MATTHEWS™

DOLLAR GENERAL®

26001 Eureka Rd, Taylor, MI 48180

Retail Investment Opportunity

Offering Memorandum

Exclusively Listed By

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Property Overview

Dollar General
26001 Eureka Rd, Taylor, MI 48180

Investment Highlights

Property Highlights

- **Dollar General (NYSE: DG)**, a Fortune 500 company with an investment-grade BBB S&P credit rating, provides strong tenant credit and financial stability.
- **Located in a major metropolitan area**, providing access to a dense consumer base and strong population within a five-mile radius of the subject property.
- **Positioned along a high-traffic roadway** in one of the nation's largest metropolitan areas, the site benefits from strong visibility and consumer access.
- **The lease is backed by a corporate guarantee** from Dollar General Corp., enhancing the overall credit profile of the investment.
- **An Absolute NNN lease structure** minimizes landlord responsibilities and supports passive ownership.
- **Approximately 5.3 years of remaining lease term** provide stable and predictable cash flow.
- **The lease includes four 5-year renewal options**, each featuring 10% rental increases, creating built-in income growth potential.
- **The property occupies a strong retail location** with limited nearby competition, helping support long-term store performance and tenant retention.
- **The offering provides an attractive above-market yield**, appealing to investors seeking durable net lease income.
- **Dollar General's discount retail model** is generally viewed as resistant to economic downturns and e-commerce pressures.
- **Originally developed as a Build-to-Suit in 2016**, the property was designed specifically for the tenant's operational needs.
- **The store was renovated in 2024 by Dollar General**, demonstrating continued capital investment and commitment to the location.
- **The property's all-brick construction** offers superior durability, reduced maintenance requirements, and enhanced long-term residual value.


American House
SENIOR LIVING COMMUNITIES
meijer
DICK'S SPORTING GOODS
ALDI
PETSMART
SUBWAY
E
MARATHON
boost mobile
Berry Dental
HOBBY LOBBY
five BELOW
Famous Dave's
Legendary Pit Bar-B-Que
Tim Hortons
Western Union
bp
Eureka Rd ± 27,794 VPD
Rock'n Rodney's
Bar & Grill
DOLLAR GENERAL
Subject Property


Southland Center
JCPenney
BEST BUY
macy's
WINDSOR
H&M
FINISH LINE
CINEMARK
Lakes of Taylor
Golf Course
save a lot
McDonald's
TARGET
BOB'S DISCOUNT FURNITURE
KOHL'S
SEPHORA
meijer
THE HOME DEPOT
Telegraph Rd ± 54,200 VPD
±70,000 VPD
DOLLAR GENERAL
Subject Property
Eureka Rd ± 27,794 VPD
BJ's
Live Generously.
Top 13% of
National Locations
Source: AlphaMap
five BELOW
HOBBY LOBBY
DOLLAR TREE
TACO BELL
DICK'S SPORTING GOODS
ALDI
MENARDS
Top 13% of
National Locations
Source: AlphaMap
Ponds Village
±511 Units
The Courtyards
±533 Units
Burlington
PURE HOCKEY
MEN'S WEARHOUSE
Terraces of Taylor
Apartments
INTERSTATE
75
N


DOLLAR GENERAL
E

26001 Eureka Rd
Taylor, MI 48180

±7,500 SF
GLA

2016
Year Built

±27,794
Vehicles Per Day

Absolute NNN
Lease Type

$157.42
Price Per SF

Property Photos

Financial Overview

Dollar General
26001 Eureka Rd, Taylor, MI 48180

Financial Summary

$1,180,628	7.50%	$157.42	±3.74 AC
List Price	Cap Rate	Price Per SF	Lot Size

Property Details

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Original Lease Term	15 Years
Term Remaining on Lease	±5.3 Years
Options	Four, 5-Year Options with 10% Increases
Year Built	2016
GLA	±7,500 SF
Lot Size	±3.74 AC
Rent Commencement	10/1/2016
Lease Expiration	9/30/2031

Annualized Operating Data

	Annual	Monthly	Increases
Current - 9/30/2031	**$88,547.16**	**$7,378.93**	**None**
Option 1	$97,401.96	$8,116.83	10%
Option 2	$107,142.12	$8,928.51	10%
Option 3	$117,856.32	$9,821.36	10%
Option 4	$129,642.00	$10,803.50	10%

TENANT OVERVIEW

Year Founded	1939
Headquarters	Goodlettsville,TN
Ownership Status	Public
Employees	±180,000
Locations	21,000+
Credit Rating	BBB
Annual Revenue	$40.61 Billion

Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Why Invest in Dollar General?

