DOLLAR GENERAL

Triple Net Lease | Just Off Of Interstate 70

114 S Urbana St, South Vienna, OH 45369

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // DOLLAR GENERAL

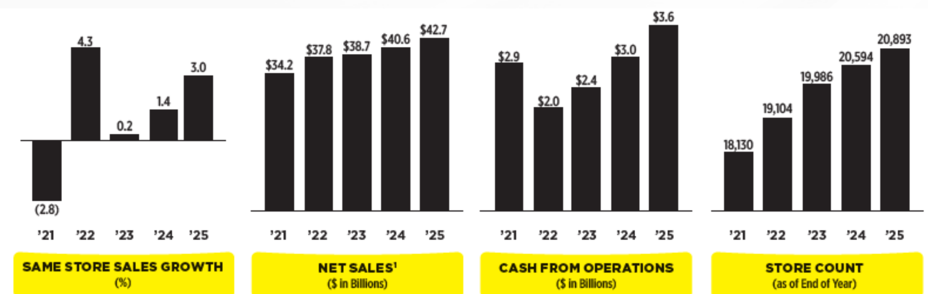
Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy 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



PROPERTY PHOTOS // 114 S URBANA STREET

HIGHLIGHTS // DOLLAR GENERAL

- **SINGLE TENANT DOLLAR GENERAL LOCATION:** 9,026-SF on a large 1.36 acre lot with 28 parking spaces.

- **TRIPLE NET LEASE:** 2021 construction with over 9 years remaining on the original NNN lease. No landlord responsibilities.

- **CORPORATE GUARANTEE:** Lease is guaranteed by Dollar General, with over 20,000 locations across 48 states.

- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.

- **SIGNALIZED CORNER LOCATION:** Located along US-40 with high visibility and lighted pylon sign. Easy access from both traffic directions.

- **LIMITED COMPETITION IN AREA:** Closest dollar store location is 7 miles away.

- **HIGH TRAFFIC CORRIDOR:** Located just off of Interstate 70 seeing 55,800 VPD, a major east-west highway connecting Dayton to Columbus and on to Pittsburgh.

- **PROXIMITY BETWEEN TWO MAJOR OHIO METRO AREAS:** South Vienna is 10 miles east from downtown Springfield and 30 miles from the Dayton area, the 4th largest in Ohio. Columbus, the state capital, is 30 miles west and the most populous city in Ohio.

- **STABLE DEMOGRAPHICS:** The population exceeds 142,900 within 15-miles. Average household incomes of $93,000 within 5 miles. Unemployment in the area is below 2%.

OFFERING SUMMARY // DOLLAR GENERAL

$1,420,100
LIST PRICE

7.15%
CAP RATE

$157
PRICE/SF

RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	2035	$101,540	$8,461.65	$11.24	-

