

DOLLAR GENERAL®

7050 OH-235, Alger, OH 45812

Retail
Investment Opportunity
Offering Memorandum



Representative Photo

MATTHEWS™

EXCLUSIVELY LISTED BY



Edward DeSimone

FVP & Associate Director

(646) 216-8570

edward.desimone@matthews.com

License No. 10401386411 (NY)



Josh Bishop

EVP & Senior Director

(214) 692-2289

josh.bishop@matthews.com

License No. 688810 (TX)

Matthew Wallace

Broker of Record

Broker Lic. No.: BRKP.2024002419 (OH)

Firm Lic. No.: REC.2022007141 (OH)

MATTHEWS™



Representative Photo



Representative Photo

Table of Contents

- 04 Property Overview
- 09 Financial Overview
- 12 Tenant Overview
- 13 Market Overview

PROPERTY OVERVIEW

Dollar General
7050 OH-235, Alger, OH 45812



Representative Photo

INVESTMENT HIGHLIGHTS

Property Highlights

- **List price of \$1,925,214 yielding an attractive 6.75% cap rate.**
- **Brand new 15-year lease** with 5.00% rental increases every 5 years and Five, 5-Year Options
- **2026 built-to-suit construction** for Dollar General with estimated delivery June 2026
- **Absolute NNN Lease** with zero landlord responsibilities, ideal for investors seeking a passive stream of cash flow
- **±10,640 square foot building** is developed to the tenant's current specifications, offering ample space for consumable products. The larger store size is indicative of higher sales figures and healthier operating margins
- **Strong Corporate Guaranty:** From Dollar General Corporation, a Fortune 500 company, boasting a BBB credit rating (S&P) and a \$28 billion market cap
- **There are over 20,301 residents** living within a 10-mile radius with an average household income over \$95,669
- **Ohio Northern University** — Located just 8 miles north in Ada, the school has over 2,500 students enrolled and provides consistent student, faculty, and visitor traffic along the SR-235 corridor.
- **Regional Population Hub** - Hardin County draws a regional population of over 820,000 residents within a 45-minute drive, positioning the county as a centralized hub within northwest Ohio.





ADA Park
±4.5 Miles Away

235

OHIO NORTHERN UNIVERSITY
Ohio Northern University
±3,140 Students

SUBWAY
RITE AID TACO BELL

FedEx

Yorctown Village Apartments
±74 Units

Stow-Away STORAGE

COMSTOR
Community Storage & Properties, Ltd.

Powell SEEDS

309 CORNER STORAGE
567-371-5959

NIESE TIRE SERVICE CENTER
COMPLETE AUTO CARE

RAY'S AUTOMOTIVE

235

Alger Village Park
±0.3 Miles Away

DOLLAR GENERAL
Subject Property

MINICH Truck Sales

ups

Windy Knoll Apartments
±36 Units

Google Earth

7050 OH-235
Alger, OH 45812

±10,640 SF

GLA

2026

Year Built

±1.37 AC

Lot Size

NNN

Lease Type

\$180.94

Price Per SF



Representative Photo

PROPERTY OVERVIEW

Property Details

Address	7050 OH-235
City	Alger
State	Ohio
Zip Code	45812
Property Type	Retail
Zoning	Commercial
Parcel Number	28-090021.0000
Year Built	Estimated Delivery June 2026
Building Size	±10,640 SF
Lot Size	±1.37 AC
Construction Style	DGP 10640-C
Parking Spaces	35
Rpsf Building	\$12.21
PPSF Building	\$180.94
PPSF Land	\$30.46



Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,522	10,165	20,301
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	992	3,449	7,356
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,717	\$86,797	\$95,669

FINANCIAL OVERVIEW

Dollar General
7050 OH-235, Alger, OH 45812



Representative Photo

FINANCIAL OVERVIEW

\$1,925,214
List Price

6.75%
Cap Rate

\$180.94
Price Per SF



Representative Photo

Tenant Summary

Tenant Trade Name	Dollar General
Type Of Ownership	Fee Simple
Lease Type	NNN
Lease Guarantor	Corporate (S&P: BBB)
Original Lease Term	15 Years
Lease Commencement	Estimated Delivery 6/26
Lease Expiration	15 Years from Delivery
Term Remaining	±15 Years
Options	Five, 5-Year
Increases	5.00% Every 5 Years

FINANCIAL OVERVIEW

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Primary Term	\$10,829.33	\$129,951.95	\$12.21	6.75%
Years 6 - 10	\$11,370.80	\$136,449.54	\$12.82	7.09%
Years 11 - 15	\$11,939.33	\$143,272.02	\$13.47	7.44%
Option 1	\$12,536.30	\$150,435.62	\$14.14	7.81%
Option 2	\$13,163.12	\$157,957.40	\$14.85	8.20%
Option 3	\$13,821.27	\$165,855.27	\$15.59	8.61%
Option 4	\$14,512.34	\$174,148.03	\$16.37	9.05%
Option 5	\$15,237.95	\$182,855.44	\$17.19	9.50%
Average	\$12,926.30	\$155,115.66	\$14.58	8.06%

TENANT OVERVIEW

Year Founded
1939

Headquarters
Goodlettsville, TN

Type of Ownership
Fee Simple

Employees
194,200+

Locations
20,600+

Credit Rating
BBB (S&P)

Annual Revenue
\$40.61 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 20,600+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 20,600 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