- Strong Financials: Q2 2025 earnings beat expectations with $10.73B in sales and raised full-year guidance—showing solid momentum.
- Expanding Customer Base: Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- Net Store Growth: Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- Massive Scale: Operates ~21,000 stores, employs 180,000+, and generates ~$40.61B in annual revenue—highlighting stability and reach.

Market Overview

Dollar General
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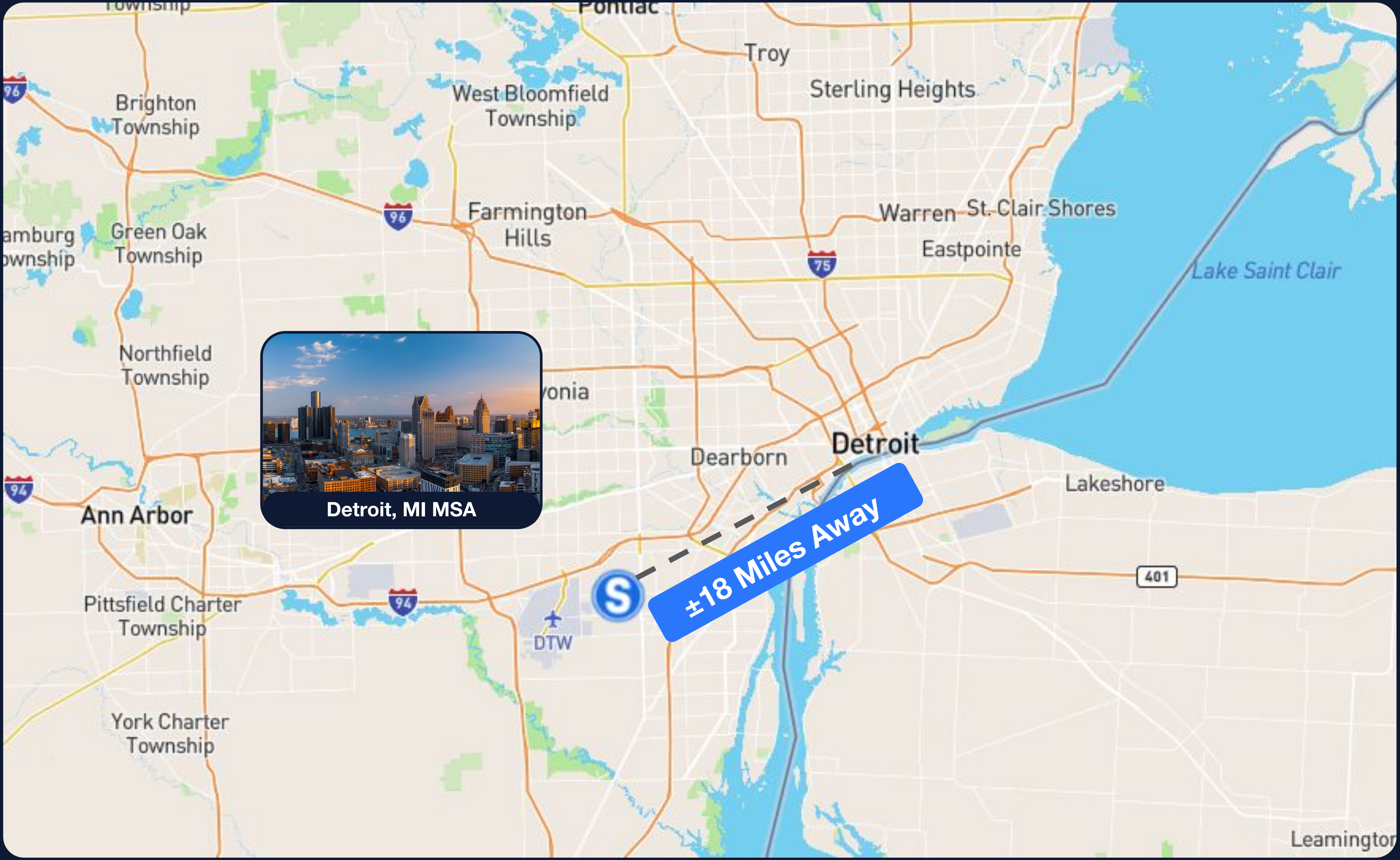


