DOLLAR GENERAL

Triple Net Lease | Proximity to Interstate 70 and Downtown Springfield

3822 Springfield Xenia Rd, Springfield, OH 45506

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // DOLLAR GENERAL

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.

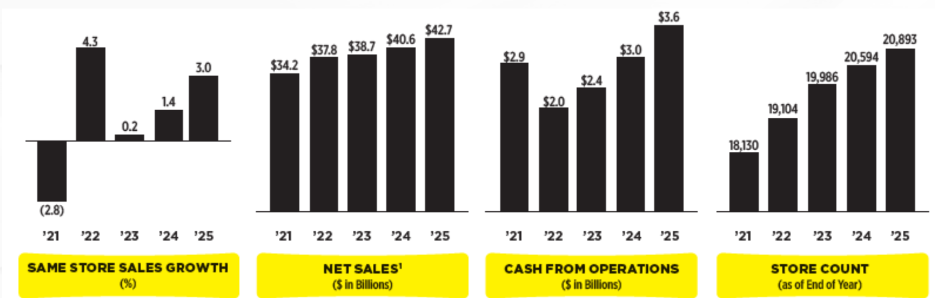
>194,000 EMPLOYEES[1]

34 DISTRIBUTION CENTERS[1] / **20,893** STORES

48 STATES and Mexico[1]

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 // 3822 SPRINGFIELD XENIA RD

HIGHLIGHTS // DOLLAR GENERAL

- **SINGLE TENANT DOLLAR GENERAL LOCATION:** 10,860-SF on a large 1.68 acre lot.

- **TRIPLE NET LEASE:** 6 years remaining on a 10 year NNN lease with four, 5-year renewal options and 10% rental increases in each option. Minimal 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.

- **HIGH VISIBILITY LOCATION:** Located along Springfield Xenia Road with high visibility and lighted pylon sign. Easy access from both traffic directions. Four miles from downtown Springfield

- **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.

- **2 MILES FROM SPRINGFIELD-BECKLEY MUNICIPAL AIRPORT:** Springfield-Beckley is a general aviation airport and home to the Ohio Air National Guard 178th Wing unit.

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

- **STABLE DEMOGRAPHICS:** The population exceeds 85,200 within 7-miles and is projected to increase by 2030. Daytime population of over 128,800 within 10 miles.

OFFERING SUMMARY // DOLLAR GENERAL

$1,098,700 LIST PRICE / **8.00%** CAP RATE / **$101** PRICE/SF

PROPERTY DESCRIPTION

Address:	3822 Springfield Xenia Rd, Springfield, OH 45506
Year Built:	1997
Lot Size:	+/-1.68-Acres
GLA:	10,860-Sq. Ft.
Type of Ownership:	Fee Simple

