



Actual Store Represented

# OFFERING MEMORANDUM

Absolute NNN Lease Investment Opportunity

4290 Kinsman Rd | Mesopotamia, OH



**For more information, please contact:**

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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



## OFFERING SUMMARY

PRICE	\$1,170,000
CAP RATE	8%
NOI	\$93,623.88
PRICE PER SF	\$128.50
YEARS REMAINING	6
LEASE GUARANTY	Dollar General Corporation
DG STORE #	17594

## PROPERTY SUMMARY

ADDRESS	4290 Kinsman Rd Mesopotamia, OH 44439
COUNTY	Trumbull
BUILDING AREA	9,100 SF
LAND AREA	1.692 Acres
BUILT	2017

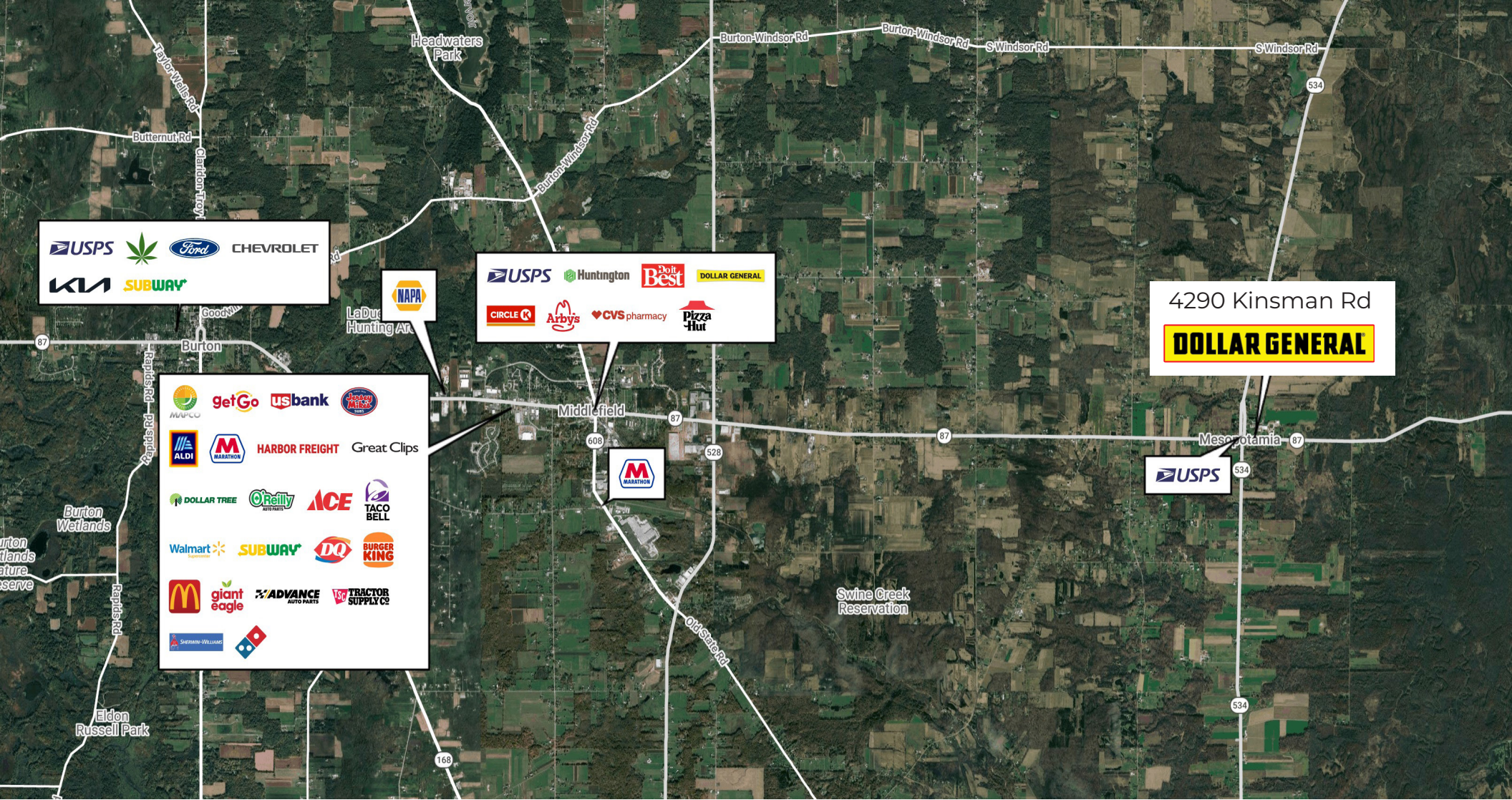


# Investment Summary

## Absolute Triple Net Lease

- New 2017 Construction - Absolute Triple Net (NNN) Lease - No Landlord Responsibilities
- Dollar General (NYSE: DG) BBB Credit Rating
- Corporate Guaranty From Investment Grade Tenant
- (4) Five Year Options to Extend with 10% Rent Increases at Each Option
- Located Just One Hour Outside of Downtown Cleveland
- Nearby Tenants Include U.S. Post Office, Ends of the Commons General Store, Kuhns Manufacturing, Mesopotamia Filling Station and the Mespo Expo Center (Home of the “Night at the Races” and “Craft Show”)





**STREET/CROSS ROAD      AVERAGE VEHICLES PER DAY**

SR 87 at SR 45	3,945
Kinsman Road	2,255

**SUBJECT PROPERTY DEMOGRAPHICS**

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population	3,012	7,394	36,476
Average Household Income	\$84,180	\$92,559	\$91,087



TRUMBULL COUNTY COURTHOUSE

Mesopotamia Township is one of the twenty-four townships of Trumbull County, Ohio with a population of 3,012 in 2025. Trumbull County is a part of the Youngstown-Warren-Broadman, OH-PA Metropolitan Statistical Area with a population of 423,678 in 2025. This area also has a strong commuter interchange with Cleveland and Pittsburgh and their metropolitan areas. It is located at the great manufacturing center of the United States, which stretches from Minneapolis in the west to Johnstown and Altoona in the east.

The center of the Mesopotamia, better known as the “Commons”, is surrounded by 28 buildings, 21 of them built before the Civil War and included on the National Register of Historic Places. Trumbull county is home to The End of the Commons General Store, which has been in continuous operation since the 1840s, sits at the south end of the town’s center.

Today this area is part of the fourth largest Amish settlement in the country and the second largest in Ohio. Here among the tidy farms and whitewashed houses that dot the countryside in rural northwest Trumbull County, this close-knit community makes a living by farming, working in wood or operating a small unique specialty shop. Across from the General Store on the east side of the Commons sits the world’s largest Amish horse and buggy sculpture.

## LEASE SUMMARY

TENANT	Dolgenercorp, LLC
PREMISES	9,100 SF Building
LEASE COMMENCEMENT	February 14,2017
LEASE EXPIRATION	February 29, 2032
LEASE TERM REMAINING	6 Years
RENEWAL OPTIONS	(4) 5 Year
RENT INCREASES	10% at Options
LEASE TYPE	Absolute Triple Net (NNN)
USE	Discount Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



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The information contained in the Offering Memorandum has been obtained from sources we believe to be reliable; however potential buyers must take appropriate measures to verify all of the information set forth herein.

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