OFFERING
MEMORANDUM

DOLLAR GENERAL

DOLLAR GENERAL
WENTWORTH, NEW HAMPSHIRE

SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty-New England, Inc.
A Licensed New Hampshire Broker #075993

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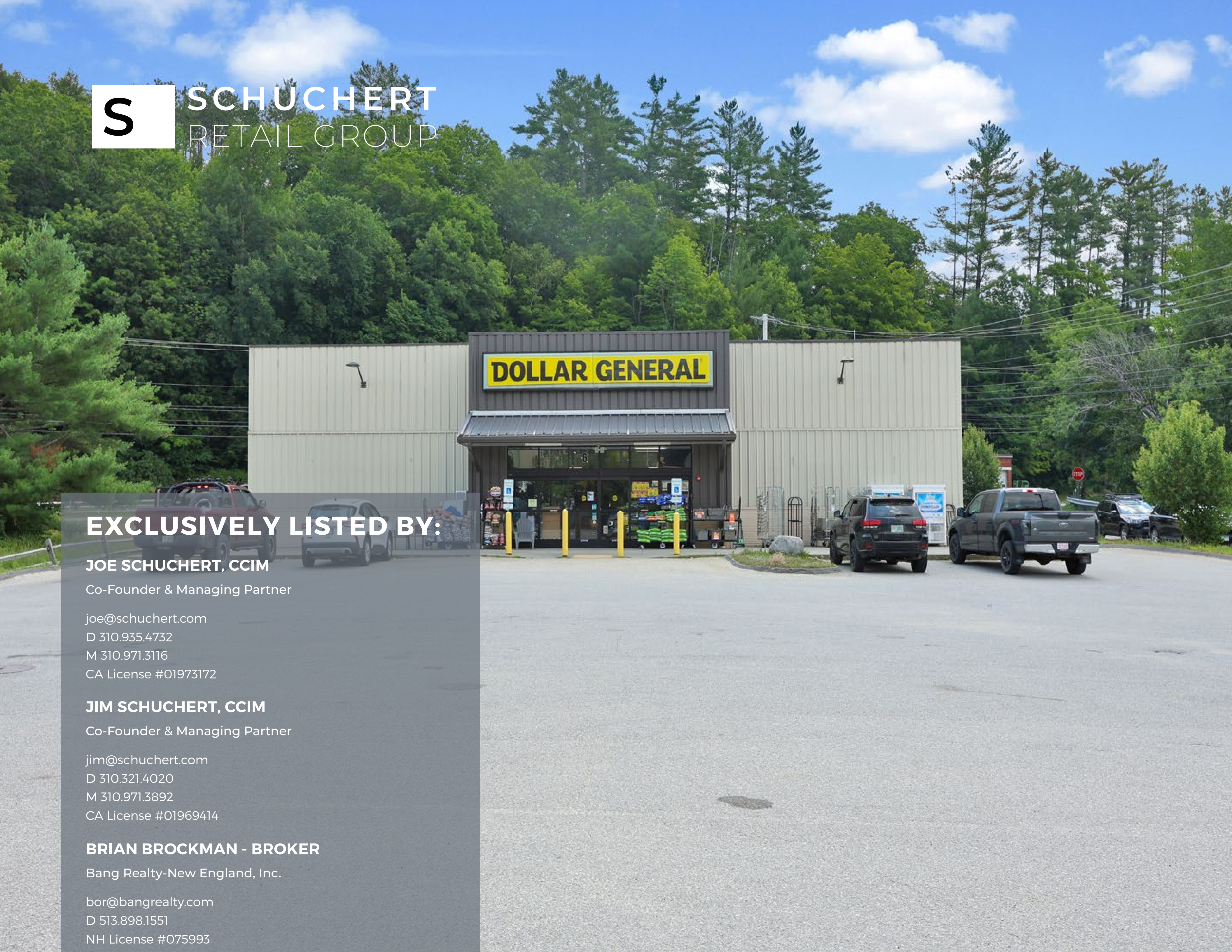