TAYLOR, MI


Detroit, MI MSA

Local Market Overview

Taylor, Michigan is a suburban community located in Wayne County within the greater Detroit metropolitan area. The city is part of the Downriver region and benefits from convenient access to major transportation corridors, Detroit Metropolitan Airport, and nearby employment centers throughout southeastern Michigan.

Housing consists largely of single-family homes, with a mix of ranch-style and bungalow designs typical of the region. Multi-family developments and rental properties are also present throughout the city, providing a range of housing options for residents.

Taylor's economy is supported by a mix of local retail, service industries, light manufacturing, and logistics employment, along with access to the broader Detroit labor market. Major commercial corridors and regional shopping destinations serve residents and surrounding communities, contributing to local economic activity.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,172	42,050	128,374
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	4,120	17,104	53,916
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$64,539	$85,953	$95,114

DETROIT, MI MSA

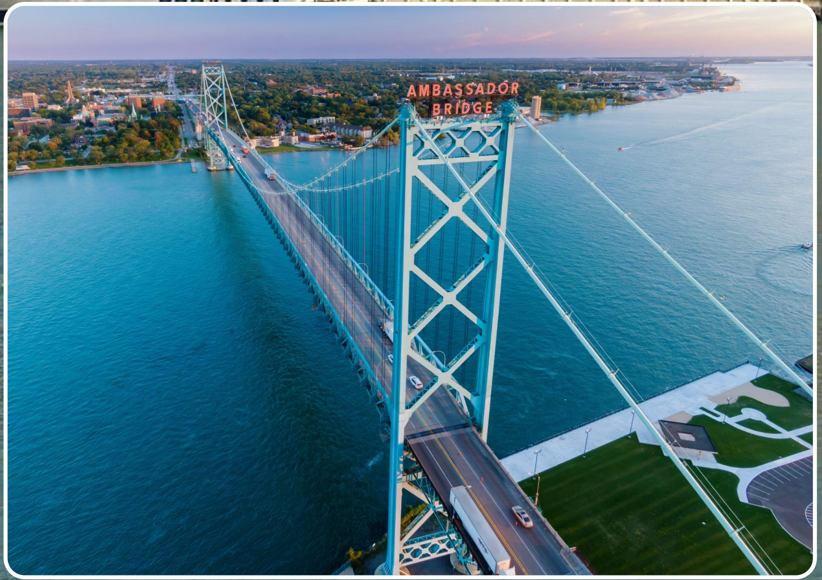
Market Demographics

636,644 Total Population	**$39,575** Median HH Income	**253,207** # of Households	**49.7%** Homeownership Rate
231,581 Employed Population	**35** Median Age	**$76,800** Median Property Value	

Local Market Overview

The Detroit metropolitan area continues to demonstrate steady momentum, supported by its diversified economic base and ongoing reinvestment across key sectors. Demand remains resilient as businesses and residents alike benefit from the region’s strong manufacturing roots, expanding logistics infrastructure, and growing presence in technology and mobility-related industries. While broader economic conditions have introduced some caution, local fundamentals remain sound, helping sustain activity across multiple property types.

Investment interest in the Detroit market is driven by competitive pricing, improving fundamentals, and targeted redevelopment efforts throughout the metro area. Strategic locations, access to major transportation corridors, and a skilled labor force continue to attract both regional and national users. As a result, the market has shown an ability to adapt to changing conditions while maintaining long-term growth potential.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located a**t 26001 Eureka Rd, Taylor, MI, 48180** ("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.

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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.

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