

NET LEASE RETAIL PORTFOLIO

Ohio 2 Property Portfolio



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Asking Price:
\$1,443,765



Location:
Ohio



Cap Rate:
8.39%

PROPERTY SUMMARY



ADDRESS	427 Canton Rd NW, Carrollton, OH
SIZE	5,675 SF
LAND AREA	0.69 Acres
YEAR BUILT	1998
TRAFFIC COUNTS	±10,710 VPD
POPULATION within a 5-mile radius	7,762
AVERAGE HOUSEHOLD INCOME within a 5-mile radius	\$73,871



\$709,677
ASKING PRICE



7.75%
CAP RATE



\$55,000
NOI

PROPERTY SUMMARY



ADDRESS	385 W Airport Hwy, Swanton, OH
SIZE	9,014 SF
LAND AREA	1.03 Acres
YEAR BUILT	2005
TRAFFIC COUNTS	±13,100 VPD
POPULATION within a 5-mile radius	12,498
AVERAGE HOUSEHOLD INCOME within a 5-mile radius	\$88,105



\$734,088
ASKING PRICE



9.0%
CAP RATE



\$66,068
NOI



Aerial View

ADVANCE AUTO PARTS

427 Canton Rd NW, Carrollton, OH 44615



AMC Real Estate Investment Services is pleased to offer for sale a single-tenant Advance Auto Parts located at 427 Canton Rd NW, Carrollton, Ohio. The property is fully leased to Advance Auto Parts, a nationally recognized automotive aftermarket retailer providing essential vehicle maintenance parts and accessories. As a necessity-driven retailer serving both retail consumers and professional installers, the store benefits from consistent demand and resilient performance across economic cycles.

The property is strategically positioned along Canton Road NW, a primary commercial corridor serving Carrollton and the surrounding region, with traffic counts of approximately $\pm 10,710$ vehicles per day. This high-visibility location offers convenient access and steady pass-by traffic, supporting frequent visits and aligning with Advance Auto Parts' service-oriented, repeat-customer business model.

The site benefits from its location within Carroll County and the broader eastern Ohio region, supported by a stable employment base tied to manufacturing, transportation, energy, and local services. The surrounding trade area is characterized by established residential communities and limited direct competition, providing a dependable customer base for automotive necessity retail.

This offering presents investors with the opportunity to acquire a stabilized, single-tenant net-leased asset backed by a nationally recognized retailer in a supply-constrained market. With predictable cash flow, minimal landlord management responsibilities, and durable fundamentals tied to essential automotive demand, the property is well suited for passive investors and 1031 exchange buyers seeking long-term stability.

PROPERTY SUMMARY

ADDRESS	427 Canton Rd NW, Carrollton, OH
SIZE	5,675 SF
LAND AREA	0.69 Acres
YEAR BUILT	1998
TRAFFIC COUNTS	$\pm 10,710$ VPD
POPULATION within a 5-mile radius	7,762
AVERAGE HOUSEHOLD INCOME within a 5-mile radius	\$73,871



\$709,677
ASKING PRICE



7.75%
CAP RATE



\$55,000
NOI



WHY THIS ASSET PERFORMS

ESSENTIAL, RECESSION-RESILIENT TENANT

Advance Auto Parts operates as a necessity-based automotive aftermarket retailer providing essential replacement parts, maintenance items, and accessories required regardless of economic conditions. Demand for vehicle maintenance remains consistent as consumers extend vehicle life during downturns, reinforcing Advance Auto Parts' recession-resistant business model and long-term operating durability.

STRATEGIC CARROLLTON, OHIO LOCATION

The property is located in Carrollton, Ohio, the county seat of Carroll County and the primary retail and service hub for the surrounding rural trade area. The market is supported by stable employment tied to manufacturing, transportation, energy, and local services, providing a dependable customer base for necessity-driven automotive retail.

HIGH-VISIBILITY COMMERCIAL CORRIDOR WITH STRONG ACCESS

Situated along Canton Rd NW, the area's primary commercial corridor, the property benefits from strong visibility, convenient ingress and egress, and traffic counts of approximately $\pm 10,698$ vehicles per day. This exposure supports frequent customer visits and aligns with Advance Auto Parts' service-oriented, repeat-purchase business model.

PROVEN ADVANCE AUTO PARTS SITE SELECTION MODEL

Advance Auto Parts strategically locates stores in established trade areas with consistent traffic, strong household density, and limited direct competition. Locations are designed to efficiently serve both retail customers and professional installers within a short drive radius, generating reliable daily demand and reducing reliance on discretionary spending.

