



DOLLAR GENERAL

2020 Construction | NNN Lease | Large 1.44 AC Lot

5780 OH-13, Greenwich, OH 44837

OFFERING MEMORANDUM

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

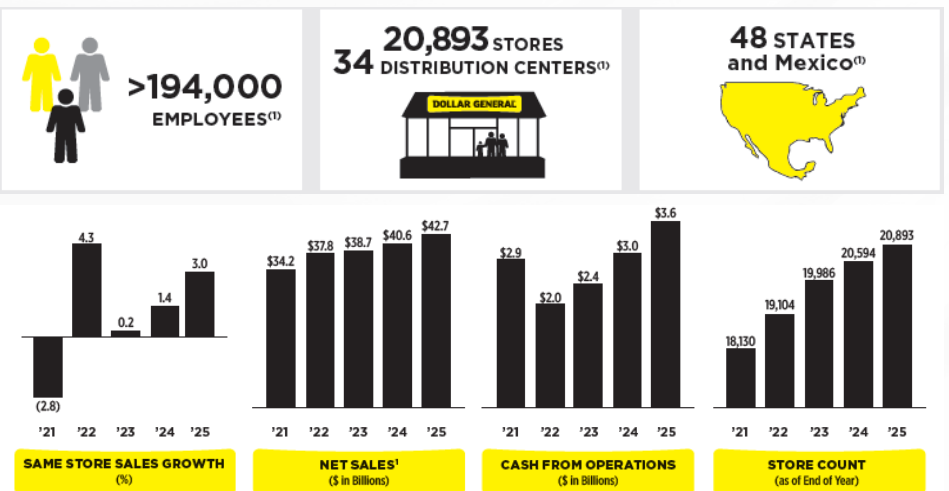
its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of January 30, 2026, the Company's 20,893 Dollar General, DG Market, DGX and pOpshelf 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.



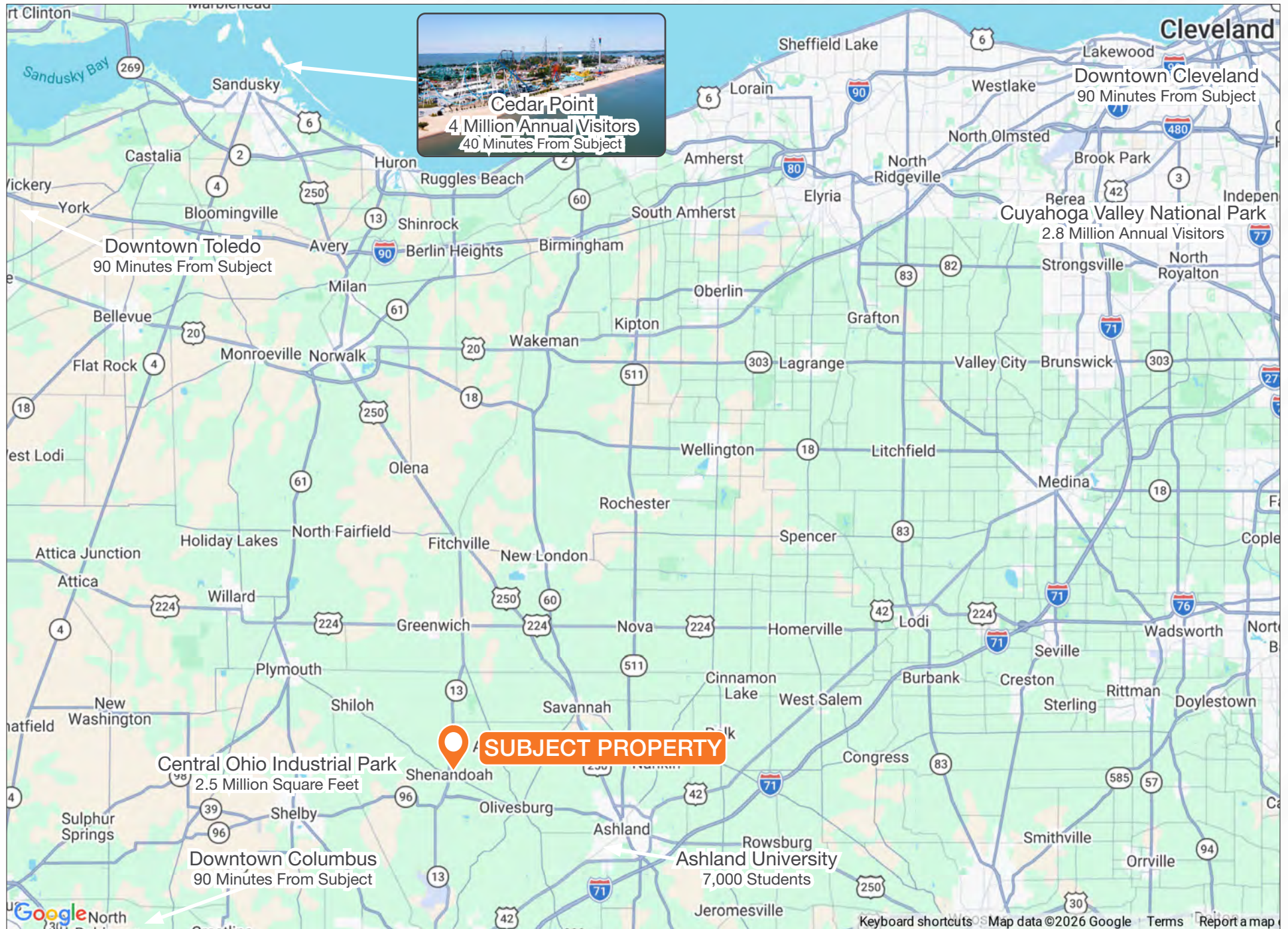
* Combination distribution centers have both refrigerated and non-refrigerated products
 * All information reflected on the map above is as of fiscal year-end January 30, 2026. In Item 2 of the Annual Report on Form 10-K for the fiscal year ended January 30, 2026, the store counts for Arkansas and Arizona 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