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INVESTMENT SUMMARY

LIST PRICE **$1,508,952**	PROPERTY ADDRESS **6 NH ROUTE 25A WENTWORTH, NH 03282**
CAP RATE **7.25%**	ANNUAL RENT **$109,399.08**
BUILDING SIZE **7,489 SQ. FT.**	LAND AREA **0.84 ACRES**
OWNERSHIP **FEE SIMPLE**	LEASE TYPE **ABSOLUTE NNN**
LEASE TERM REMAINING **7.25 YEARS**	LEASE EXPIRATION **09/30/2033**
RENEWAL OPTIONS **4 - 5 YEAR**	RENT INCREASES **10% AT OPTIONS**
PARKING **28 SPACES**	YEAR BUILT **2018**
PARCEL NUMBER **M/L 08-01-09**	TRAFFIC COUNTS **3,729 VPD**

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 7.25 Years of Guaranteed Lease Term (Lease Exp: September 2033)
- 2018 Build-to-Suit Construction
- 7,489 SF Building | 0.84 Acre Parcel
- Four (4) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE | A TRUE COUPON CLIPPER:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

GRAFTON COUNTY, NEW HAMPSHIRE:

- Part of the Claremont-Lebanon, NH-VT Micropolitan Statistical Area
- Home of Dartmouth College and Plymouth State University

TENNEY MOUNTAIN RESORT - PLYMOUTH, NH:

- Located 14 Miles from the Subject Property
- 53 Trails
- 130+ Skiable Acreage
- 4 Lifts, 1500 Vertical Feet

POLAR CAVES PARK - RUMNEY, NH:

- Polar Caves Park is A Set of Glacially-Formed Talus Caves Located in New Hampshire's White Mountains.
- The Caves Were Formed During the Last Ice Age from Granite Boulders
- Located 10 Miles from the Subject Property
- Attracts 50,000+ Visitors Annually

WHITE MOUNTAIN NATIONAL FOREST:

- Attracts 6 Million Visitors Each Year
- Recreational Opportunities: 1,200 Miles of Hiking Trails; 400 Miles of Snowmobile Trails; 160 Miles of the Appalachian Trail; 23 Developed Campgrounds with Over 800 Camping Units; 6 Ski Touring Areas; 4 Alpine Ski Areas
- Water Opportunities: 12,000 Acres of Wetlands; 4,750 Miles of Streams; 67 Lakes; 35 Watersheds

PROXIMITY FROM WENTWORTH, NH:

- Concord, NH | 59 Miles
- Manchester, NH | 76 Miles
- Nashua, NH | 95 Miles
- Boston, MA | 127 Miles
- Portland, ME | 105 Miles

TRADE AREA DEMOGRAPHICS:

- 5-Mile Population = 1,732 Residents
- 5-Mile Average Household Income = $119,940
- 10-Mile Population = 5,214 Residents
- 10-Mile Average Household Income = $119,395
- 15-Mile Population = 28,420 Residents
- 15-Mile Average Household Income = $145,369

TENANT:

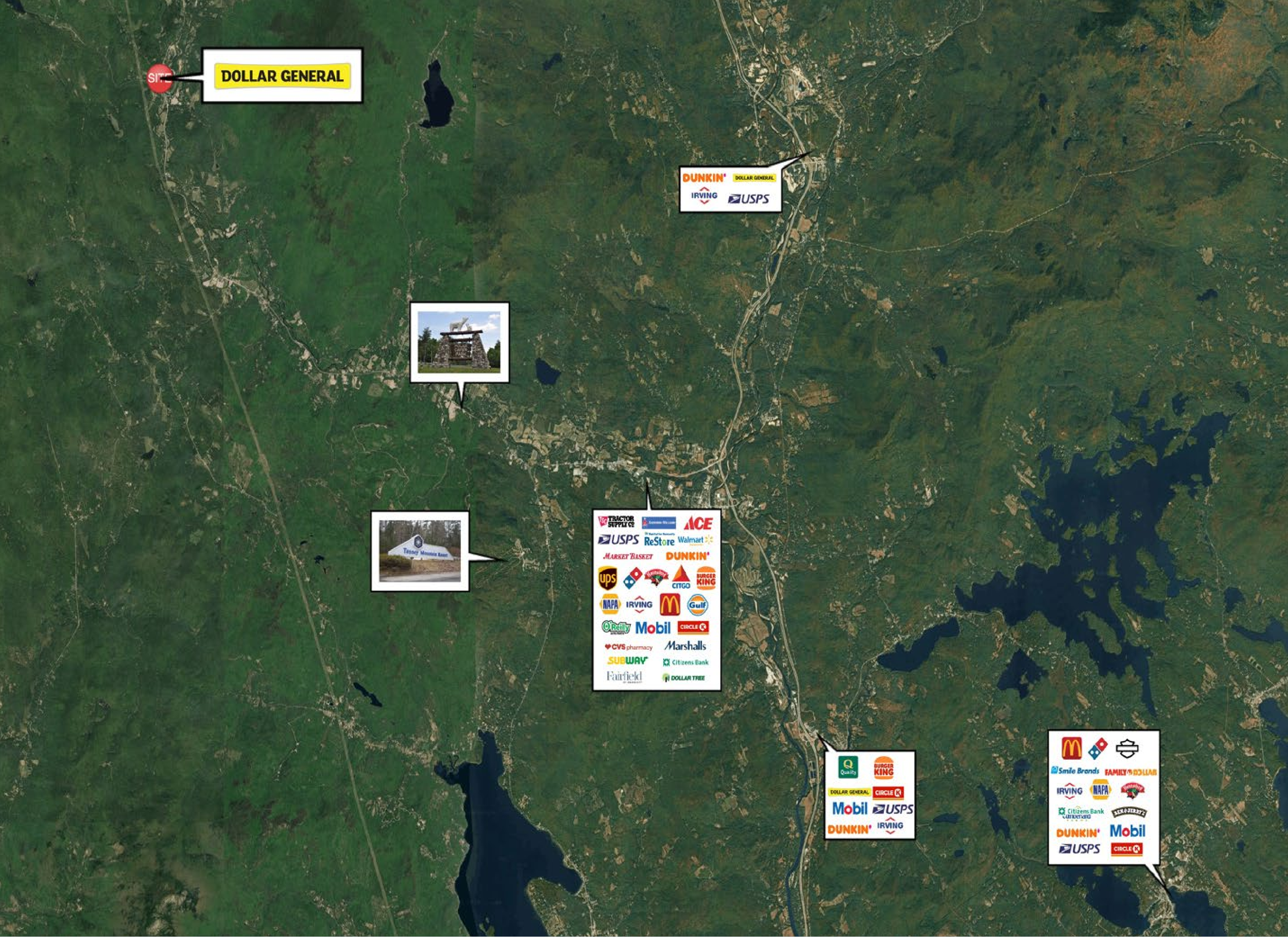
- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #112 on the Fortune 500 List