SUPPLY-CONSTRAINED SMALL-TOWN TRADE AREA

Well-located retail sites along Canton Rd NW are increasingly difficult to replicate due to limited commercial land availability and controlled development in Carrollton. As new retail development faces higher barriers to entry, existing sites benefit from reduced competitive risk, supporting long-term tenant stability and reinforcing the asset's defensive investment profile.

KEY FEATURES

- Advance Auto Parts necessity-based retailer with consistent, recession-resistant demand.
- 27+ years of continuous operation at the site.
- 24% rent increase in the most recent lease extension.
- Visibility to $\pm 10,698$ vehicles per day.
- Low rent at \$9.69/SF, supporting long-term tenant sustainability.
- Tenant responsible for taxes, insurance, and CAM.
- Single-tenant asset with predictable cash flow and minimal management.

STATISTICS

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	4,654	5,370	7,762	22,675
Households	1,948	2,241	3,187	9,422
Household Income	\$71,699	\$71,468	\$73,871	\$77,825

RADIUS	TOTAL SPECIFIED CONSUMER SPENDING
2 Miles	\$54.2M
5 Miles	\$93M
10 Miles	\$284.5M

METRIC	2 MILES	5 MILES	10 MILES
Median Age	44.6	45.2	46.8
Avg Household Size	2.2	2.3	2.3

CATEGORY	2 MILES	5 MILES	10 MILES
Entertainment, Hobbies & Recreation	\$8.5M	\$14.5M	\$44.5M
Apparel & Footwear	\$2.7M	\$4.6M	\$13.7M
Household Goods & Furnishings	\$8.3M	\$14.4M	\$45.2M
Food & Alcohol	\$14.6M	\$24.6M	\$74.5M

New Developments in Carrollton, Ohio

- Encino Energy
- Halliburton
- Kinder Morgan
- Cleveland Clinic
- Carroll County Government

EMPLOYMENT BASE & INDUSTRY MIX

INDUSTRY & EMPLOYMENT BASE

Carrollton, Ohio is supported by a stable and regionally diversified employment base anchored by energy production, manufacturing, healthcare, transportation, and local government services. As the county seat of Carroll County, Carrollton functions as the primary service and employment hub for the surrounding rural trade area. The local economy is closely tied to Eastern Ohio’s energy sector, including Utica Shale–related operations and supporting services, alongside manufacturing and logistics employment within commuting distance. Regional healthcare providers, including Cleveland Clinic–affiliated facilities, further contribute to stable, recession-resistant employment and a consistent daytime population.

ECONOMIC & DEMOGRAPHIC SUPPORT

Carrollton benefits from a stable population base, long-term residency patterns, and an affordable cost of living that supports steady consumer spending on essential goods and services. The area is characterized by working families, skilled tradespeople, and energy-sector employment, creating durable demand for automotive maintenance and repair services. Vehicle dependency in this rural market further reinforces consistent spending on auto parts and related services, supporting necessity-based retail performance.

RETAIL DEMAND & COMPETITIVE CENTERS

Retail demand in Carrollton is concentrated along Canton Rd NW, the market’s primary commercial corridor and the dominant retail artery serving the community. The corridor captures local commuter traffic and regional pass-through traffic, supporting strong performance for auto-oriented and service-based retailers. Limited new retail development, controlled zoning, and a lack of competing corridors contribute to a supply-constrained retail environment with sustained tenant demand. These dynamics create a resilient setting for well-located automotive retailers such as Advance Auto Parts, benefiting from repeat visitation and essential, non-discretionary consumer demand.

Carrollton, Ohio

Located in **Carroll County**, approximately **60 miles south of Cleveland** and **25 miles southeast of Canton**, Carrollton is a stable small-town community that serves as the county seat and primary service hub for the surrounding rural trade area. Population: approximately **3,200**, supported by long-term residents, local employment, and regional economic activity tied to Eastern Ohio.

Historically rooted in agriculture, manufacturing, and rail, Carrollton has evolved into a regional center for government services, energy-related activity, and local commerce. The town functions as a central residential and commercial base for workers employed throughout Carroll County and nearby communities, offering affordability and accessibility without urban congestion.

Major employment drivers within the area include energy and natural gas operations associated with the Utica Shale region, local manufacturing, healthcare services, transportation, and county government. These industries provide a stable employment base that supports consistent housing demand and steady consumer spending on essential goods and services.

Carrollton's downtown core features local businesses, restaurants, civic buildings, and community institutions that reinforce its role as the county seat and social center. The town maintains a strong sense of community, with local events and long-standing businesses contributing to its small-town character and appeal to long-term residents.