REGIONAL AERIAL // DOLLAR GENERAL - GREENWICH, OH



PROPERTY PHOTOS // DOLLAR GENERAL - GREENWICH, OH



OFFERING SUMMARY // DOLLAR GENERAL - GREENWICH, OH

\$1,213,000

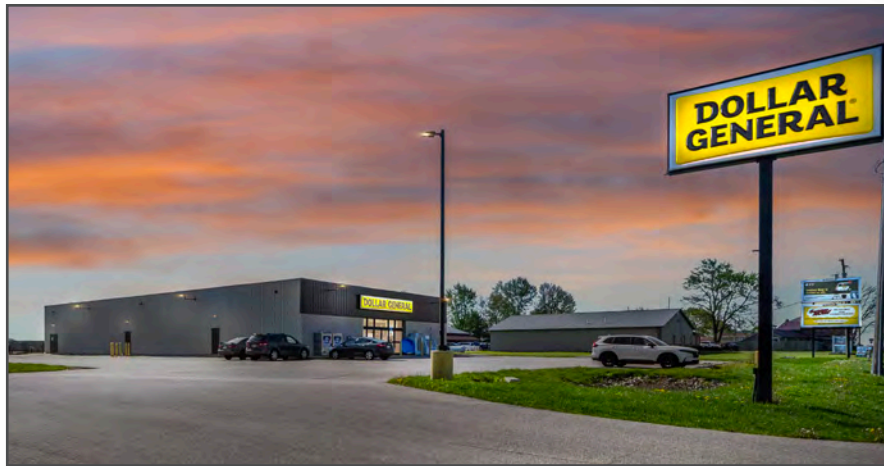
LIST PRICE

7.15%

CAP RATE

\$133

PRICE/SF



- **DOLLAR GENERAL LOCATION:** 2020 Build to Suit for Dollar General. 9,100-SF on a large 1.44 acre lot.
- **NNN LEASE:** 8.5 years remaining on the original NNN lease with Three, 5-year renewal options and 10% rental increases in each option. No landlord responsibilities.
- **CORPORATE GUARANTEE:** Lease is corporately guaranteed by Dollar General.
- **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 OH-13 10 miles from downtown Mansfield, midway between Cleveland and Columbus.
- **LOCAL TRAFFIC CORRIDOR:** OH-13 sees 4,400+ vehicles per day (VPD). Positioned within a 1-2 hour drive of the Cleveland, Columbus, and Toledo triangle, making it a prime logistics location
- **STABLE DEMOGRAPHICS:** The population exceeds 97,500 within 15-miles of the property.

PROPERTY DESCRIPTION

Address:	5780 OH-13, Greenwich, OH 44837
Year Built:	2020
Lot Size:	+/-1.44-Acres
GLA:	9,100-Sq. Ft.
Type of Ownership:	Fee Simple