LEASE ABSTRACT

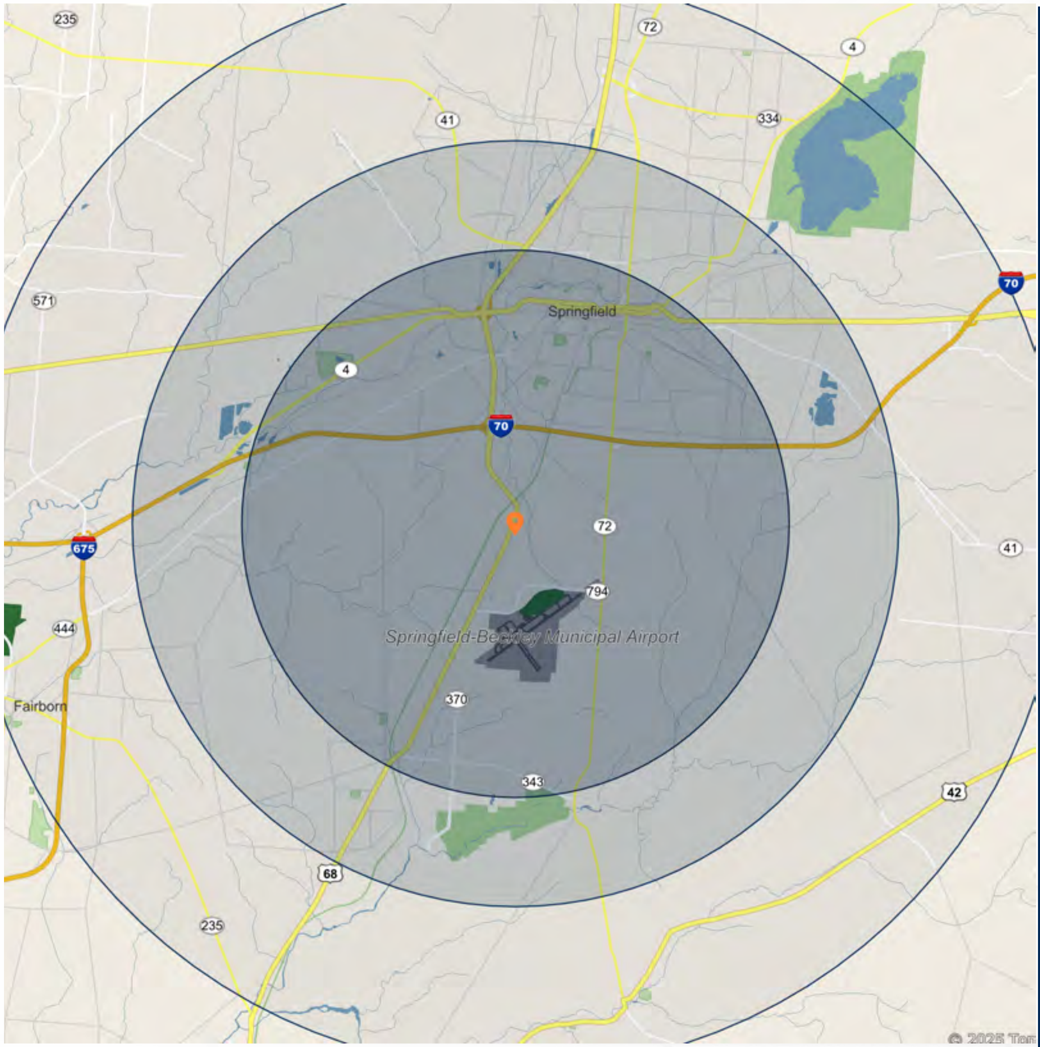
Tenant:	Dollar General
Lease Type:	Triple Net (NNN)
Lease Expiration:	1/27/2032
Lease Term Remaining:	6 Years
Option Terms:	Four, 5-Year
Rental Increases:	10% In Each Option
LL Responsibility:	Roof and Structure
Tenant Responsibility:	All Else
Guarantor:	Corporate

RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	1/27/2032	$87,899	$7,324.92	$8.09	-

LOCAL AERIAL // SPRINGFIELD, OH

DEMOGRAPHIC REPORT // SPRINGFIELD, OH



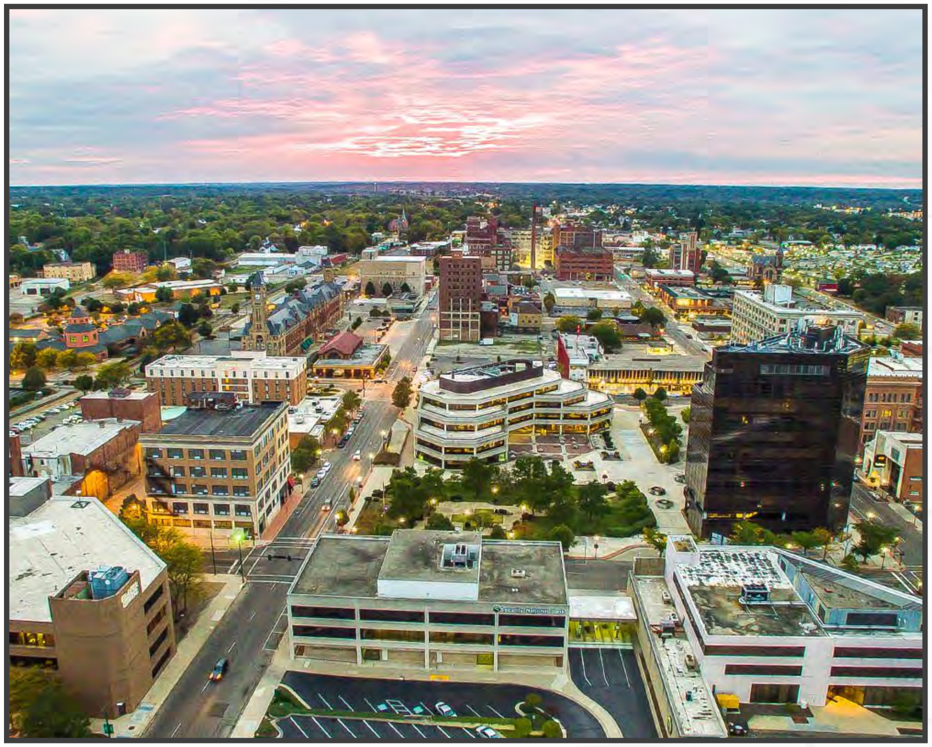
POPULATION	5 Miles	7 Miles	10 Miles
2030 Projection	45,993	84,847	133,488
2025 Estimate	46,286	85,259	133,960
2020 Census	47,892	87,737	137,149
2010 Census	50,301	89,974	137,405
HOUSEHOLD INCOME			
Average	$66,940	$73,790	$79,597
Median	$53,894	$59,036	$65,378
Per Capita	$28,009	$31,672	$33,712
HOUSEHOLDS			
2030 Projection	19,098	36,274	56,493
2025 Estimate	19,069	36,167	56,282
2020 Census	19,024	35,969	55,887
2010 Census	19,375	35,942	54,716
HOUSING			
Median Home Value	$167,587	$186,127	$193,797
EMPLOYMENT			
2025 Daytime Population	52,992	86,899	128,743
2025 Unemployment	3.48%	2.95%	2.73%
Average Time Traveled (Minutes)	22	23	23
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	2.34%	2.27%	2.04%
Some College (13-15)	47.51%	44.83%	42.82%
Associate Degree Only	14.64%	14.05%	13.69%
Bachelor's Degree Only	7.81%	9.43%	10.51%
Graduate Degree	15.24%	19.15%	21.77%