PROPERTY DESCRIPTION

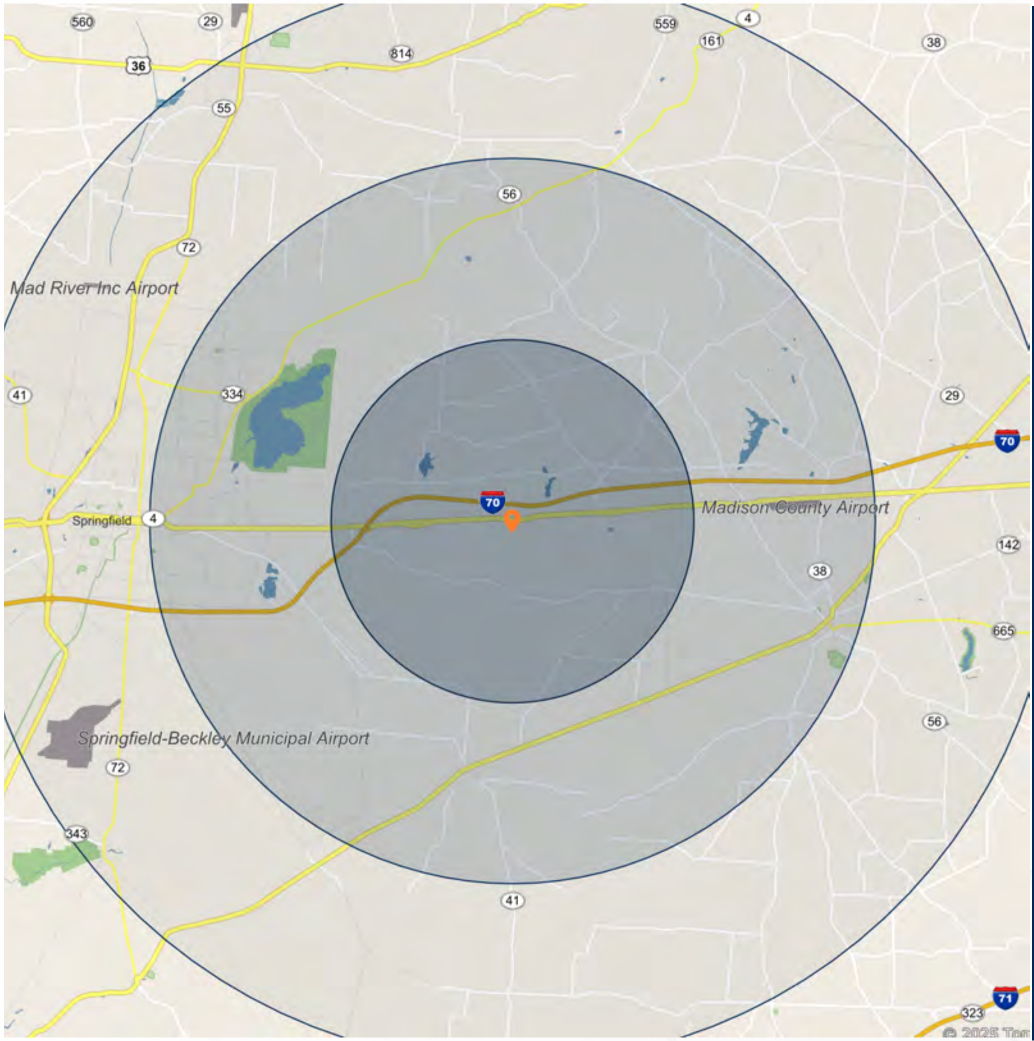
Address:	114 S Urbana St, South Vienna, OH 45369
Year Built:	2021
Lot Size:	+/-1.36-Acres
GLA:	9,026-Sq. Ft.
Type of Ownership:	Fee Simple

LEASE ABSTRACT

Tenant:	Dollar General
Lease Type:	Triple Net (NNN)
Lease Expiration:	2035
Lease Term Remaining:	9.5 Years
Option Terms:	Four, 5-Year
Rental Increases:	In Optinos
LL Responsibility:	None
Tenant Responsibility:	All
Guarantor:	Corporate