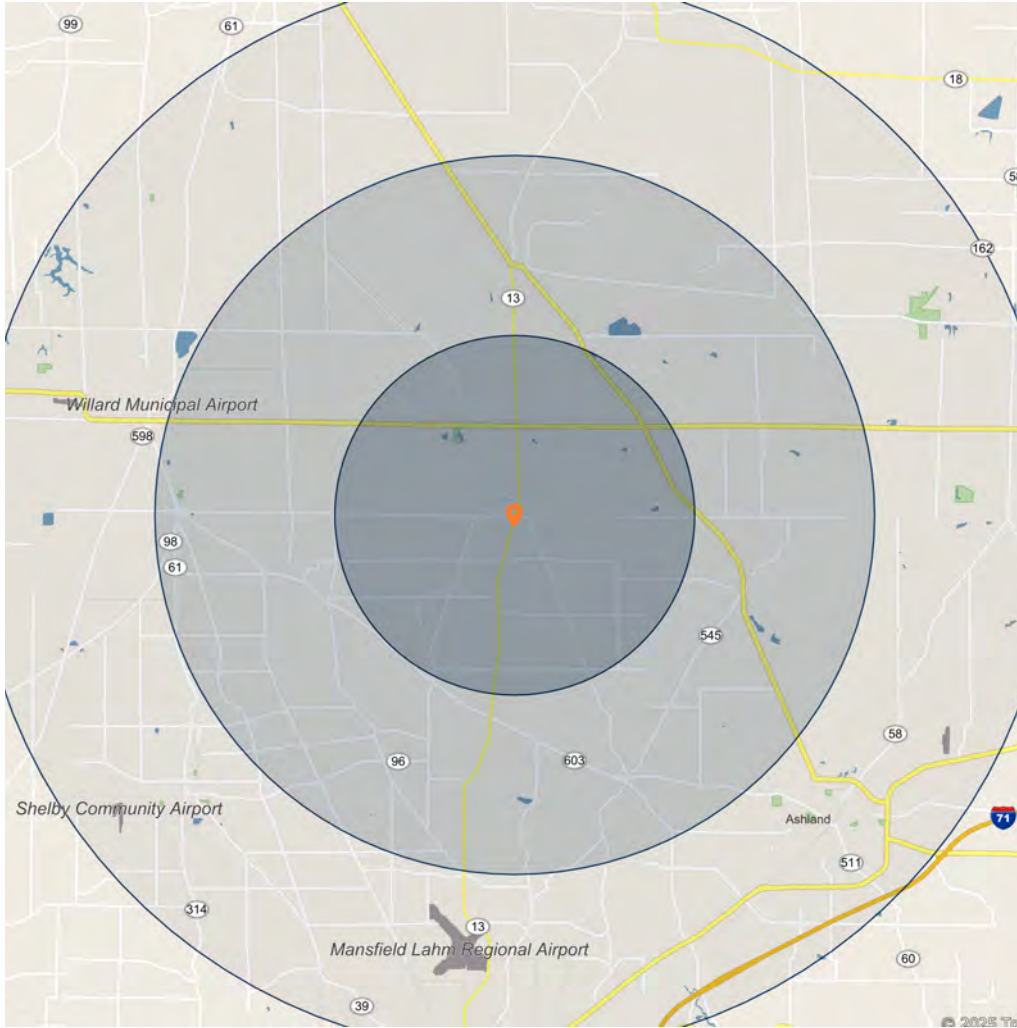
LEASE ABSTRACT

Tenant:	Dollar General
Lease Type:	Triple Net (NNN)
Lease Commencement:	12/16/2019
Lease Expiration:	12/31/2034
Lease Term Remaining:	8.5 Years
Option Terms:	Three, 5-Year Options
Rental Increases:	10% In Each Option
LL Responsibility:	None
Tenant Responsibility:	All Else Including Reimbursing for Taxes
Guarantor:	Corporate

RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	12/31/2034	\$86,720	\$7,226.67	\$9.53	-
Option 1	12/31/2039	\$95,392	\$7,949.34	\$10.48	10.00%
Option 2	12/31/2044	\$104,931	\$8,744.27	\$11.53	10.00%
Option 3	12/31/2049	\$115,424	\$9,618.70	\$12.68	10.00%

DEMOGRAPHIC REPORT // GREENWICH, OH



	5 Miles	10 Miles	15 Miles
POPULATION			
2030 Projection	4,575	21,565	93,437
2025 Estimate	4,560	21,580	93,752
2020 Census	4,577	21,753	94,715
2010 Census	4,632	22,071	96,904
HOUSEHOLD INCOME			
Average	\$84,383	\$80,679	\$72,968
Median	\$69,696	\$67,845	\$62,215
Per Capita	\$29,459	\$29,634	\$29,996
HOUSEHOLDS			
2030 Projection	1,592	7,954	35,912
2025 Estimate	1,581	7,911	35,786
2020 Census	1,559	7,834	35,559
2010 Census	1,560	7,776	35,182
HOUSING			
Median Home Value	\$210,738	\$198,098	\$180,311
EMPLOYMENT			
2025 Daytime Population	3,040	13,947	83,940
2025 Unemployment	4.27%	4.25%	2.97%
Average Time Traveled (Minutes)	30	28	24
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	4.03%	2.79%	1.78%
Some College (13-15)	48.62%	51.92%	51.70%
Associate Degree Only	8.82%	9.39%	10.79%
Bachelor's Degree Only	7.48%	8.77%	8.43%
Graduate Degree	12.61%	13.88%	16.16%

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Activity: ZAH0320372, ZAH0320373, ZAH0320374

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