Outdoor and lifestyle amenities include access to rural landscapes, parks, and nearby recreation areas, supporting a quality of life oriented around space, affordability, and community. The region's layout and limited public transportation result in high vehicle dependency, reinforcing demand for automotive services and necessity-based retail.

Education is supported by **Carrollton Exempted Village School District**, with additional access to regional colleges and universities within commuting distance. Connectivity is provided by **State Route 39** and nearby access to **U.S. Route 62**, linking Carrollton to Canton, New Philadelphia, and the broader Northeast Ohio region.

Carroll County offers a stable economic environment characterized by controlled growth, affordable living, and a business-friendly climate. Carrollton's position as the county seat, combined with its role as the area's primary retail and service center, makes it a dependable market supported by long-term fundamentals.

Carrollton may be small—but it is well-established, service-oriented, and supported by the economic backbone of Eastern Ohio, making it a compelling location for long-term living, business operations, and investment.



INVESTMENT SUMMARY

TENANT	Advance Auto Parts
LEASE TYPE	NN+ Lease
ORIGINAL TERM	10 Years
LEASE START DATE	5/28/1998
LEASE END DATE	12/31/2034
TERM REMAINING	±9 Years
OPTION PERIODS	1 (5) Year Options



	Term	Annual Rent	Change
Initial Term	05/28/1998 - 06/30/2008	\$54,991	-
Extended Term	07/01/2008 – 12/31/2013	\$54,991	-
Extended Term 1	01/01/2014 – 12/31/2018	\$48,011	-13%
Extended Term 2	01/01/2019 – 12/31/2023	\$44,340	-8%
Extended Term 3	01/01/2024 - 12/31/2028	\$55,000	24%
Extended Term 4	01/01/2029 - 12/31/2034	\$55,000	-
Option 1	01/01/2035 - 12/31/2039	\$60,666	10%

EXPENSE TYPE	RESPONSIBILITY
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Parking Lot Repairs	Landlord Responsibility
Parking Lot Replacement	Landlord Responsibility
Striping and Sealing	Landlord Responsibility
HVAC Repair Under \$250	Tenant Responsibility
HVAC Replacement	Landlord Pays for 1/2
Roof Repairs	Landlord Responsibility
Roof Replacement	Landlord Responsibility
Common Area Maintenance	Tenant Responsibility