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	2025 HOUSEHOLDS	2025 MEDIAN AGE	2025 MEDIAN HHI
136K	56K	41.0	$58K

METRO AREA SUMMARY // DAYTON, OH MSA

DAYTON

The Dayton metro is the birthplace of aviation, where the Wright brothers researched and experimented with flight. Dayton, comprising Greene, Montgomery, and Miami counties, is the fourth-largest metro area in Ohio. Defense and aerospace industries play a significant role in the regional economy. Additionally, health care provides many jobs through several key institutes and centers. Attractions here include the National Museum of the U.S. Air Force, the Dayton Art Institute, the Schuster Center, Carillon Historical Park, and the Boonshoft Museum. Additionally, the Dayton Dragons are one of Minor League Baseball's top-attended clubs.

ECONOMY

- Wright-Patterson U.S. Air Force Base, just east of Dayton, employs around 38,000 airmen, civilians, and contractors, making the base the largest single-site employer in Ohio. Other notable employers include CareSource, Premier Health Miami Valley Hospital, Kettering Health, LexisNexis, the University of Dayton, and Sinclair Community College.
- The logistics sector is growing, buoyed by interstate access, a freight runway, and a warehouse at the Dayton International Airport. A CSX rail line also crosses the metro.
- Dayton Tech Town, a 40-acre district in downtown Dayton, was created to attract and grow high-tech businesses and to promote technology commercialization.

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

QUICK FACTS

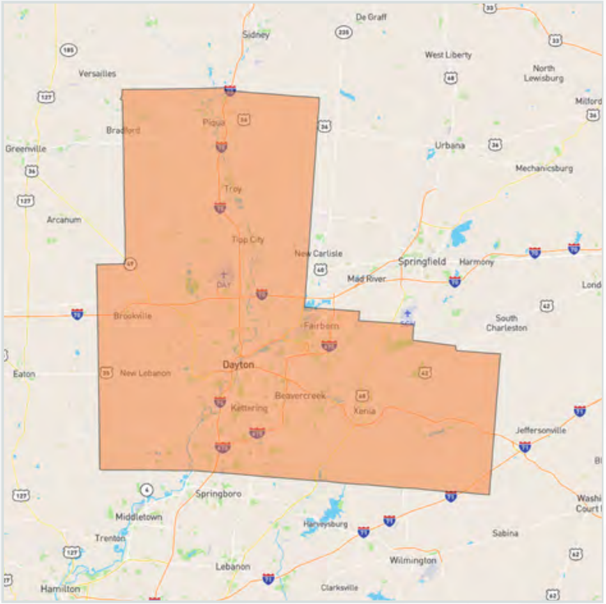
POPULATION
810K
Growth 2025-2029*
0.2%

HOUSEHOLDS
344K
Growth 2025-2029*
0.8%

MEDIAN AGE
40.0
U.S. Median:
40.0

MEDIAN HOUSEHOLD INCOME
$80,200
U.S. Median:
$78,200

** Forecast*



METRO HIGHLIGHTS

INDUSTRY AND CONTRACTING

Dayton is Ohio's official aerospace hub, supported by its high concentration of aerospace and aviation technology firms.

HEALTHCARE FACILITIES

The metro is served by highly awarded hospitals, including Dayton Children's Hospital and the Miami Valley Hospital system.

HIGHER EDUCATION

The University of Dayton and Wright State University are two major higher education institutions that provide local employers with a skilled labor pool.

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