

OFFERING MEMORANDUM DOLLAR GENERAL



1406 US HWY 2, BESSEMER, MI 49911

DOLLAR GENERAL®

Marcus & Millichap
THE YODER-HARMAN GROUP

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DOLLAR GENERAL

EXECUTIVE
SUMMARY

Marcus & Millichap
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EXECUTIVE SUMMARY

DOLLAR GENERAL

1406 US HWY 2, BESSEMER, MI 49911

 TOTAL PRICE
\$1,246,000

 CAP RATE
7.50%

Net Operating Income	\$93,500
Gross Leasable Area	9,100 SF
Price/Square Foot	\$136.92/SF
Lease Guarantor	Corporate
Initial Lease Term	15 Years
Lease Expiration	08/31/2036
Lease Term Remaining	10.67 Years
Lot Size	1.13 Acres
Year Built	2020

DOLLAR GENERAL



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DOLLAR GENERAL

**PROPERTY
INFORMATION**

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INVESTMENT HIGHLIGHTS

New Build in 2020 | 10.67 Years Remaining on an Absolute NNN Lease
– No Landlord Responsibilities | 10% Rental Increases in Each Five 5-
Year Option | Metal Roof

Corporate Guarantee | Dollar General (NYSE: DG) Has Over 20,500
Locations in 48 States | Investment Grade Tenant | BBB Rating by S&P

Tenant Recently Completed an Interior Remodel, Showing
Commitment to Site

Resort Town Dollar General – Near Black River Ski Resort, Snowriver
Mountain Resort, Big Powderhorn Mountain and Blackjack Ski Area

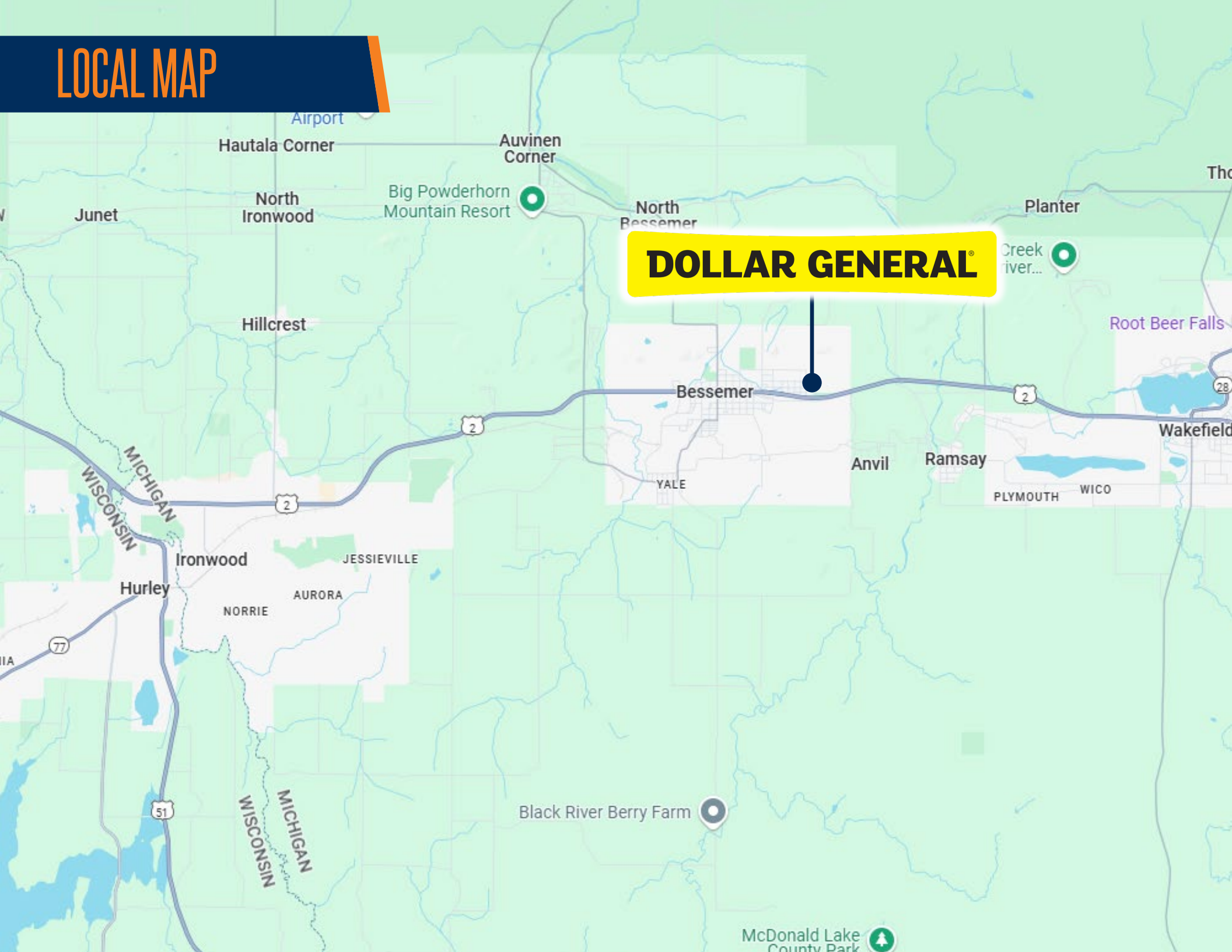
Location Benefits from Year-Round Visitors to Nearby Recreational
Areas Such as Ottawa National Forest, Lake Superior, Bluff Valley Park,
Black River Falls, and the Iron Belle Trail and Others