**Advance
Auto Parts**

6th St Northwest

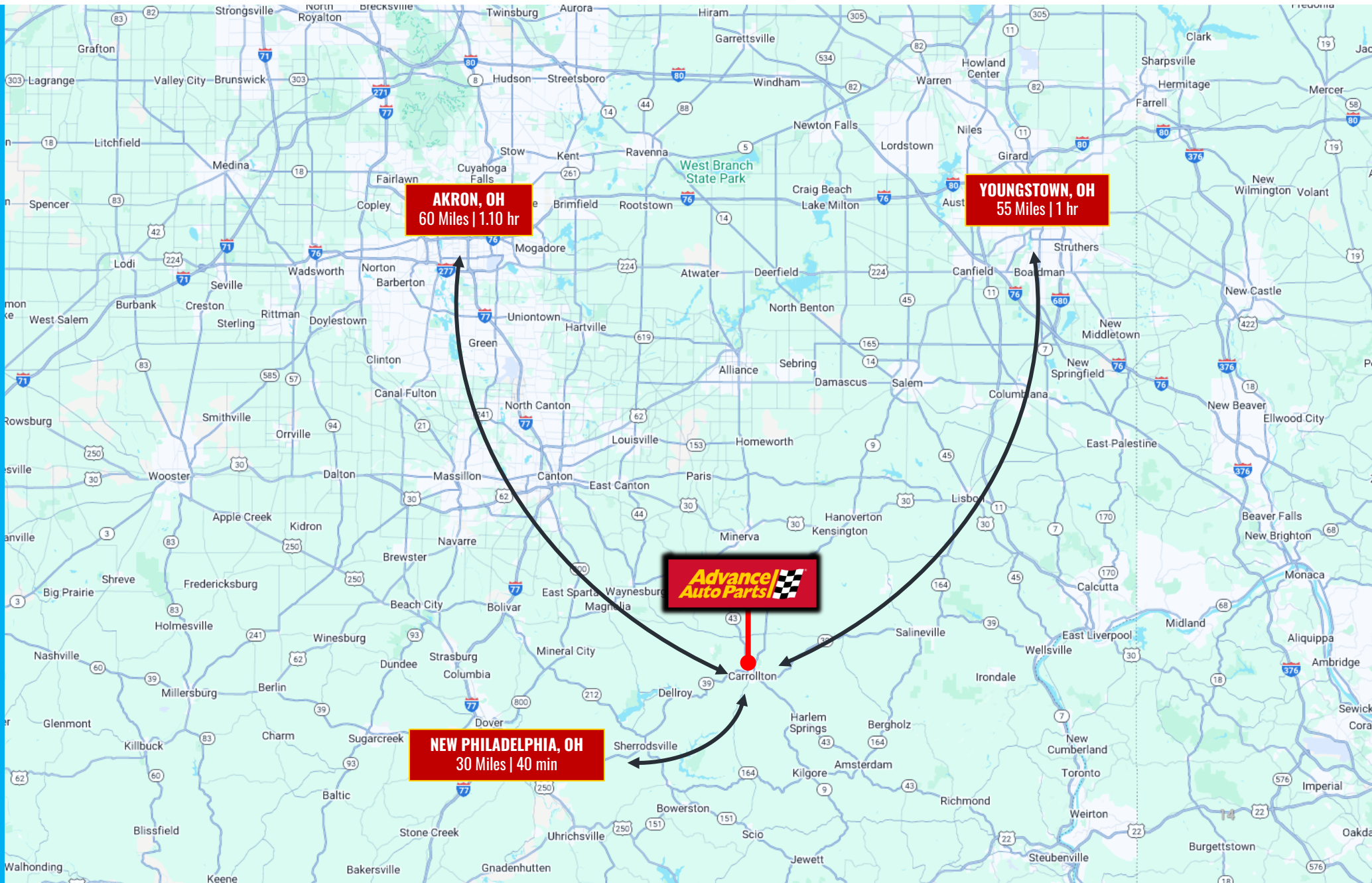
Canton Road Northwest

5th St Northwest

10,710 VPD

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	4,654	5,370	7,762	22,675
Households	1,948	2,241	3,187	9,422
Household Income	\$71,699	\$71,468	\$73,871	\$77,825





AKRON, OH
60 Miles | 1.10 hr

YOUNGSTOWN, OH
55 Miles | 1 hr



NEW PHILADELPHIA, OH
30 Miles | 40 min



Company Highlights

- Operates ~4,700+ corporate-owned stores and ~1,300+ independently owned Carquest locations across the U.S., Canada, Puerto Rico, and the U.S. Virgin Islands
- Employs ~40,000 team members companywide
- Serves both DIY consumers and professional installers (DIFM), providing a diversified and resilient revenue base
- Ranked among the largest specialty retail automotive parts chains in North America, with a national distribution and logistics platform supporting same-day and next-day availability
- Strong brand portfolio includes Advance Auto Parts, Carquest, and Worldpac, positioning the company across retail and professional channels

Company Overview

Advance Auto Parts | www.advanceautoparts.com



Number of Employees:
40,000



Total Revenue
\$11.3 Billion



Headquarters:
Raleigh, North Carolina



Founded:
1932



Credit Rating:
S&P: BB+



Location Count:
4,700

DOLLAR GENERAL

385 W Airport Hwy, Swanton, OH



AMC Real Estate Investment Services is pleased to offer for sale a single-tenant Dollar General located at 385 W Airport Hwy, Swanton, Ohio. The property is fully leased to Dollar General, a nationally recognized, necessity-based discount retailer providing everyday essentials to the surrounding community. Dollar General's value-oriented operating model and extensive national footprint support consistent performance across economic cycles and reinforce the tenant's long-term viability.

The property is strategically positioned along Airport Highway (US-20), one of Northwest Ohio's primary commercial corridors, with traffic counts of approximately $\pm 13,100$ vehicles per day. This high-visibility location offers convenient access and strong pass-by exposure, generating steady neighborhood and commuter traffic that aligns directly with Dollar General's high-frequency, convenience-driven business model.

The site benefits from its location within Fulton County and the greater Toledo metropolitan area, with proximity to Toledo, Perrysburg, and Southeast Michigan. The surrounding trade area is supported by a diversified employment base driven by manufacturing, logistics, transportation, and healthcare, providing a stable consumer base for necessity-based retail.

This offering presents investors with the opportunity to acquire a stabilized, single-tenant net-leased asset backed by an essential retailer in a supply-constrained corridor. With predictable cash flow, minimal landlord management responsibilities, and durable market fundamentals, the property is well suited for passive investors and 1031 exchange buyers seeking long-term stability.