LOCAL AERIAL // SOUTH VIENNA, OH

DEMOGRAPHIC REPORT // SOUTH VIENNA, OH



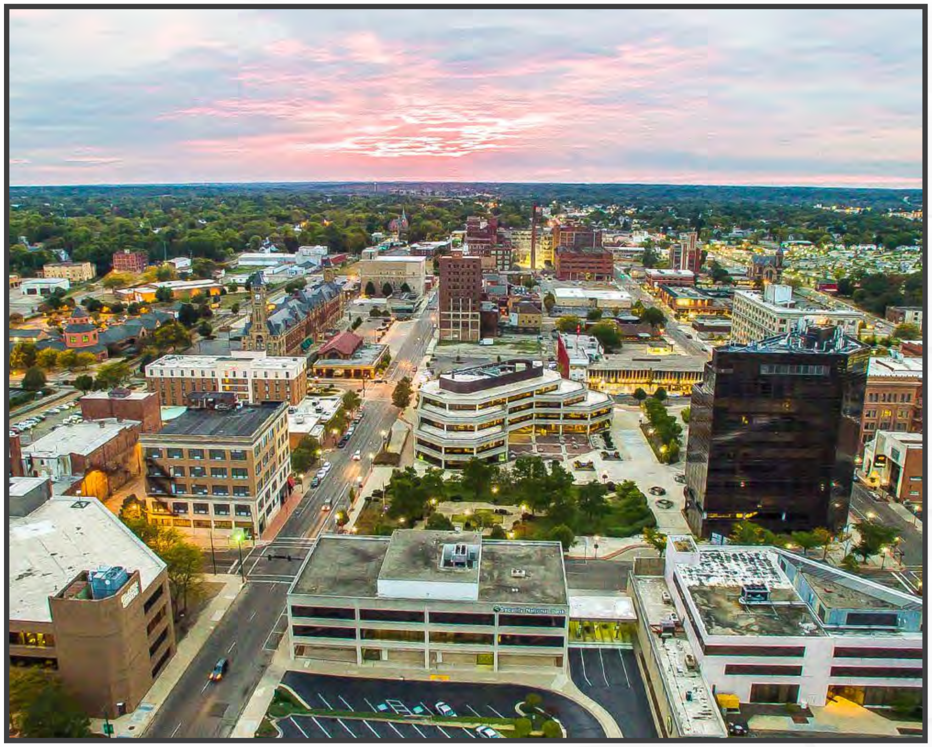
POPULATION	5 Miles	10 Miles	15 Miles
2030 Projection	5,982	75,017	142,764
2025 Estimate	6,000	74,947	142,958
2020 Census	6,095	75,345	145,176
2010 Census	6,108	75,313	147,333
HOUSEHOLD INCOME			
Average	$93,032	$79,605	$79,391
Median	$79,516	$66,749	$65,542
Per Capita	$37,007	$31,020	$31,991
HOUSEHOLDS			
2030 Projection	2,391	30,251	58,404
2025 Estimate	2,381	29,999	58,077
2020 Census	2,364	29,522	57,466
2010 Census	2,311	28,824	56,706
HOUSING			
Median Home Value	$231,762	$186,681	$194,258
EMPLOYMENT			
2025 Daytime Population	3,608	65,158	136,105
2025 Unemployment	1.96%	2.45%	2.73%
Average Time Traveled (Minutes)	31	25	24
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	0.55%	1.86%	1.93%
Some College (13-15)	49.65%	48.11%	46.88%
Associate Degree Only	11.84%	12.31%	13.06%
Bachelor's Degree Only	7.94%	10.67%	9.78%
Graduate Degree	23.16%	16.49%	18.34%

MARKET SUMMARY // SPRINGFIELD, OH

SPRINGFIELD METRO OVERVIEW

Springfield is a city in and the county seat of Clark County, Ohio. The municipality is located in southwestern Ohio, approximately 45 miles west of Columbus and 25 miles northeast of Dayton. As of the 2020 census, the city had a total population of 58,662, while the Springfield metropolitan area had a population of 136,001 residents.

Dayton and Springfield were originally grouped together as the Dayton-Springfield MSA. This arrangement remained unchanged until 2003, when the MSA was split with Springfield's newly defined metropolitan area including only Clark County. In recent years, Springfield has attempted revitalization of the downtown area with several projects to stimulate residential housing, attract heritage tourism, and benefit the local economy.



METRO HIGHLIGHTS

DIVERSIFYING ECONOMY

Springfield largely relies on healthcare, manufacturing, transportation, leisure, education, financial institutions, and retail for employment.

CENTRAL TRAVEL HUB

Ohio Route 72 runs north-south through downtown and U.S. Highway 40 runs east-west through downtown. Interstate 70 runs east-west to the south of the city, connecting Dayton and Columbus.

HIGHER EDUCATION

Springfield is home to Wittenberg University a private college with 1,300+ students, and Clark State Community College.

ECONOMY HIGHLIGHTS

- State tax credit initiatives, along with lower property, corporate and state taxes, are major incentives that draw companies.
- The city offers plenty of job opportunities as major employers such as Navistar International Corporation, South Charleston Boiler & Tank Co., and Honda Sport are based in Springfield.
- The city saw continued job growth through 2023 with a renewed focus on expanding the downtown area through redevelopments and new construction projects.