Property is Located Near Residential Areas and Local Area Retail
Establishments | Five Miles from Indianhead Valley Condos

Excellent Visibility from Highly Trafficked US Hwy 2, the Longest
Highway in the Upper Peninsula | Connects Ironwood and Wakefield,
MI

Demographics (2025 Estimate)	3 Miles	5 Miles	10 Miles
Population	2,835	5,086	14,614
Average Household Income	\$68,761	\$69,906	\$69,019
Daytime Population	2,462	4,400	13,702

LOCAL MAP



DOLLAR GENERAL®

REGIONAL MAP



DOLLAR GENERAL



BIG POWDERHORN
MOUNTAIN RESORT
RANKED ONE OF THE TOP 5
MIDWEST SKI RESORTS

15.6 MILES TO
LAKE SUPERIOR



**DOLLAR
GENERAL**



**A D JOHNSTON
HIGH SCHOOL**



**SUNDAY LAKE EDDY
PARK CAMPGROUND**
(230 Acres Lake with 79 Sites)

2

Bessemer

9,300 VPD

2



Verona



Anvil

Ramsay



Plymouth

Wico

**PLYMOUTH OPEN
PIT LAKE**



DOLLAR GENERAL

FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

DOLLAR GENERAL

1406 US HWY 2, BESSEMER, MI 49911

Sale Price	\$1,246,000
Cap Rate	7.50%
NOI	\$93,500
Square Feet	9,100
Year Built	2020
Lot Size	1.13 Acres
Tenant	Dollar General
Lease Guarantor	Corporate
Lease Expiration	8/31/2036
Lease Term Remaining	10.67 Years
Lease Type	Absolute NNN
Renewal Options	Five, 5-Year
Rental Increases	10% At Each Option
Landlord Responsibilities	None
Tenant Responsibilities	All



LEASE SUMMARY			
Years	Annual Rent	Monthly Rent	Rent/SF
Initial Term			
Current - 08/31/2036	\$93,500	\$7,791.67	\$10.27
Option Term 1			
09/1/2036 - 08/31/2041	\$102,850	\$8,570.83	\$11.30
Option Term 2			
09/01/2041 - 08/31/2046	\$113,675	\$9,472.92	\$12.49
Option Term 3			
09/01/2046 - 08/31/2051	\$124,448	\$10,370.70	\$13.68
Option Term 4			
09/01/2051 - 08/31/2056	\$136,893	\$11,407.78	\$15.04
Option Term 5			
09/01/2056 - 08/31/2061	\$150,583	\$12,548.56	\$16.55

ABOUT DOLLAR GENERAL

**DOLLAR
GENERAL**

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Currently, Dollar General operates over 20,500 locations in 48 states. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the NYSE under the symbol DG.