PROPERTY SUMMARY

ADDRESS	385 W Airport Hwy, Swanton, OH
SIZE	9,014 SF
LAND AREA	1.03 Acres
YEAR BUILT	2005
TRAFFIC COUNTS	$\pm 13,100$ VPD
POPULATION within a 5-mile radius	12,498
AVERAGE HOUSEHOLD INCOME within a 5-mile radius	\$88,105



\$734,088
ASKING PRICE



9.0%
CAP RATE



\$66,068
NOI



WHY THIS ASSET PERFORMS

ESSENTIAL, RECESSION-RESILIENT TENANT

Dollar General operates as a necessity-based, discount retailer providing everyday essentials including food, household goods, health and beauty products, and consumables. The brand's value-oriented model performs consistently across economic cycles, benefiting from increased demand during economic downturns and stable traffic during periods of growth. Dollar General's nationwide footprint and proven operating history reinforce the tenant's long-term durability.

STRATEGIC SWANTON, OHIO LOCATION

The property is located in Swanton, Ohio, a stable community within Fulton County and the greater Toledo metropolitan area. The market benefits from proximity to Toledo, Perrysburg, and Southeast Michigan, with employment supported by manufacturing, logistics, healthcare, and transportation. These fundamentals provide a reliable customer base for necessity-driven retail.

HIGH-VISIBILITY COMMERCIAL CORRIDOR WITH STRONG ACCESS

Situated along Airport Highway (US-20), one of Northwest Ohio's primary commercial corridors, the property benefits from strong visibility, direct access, and consistent commuter and regional traffic. This positioning supports frequent, repeat visits and aligns directly with Dollar General's high-frequency, small-basket shopping model.

PROVEN DOLLAR GENERAL SITE SELECTION MODEL

Dollar General strategically selects locations based on neighborhood density, income alignment, and proximity to underserved or convenience-driven trade areas. Stores are positioned to serve nearby residential communities within a short drive radius, generating consistent daily traffic while reducing reliance on discretionary spending. This site aligns with Dollar General's long-standing focus on accessibility and essential retail demand.

SUPPLY-CONSTRAINED SMALL-TOWN TRADE AREA

Well-located retail sites along Airport Highway are increasingly difficult to replicate due to limited available land, zoning constraints, and rising construction costs. Controlled growth and limited new retail development enhance the long-term relevance of existing sites, reducing competitive risk and supporting lease stability for necessity-based retailers like Dollar General.

KEY FEATURES

- Dollar General has been operating at this location since July 01, 2005
- The property is part of the Toledo Metropolitan Statistical Area (MSA), which has a population of approximately 600,000, providing a strong regional market with diverse economic opportunities.
- Located just 4 miles from Eugene F. Kranz Toledo Express Airport
- Surrounded by residential developments and a strong industrial base
- Affluent Location with Average Annual HH Incomes Exceed \$116K+ in a 10 Mile Radius of the Site

STATISTICS

RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
Population	5,430	6,934	12,498	62,884
Households	2,129	2,725	4,916	23,998
Household Income	\$81,104	\$84,316	\$88,105	\$116,000

RADIUS	TOTAL SPECIFIED CONSUMER SPENDING
2 Miles	\$65.7M
5 Miles	\$163.1M
10 Miles	\$892M

METRIC	2 MILES	5 MILES	10 MILES
Median Age	44.1	45.7	44.4
Avg Household Size	2.5	2.5	2.6

CATEGORY	2 MILES	5 MILES	10 MILES
Entertainment, Hobbies & Recreation	\$10.4M	\$25.5M	\$135.4M
Apparel & Footwear	\$3.1M	\$7.6M	\$43.4M
Household Goods & Furnishings	\$10.4M	\$25.7M	\$148.5M
Food & Alcohol	\$17.7M	\$42.1M	\$229.7M

New Developments in Swanton, Ohio

- Toledo Express Airport (TOL) Industrial & Logistics Expansion
- Airport Highway (US-20) Commercial Reinvestment
- Ohio Turnpike (I-80/I-90) Logistics & Distribution Growth
- ProMedica Health System Expansion (Toledo MSA)
- Downtown Swanton Infrastructure & Streetscape Improvements

EMPLOYMENT BASE & INDUSTRY MIX

INDUSTRY & EMPLOYMENT BASE

Swanton, Ohio is supported by a stable and diversified employment base anchored by manufacturing, logistics, transportation, healthcare, and regional services within the Toledo Metropolitan Area. The village benefits from proximity to major industrial and distribution employers throughout Fulton and Lucas Counties, as well as strong connectivity to interstate infrastructure serving Northwest Ohio and Southeast Michigan. Employment is further supported by manufacturing and automotive supply operations, warehousing and distribution tied to the Ohio Turnpike, and healthcare systems serving the greater Toledo region—providing a consistent daytime population and recession-resistant job base.