DG


DG


DG


DG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BURGER KING
NAPA
IRVING
Gulf
Mobil
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CVS pharmacy
Marshalls
SUBWAY
Citizens Bank
Fairfield
DOLLAR TREE
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Smile Brands
FAMILY DOLLAR
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NAPA
Citizens Bank
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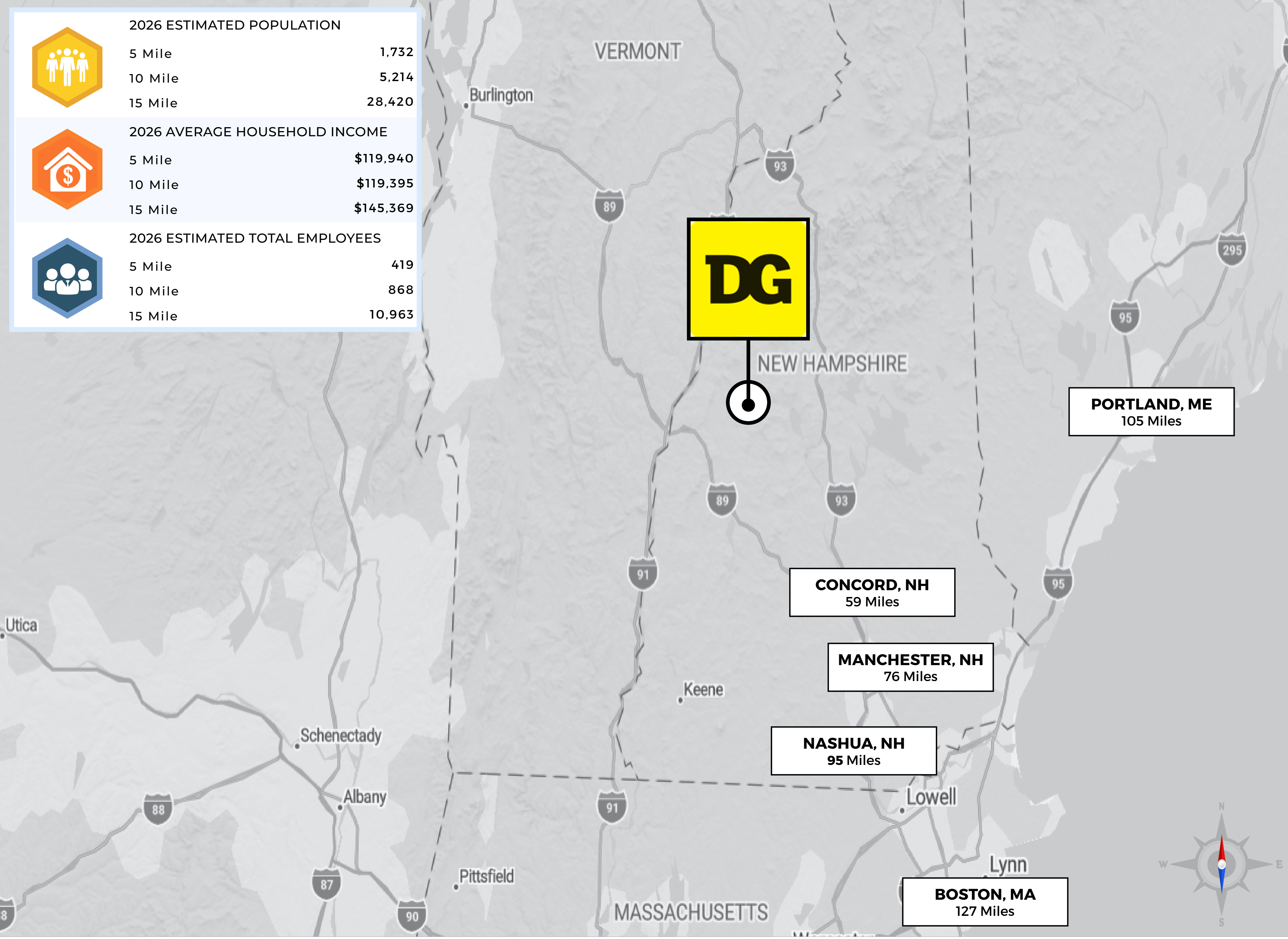
2026 ESTIMATED POPULATION	
5 Mile	1,732
10 Mile	5,214
15 Mile	28,420

2026 AVERAGE HOUSEHOLD INCOME	
5 Mile	$119,940
10 Mile	$119,395
15 Mile	$145,369

2026 ESTIMATED TOTAL EMPLOYEES	
5 Mile	419
10 Mile	868
15 Mile	10,963



AREA OVERVIEW

WENTWORTH, NEW HAMPSHIRE

Wentworth is a town in Grafton County, New Hampshire, United States. The town is home to Plummer's Ledge Natural Area, and part of the White Mountain National Forest is in the northeast. The town has a picturesque common, presided over by a Federal style church and bordered by antique homes.