Providing clothing, cleaning supplies, home décor, health & beauty products, pet supplies, seasonal items, and grocery items, Dollar General has witnessed exponential growth over the last several years, growing from 12,000 stores in 2015 to over 20,500 stores in all 48 contiguous states in the first half of 2025.

In October 2020, Dollar General opened the first of its pOpshelf stores in Hendersonville and Clarksville, Tennessee, a concept geared to wealthier and teenage/young adult shoppers, and in some Dollar General stores, are part of a store-within-a-store concept. As of April 2024, there are 222 freestanding pOpshelf stores in 20 states.

In 2025, Dollar General ranks #112 on the Fortune 500 List. Dollar General has grown to become one of the most profitable stores in the rural United States, with 2025 revenue reaching \$40.61 billion, and employs over 172,000 people.

 20,500+ Locations	 2025 Revenues \$40.61B	 In Business Since 1939	 NYSE: DG	 Headquartered in Goodlettsville, TN
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[**DOLLAR GENERAL
WEBSITE**](#)

Dollar General Headquarters, Goodlettsville, TN

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DOLLAR GENERAL

MARKET OVERVIEW

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**BESSEMER, MI | GOGEBIC
COUNTY, MI**

2024 POPULATION:

14,217

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BESSEMER, MI

Bessemer is a city located in Gogebic County in the western part of Michigan's Upper Peninsula, near the eastern border of Wisconsin. The city is a small but vibrant community and serves as the Gogebic County seat.

Bessemer is well known for its outdoor activities, especially during the winter months. The nearby Black River Ski Resort, Snowriver Mountain Resort, Big Powderhorn Mountain and Blackjack Ski Area are popular destinations for skiing and snowboarding enthusiasts. In addition to winter sports, the area offers hiking, biking, camping, and fishing opportunities and the scenic beauty of the surrounding landscape, particularly Lake Superior Beach and Rainbow Falls, makes it a great area for nature lovers and photographers alike.

GOGEBIC COUNTY, MI

Gogebic County is actively engaged in various economic development initiatives aimed at fostering growth and improving the local economy. The county's economic landscape is characterized by a mix of industries, including healthcare, education, and tourism, which play significant roles in its economic stability. Aspirus Ironwood Hospital is one of the largest employers in the region, providing essential healthcare services and employment opportunities to local residents. The presence of Gogebic Community College also contributes to the educational sector, offering training and workforce development programs that align with local economic needs. The natural beauty of Gogebic County, with its lakes, forests, and recreational opportunities attracts tourists year-round. This sector not only supports local businesses, but creates jobs in hospitality, retail, and outdoor recreation services.