ECONOMIC & DEMOGRAPHIC SUPPORT

Swanton benefits from a stable population base, affordable cost of living, and long-term residency patterns driven by commuters working in Toledo, Perrysburg, and surrounding industrial corridors. The area is characterized by working families and skilled trades, supporting durable consumer spending across food, fuel, automotive, and essential retail categories. High vehicle dependency in this market reinforces consistent demand for convenience-oriented and automotive-related services.

RETAIL DEMAND & COMPETITIVE CENTERS

Retail demand in Swanton is concentrated along Airport Highway (US-20), the market's primary commercial corridor connecting the village directly to Toledo and Perrysburg. This corridor captures strong commuter and regional traffic and supports a mix of national retailers, service businesses, and auto-oriented uses. Limited new retail development, combined with controlled growth and a lack of competing corridors, creates a supply-constrained retail environment with sustained tenant demand. These dynamics support reliable performance for well-located, necessity-based retailers and service users along Airport Highway.

Swanton, Ohio

Located in northwest Ohio within Fulton County, Swanton sits approximately 15 miles west of Toledo and just south of the Michigan border. The village offers a stable small-town environment with direct access to the Toledo metropolitan area, regional highways, and cross-border commerce. Population: approximately 4,000, supported by long-term residents and regional employment access.

Historically rooted in agriculture and rail, Swanton has evolved into a commuter-oriented community benefiting from its proximity to Toledo, Perrysburg, and Southeast Michigan. The area serves as a residential base for workers employed in manufacturing, logistics, healthcare, and transportation throughout the Toledo MSA.

Major employment drivers in the surrounding market include manufacturing and distribution facilities, regional healthcare systems, logistics operations tied to I-80 / I-90 (Ohio Turnpike), and industrial employers throughout Lucas and Fulton Counties. Toledo's diversified employment base provides steady household incomes and consistent consumer spending that extends into Swanton's retail corridors.

The subject property at 385 W Airport Hwy is positioned along Airport Highway (US-20), one of the region's primary commercial corridors connecting Swanton directly to Toledo and Perrysburg. This corridor supports strong daily traffic volumes, regional connectivity, and a mix of retail, service, and automotive-oriented uses.

Swanton maintains a traditional downtown with local businesses, schools, and civic institutions that reinforce its small-town identity. Community stability, affordability, and ease of access make the area attractive to families, commuters, and long-term residents.

Outdoor and lifestyle amenities include nearby parks, open green space, and convenient access to regional recreation throughout Northwest Ohio and Southeast Michigan. The area's layout and limited public transit contribute to high vehicle dependency, supporting demand for convenience retail and automotive services.

Education is supported by Swanton Local Schools, with higher education options available in Toledo. Regional connectivity is enhanced by proximity to Toledo Express Airport, US-20, and the Ohio Turnpike, providing efficient access to regional and national markets.

Swanton benefits from a stable economic backdrop, controlled growth, and strong regional ties to the Toledo MSA. Its position along a major commercial corridor and proximity to key employment centers make it a dependable location supported by long-term fundamentals.

Swanton may be small—but it is strategically located, regionally connected, and supported by Northwest Ohio's diversified economy, making it a compelling location for long-term retail and service-oriented investment.