DEMOGRAPHIC HIGHLIGHTS

2025 POPULATION
136K

2025 HOUSEHOLDS
56K

2025 MEDIAN AGE
41.0

2025 MEDIAN HHI
$58K

COLUMBUS

The Columbus metro is Ohio's most populated metropolitan area, comprising 10 counties in the rolling hills of central Ohio. Natural landmarks include reservoirs to the north and the Scioto River, which crosses through the city itself. Situated in Franklin County, the city of Columbus is the capital of Ohio and now the country's 14th-largest city. Multiple geographic attributes also make Columbus a national transportation and distribution hub, with nearly 65 percent of the U.S. population within a one-day driving radius. Interstates 70 and 71 intersect in Columbus, while Interstate 270 forms a beltway around the metro and Interstate 670 bisects the city. John Glenn Columbus International Airport, east of downtown, is the area's primary air passenger facility. Columbus is within driving distance of Ohio's only national forest, the Wayne National Forest, which offers hiking, caving and hunting opportunities.

ECONOMY

- State agencies and the Ohio State University provide a diverse array of employment opportunities. A lower cost of doing business and strategic location draw major corporations to the metro.
- Columbus has emerged as a data center hub, with Meta, Google and Amazon maintaining massive data facilities in the metro.
- The metro is notable for its involvement in the chemicals industry. Numerous for-profit enterprises have offices in the metro, but the American Chemical Society's database and journal publishing arm, the Chemical Abstracts Service, is also headquartered in Columbus.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS

POPULATION
2.2M
Growth 2025-2029*
2.6%

HOUSEHOLDS
877K
Growth 2025-2029*
3%

MEDIAN AGE
38.0
U.S. Median:
39.0

MEDIAN HOUSEHOLD INCOME
$89,000
U.S. Median:
$76,100

** Forecast*

METRO HIGHLIGHTS

LOGISTICS HUB

Rickenbacker Inland Port is a multimodal logistics hub that provides air, truck and rail transport to locations throughout the U.S. and Canada, making the metro a key point for distribution activities.

MIDWESTERN COMMERCIAL CENTER

Greater Columbus is home to five Fortune 500 companies and many regional operations, drawing a variety of other employers and residents.

AFFORDABLE HOUSING COSTS

The median home price in Columbus is well below the national level, attracting workers seeking a more affordable suburban lifestyle and channeling discretionary income toward retailers and entertainment.

QUALITY OF LIFE

Columbus is best known as a college-centric city, but for a midsize community, it offers residents big-city amenities. The metro is home to major league sports teams, including the Blue Jackets of the NHL and the Columbus Crew of MLS. The city is host to the Columbus Symphony Orchestra, BalletMet and Opera Columbus, as well as theater companies, art galleries and dealers, and a variety of museums. Many of the galleries and restaurants are located in Short North — a vibrant neighborhood north of downtown. The region's economic vitality and social scene are supported by a strong post-secondary education network, including the nationally recognized Ohio State University and many other four-year colleges, universities and two-year institutions.

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DOLLAR GENERAL

114 S Urbana St, South Vienna, OH 45369

EXCLUSIVELY LISTED BY:

DANTE MORETTI
Associate, Investments
Columbus Office
Direct: (614) 360-9077
Dante.Moretti@marcusmillichap.com
License: OH SAL 2025002556

DAN YOZWIAK
Senior Managing Director, Investments
Columbus Office
Direct: (614) 403-1094
Dan.Yozwiak@marcusmillichap.com
License: OH SAL 2008003600

DARPAN PATEL
Senior Managing Director, Investments
Tampa Office
Direct: (513) 878-7723
Darpan.Patel@marcusmillichap.com
License: OH SAL 2012000748

MICHAEL GLASS
Broker of Record
500 Neil Ave., Ste. 100
Columbus, OH 43215
P: (614) 360-9800
Lic. # BRK.2007005898

Marcus & Millichap