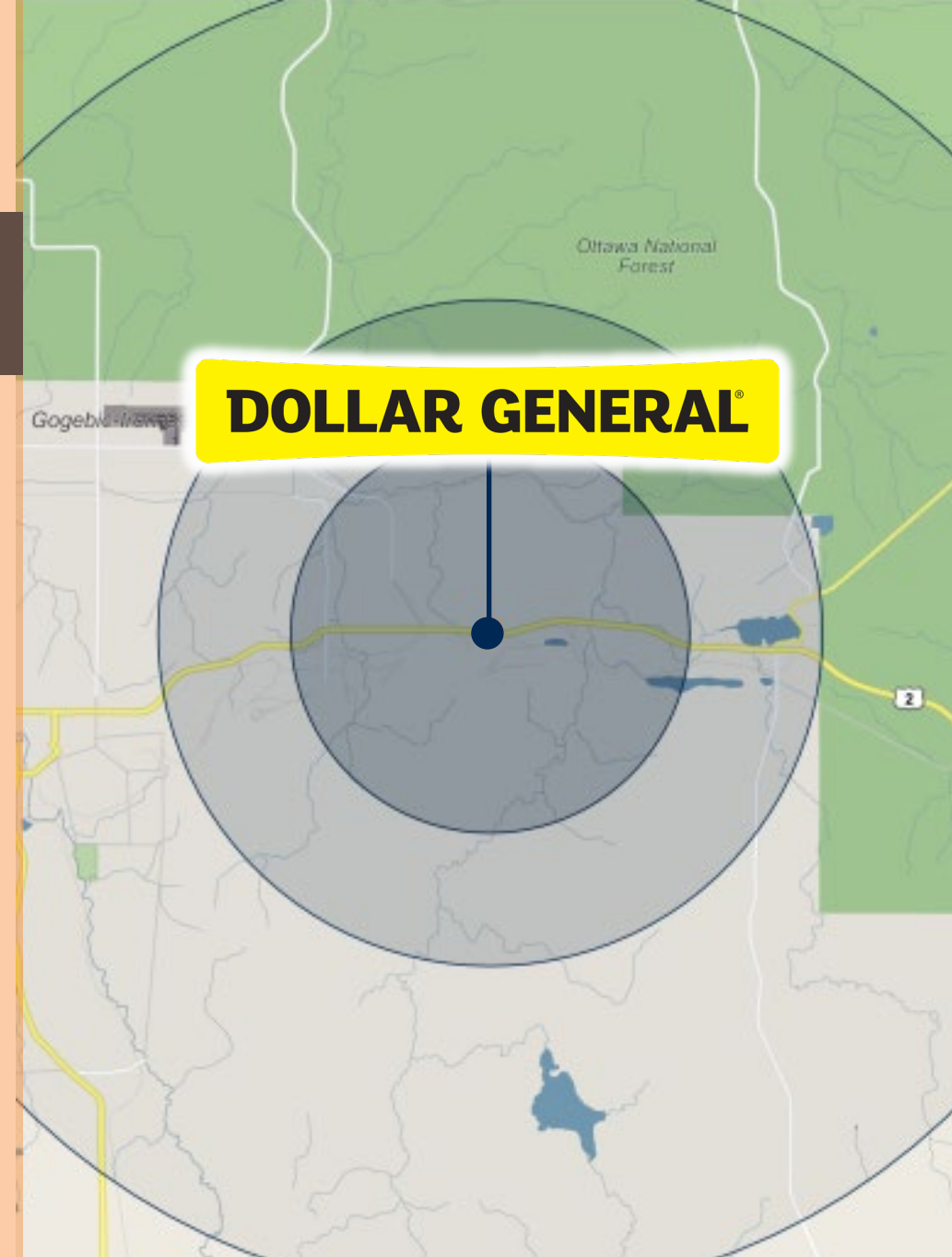
Overall, Gogebic County's economic development efforts are focused on leveraging its natural resources, enhancing workforce skills, and attracting new businesses to create a more robust and diverse economic environment.

DEMOGRAPHICS

DOLLAR GENERAL

1406 US HWY 2, BESSEMER, MI 49911

	3 Miles	5 Miles	10 Miles
POPULATION			
2030 Projection	2,817	5,051	14,538
2025 Estimate	2,835	5,086	14,614
2020 Census	2,812	5,070	14,593
2010 Census	2,961	5,378	15,418
INCOME			
Average	\$68,781	\$69,906	\$69,019
Median	\$59,245	\$56,912	\$53,428
Per Capita	\$32,957	\$33,362	\$33,176
HOUSEHOLDS			
2025 Projection	1,291	2,372	6,840
2025 Estimate	1,289	2,372	6,814
2020 Census	1,286	2,373	6,769
2010 Census	1,315	2,445	6,897
MEDIAN HOME VALUE			
2025	\$103,633	\$98,359	\$92,677
EMPLOYMENT			
2025 Daytime Population	2,462	4,400	13,702



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