INVESTMENT SUMMARY

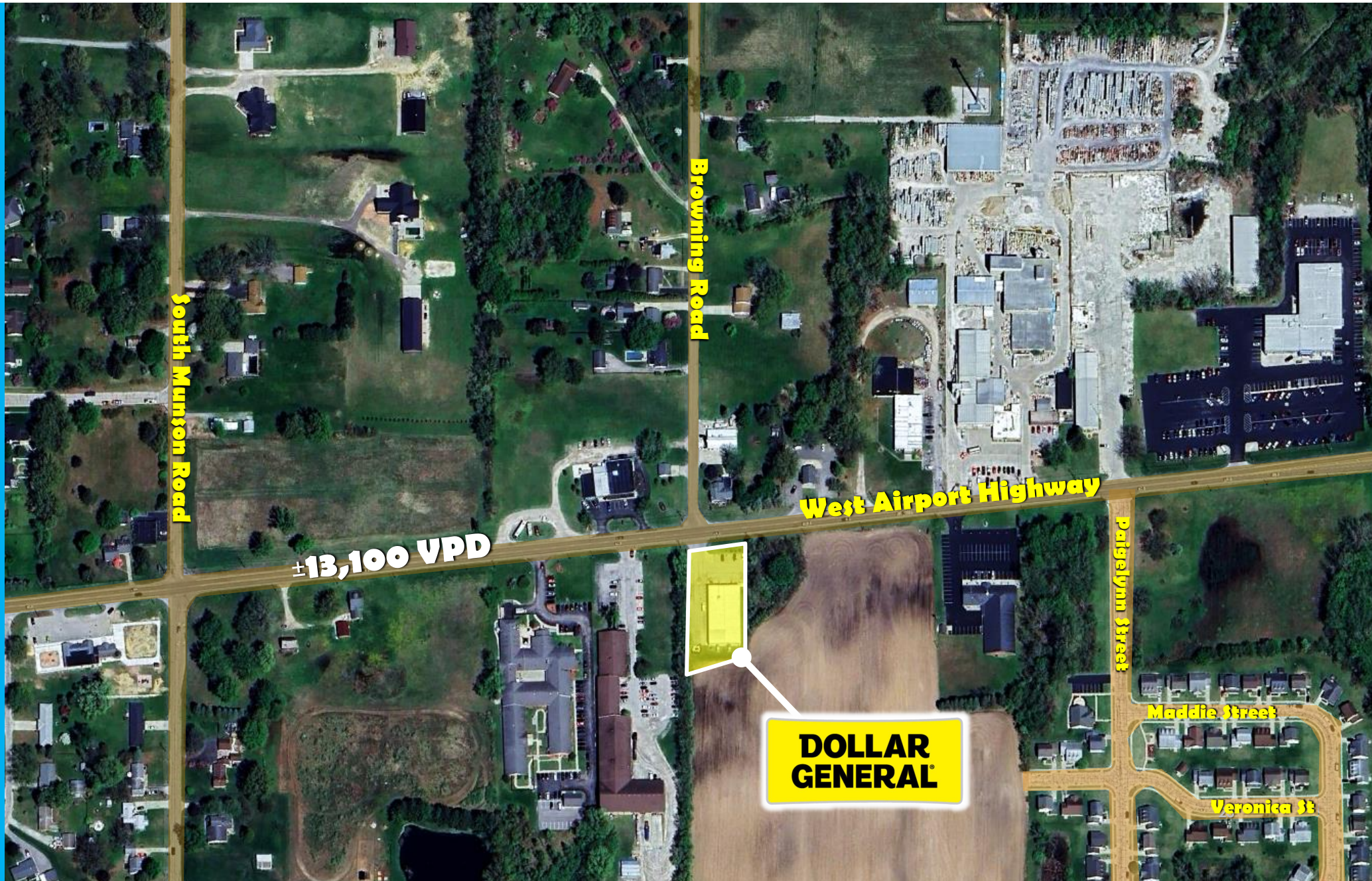
TENANT	Dollar General
LEASE TYPE	NN+ Lease
ORIGINAL TERM	10 Years
LEASE START DATE	7/01/2005
LEASE END DATE	6/30/2029
TERM REMAINING	±4 Years
OPTION PERIODS	5 (5) Year Options



	Term	Annual Rent	Change	Annual CAM
Initial Term:	7/1/2005 – 6/30/2015	\$57,600	N/A	N/A
Extended Term:	7/1/2015 – 6/30/2019	\$58,800	2%	\$4,509
First Option:	7/1/2019 – 6/30/2024	\$62,328	6%	\$4,957
Second Option:	7/1/2024 – 6/30/2029	\$66,068	6%	\$5,408
Third Option:	7/1/2029 – 6/30/2034	\$70,031	6%	\$5,453
Fourth Option:	7/1/2034 – 6/30/2039	\$74,233	6%	\$5,998
Fifth Option	7/1/2039 – 6/30/2044	\$78,687	6%	\$6,598

EXPENSE TYPE	RESPONSIBILITY
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Parking Lot Repairs	Tenant Pays Allowance
Parking Lot Replacement	Landlord Responsibility
Striping and Sealing	Tenant Pays Allowance
HVAC Repairs Under \$1,000	Tenant Responsibility
HVAC Replacement	Landlord Responsibility
Roof Repairs	Tenant Pays Allowance
Roof Replacement	Landlord Responsibility
Common Area Maintenance	Tenant Pays Allowance
FIXED \$450/Month Repair / Maintenance Allowance	