MARKET OVERVIEW

Dollar General
7050 OH-235, Alger, OH 45812



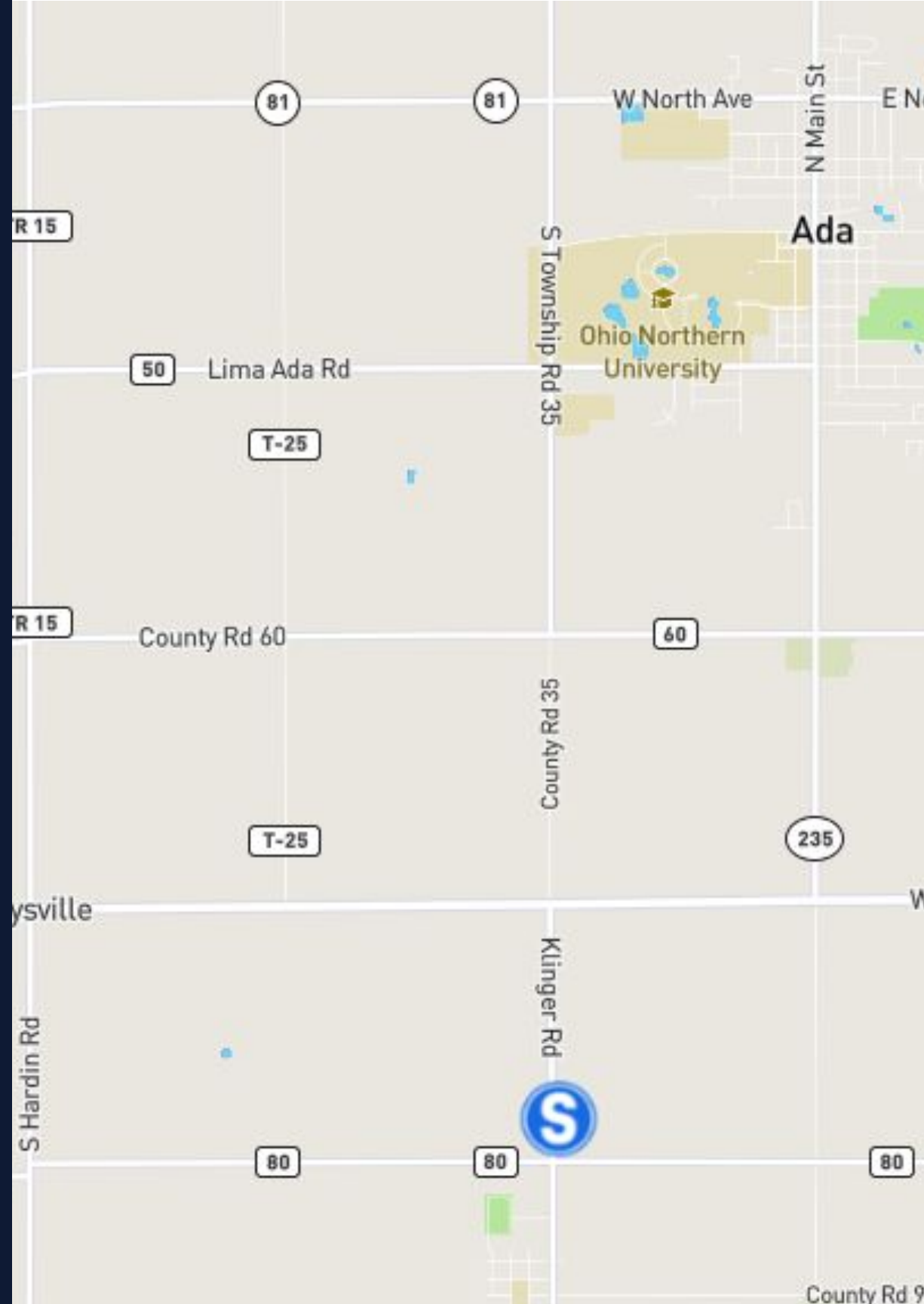
ALGER, OH

Local Overview

Alger, Ohio, is a small village located in Hardin County in the northwestern part of the state. Alger embodies the characteristics of rural Midwestern America, with a close-knit community and a peaceful, small-town atmosphere. The village covers a total area of 0.56 square miles, all of which is land, and is part of the larger Ada metropolitan statistical area. Alger is known for its tranquil environment, making it an ideal place for those seeking a quiet and serene lifestyle away from the hustle and bustle of larger cities. Its location just a few miles from Ohio Northern University in nearby Ada also provides residents with convenient access to educational, cultural, and sporting events, adding an extra dimension to the village's appeal.

Economically, Alger relies heavily on agriculture and local businesses, which form the backbone of the village's economy. Farming remains a significant occupation for many residents, with the fertile lands of Hardin County providing ample opportunities for crop production and livestock farming. In addition to agriculture, small businesses such as local shops, diners, and service providers contribute to the village's economy, ensuring that the community remains self-sustaining and vibrant. The local economy, while modest, is a testament to the resilience and resourcefulness of Alger's residents.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,522	10,165	20,301
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	992	3,449	7,356
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,717	\$86,797	\$95,669



MATTHEWS™

EXCLUSIVELY LISTED BY



Edward DeSimone

FVP & Associate Director

(646) 216-8570

edward.desimone@matthews.com

License No. 10401386411 (NY)



Josh Bishop

EVP & Senior Director

(214) 692-2289

josh.bishop@matthews.com

License No. 688810 (TX)

Matt Wallace | Broker of Record | License No. BRKP.2024002419 (OH) | Firm No. REC.2022007141 (OH)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7050 OH-235, Alger, OH, 45812** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.