Grafton County is a county located in the state of New Hampshire, in the United States. As of the 2020 Census, the population was 91,118. Its county seat is North Haverhill, which is a village within the town of Haverhill. Until 1972, the county courthouse and other offices were located in downtown Woodsville, a larger village within the town of Haverhill.

Grafton County is part of the Claremont-Lebanon, NH–VT Micropolitan Statistical Area. According to the United States Census Bureau, the town has a total area of 42.0 square miles (108.8 km2), of which 41.4 square miles (107.2 km2) is land and 0.5 square miles (1.3 km2), or 1.21%, is water. The town is drained by the Baker River and the South Branch Baker River. The highest point in Wentworth is Carr Mountain, at 3,453 feet (1,052 m) above sea level.

The town is crossed north to south by New Hampshire Route 25 and New Hampshire Route 118. New Hampshire Route 25A starts at Routes 25 and 118 at the town center and proceeds west into Orford. The county is the home of Dartmouth College and Plymouth State University.

AREA DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE	15 MILE
2026 Population	759	1,732	5,214	28,420
2031 Projected Population	749	1,704	5,156	28,278
2020 Census Population	796	1,753	5,039	28,524

HOUSEHOLDS	3 MILE	5 MILE	10 MILE	15 MILE
2026 Households	358	803	5,214	28,420
2031 Projected Households	355	791	5,156	28,278
2020 Census Households	340	745	5,039	28,524
Average Household Size	2.11	2.15	2.18	2.20

INCOME	3 MILE	5 MILE	10 MILE	15 MILE
2026 Average Household Income	$130,045	$119,940	$119,395	$145,369
2026 Median Household Income	$95,702	$85,505	$85,160	$98,381
2026 Per Capita Income	$61,357	$55,628	$54,416	$61,084

HOUSING	3 MILE	5 MILE	10 MILE	15 MILE
2026 Housing Units	358	803	2,376	11,795
2026 Owner-Occupied Units	306	673	1,960	8,698
2026 Renter Occupied Housing Units	52	131	416	3,098

PLACE OF WORK	3 MILE	5 MILE	10 MILE	15 MILE
2026 Businesses	16	57	144	1,207
2026 Employees	124	419	868	10,963

TENANT OVERVIEW

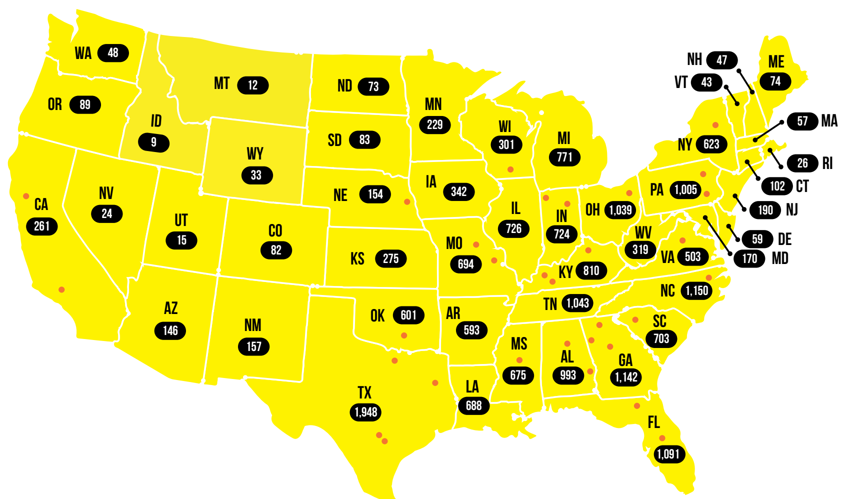
STOCK	CREDIT RATING	MARKET CAP	FORTUNE 500	YEAR FOUNDED	HEADQUARTERS	STORES	NO. EMPLOYEES
NYSE: DG	S&P: BBB	$24.48 Billion	#112	1939	Goodlettsville, TN	21,055	195,000

ABOUT

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 May 1, 2026, the company's 21,055 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.

21,055 STORES | **IN 48 STATES** AS OF 05/01/2026 |

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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