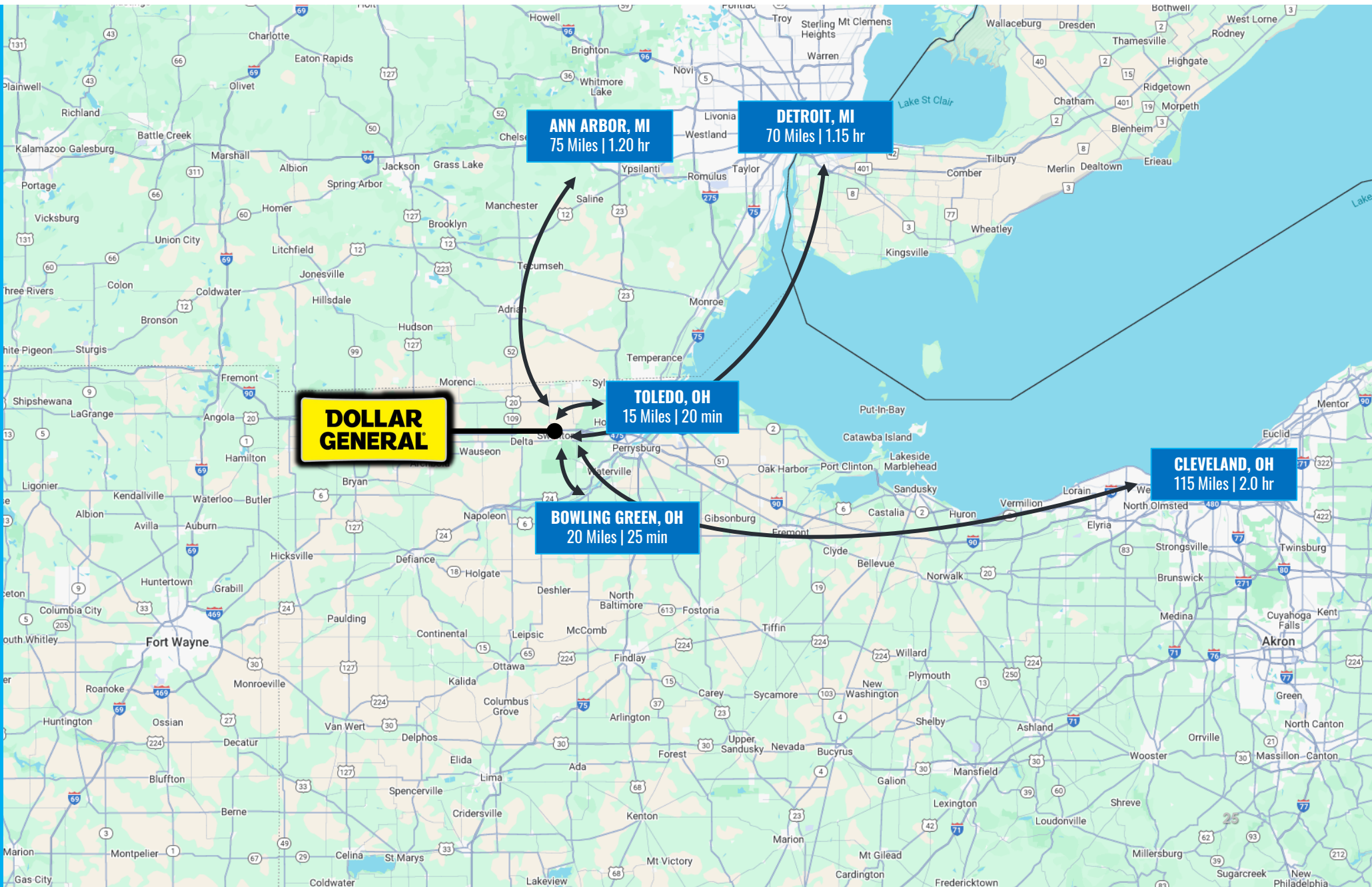
RADIUS	2 MILE	3 MILE	5 MILE	10 MILE
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Households	2,129	2,725	4,916	23,998
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LOCATION MAP

**DOLLAR
GENERAL**

2. 385 W Airport Hwy, Swanton, OH

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DOLLAR GENERAL®

Company Highlights

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Over 21,000 Locations and expanding by 1,050 stores every year
- There are over 140,000 Employees at Dollar General
- Dollar General was ranked the 179th Largest Public Company in America

Company Overview

Dollar General | www.dollargeneral.com



Number of Employees:
194,200



Total Revenue:^(1/31/25)
\$40.6 Billion



Headquarters:
Goodlettsville, TN



Founded:
1939



Credit Rating:
S&P: BBB



Location Count:
20,603



LISTING CONTACTS

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