45%

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Activity: ZAH0320372, ZAH0320373, ZAH0320374

DOLLAR GENERAL

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