

DOLLAR GENERAL[®]

2979 SR-571 W, Greenville, OH 45331

**Retail
Investment Opportunity**
Offering Memorandum

2026 Construction | Dayton, OH MSA | 18,054 Residents

Representative Photo



MATTHEWS[™]

Representative Photo



DOLLAR GENERAL®

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Property Overview

DOLLAR GENERAL

\$2,134,426

List Price

±15 Years

Lease Term Remaining

Absolute NNN

Lease Type

6.35%

Cap Rate

±9,026 SF

GLA

2026

Year Built

Investment Highlights

Lease & Location Highlights

- 2026 built-to-suit construction for Dollar General
- 15 year ABS NNN lease with 5% increases every 5 years (base term + options)
- Corporate guaranty from Dollar General Corporation (Investment Grade Credit: S&P Rated BBB)
- The subject property is located just ±40 miles north of Dayton
- Affluent demographics with an average household income of \$109,030 annually
- 18,054 residents located within a 5-mile radius
- Local national tenants include McDonald's, Walmart, Kroger, Marshalls, Tractor Supply, Lowes, Walgreens, CVS and many more

Tenant Highlights

- Dollar General operates ±21,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has an investment-grade credit rating of BBB (S&P)
- Dollar General was considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±25 billion

Aerial Map



Aerial Map



Financial Summary

\$2,134,426

List Price

6.35%

Cap Rate

2026

Year Built

\$135,536

NOI

DOLLAR GENERAL®

Tenant Summary

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlords Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	10/21/2026
Lease Expiration Date	10/31/2041
Term Remaining on Lease	±15 Years
Increases	5% Every 5 Years
Options	Five, 5-Year Options

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 10/31/2031	\$11,294.67	\$135,536.04	5.00%	6.35%
11/1/2031 - 10/31/2036	\$11,859.40	\$142,312.80	5.00%	6.67%
11/1/2036 - 10/31/2041	\$12,452.37	\$149,428.44	5.00%	7.00%
Option 1	\$13,074.99	\$156,899.88	5.00%	7.35%
Option 2	\$13,728.74	\$164,744.88	5.00%	7.72%
Option 3	\$14,415.17	\$172,982.04	5.00%	8.10%
Option 4	\$15,135.93	\$181,631.16	5.00%	8.51%
Option 5	\$15,892.73	\$190,712.76	5.00%	8.94%

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Lease Guarantor
Corporate

Employees
±180,000

Locations
21,000+

Credit Rating
BBB

Annual Revenue
\$40.61 Billion

DOLLAR GENERAL®

21,000+ Stores Across 48 States



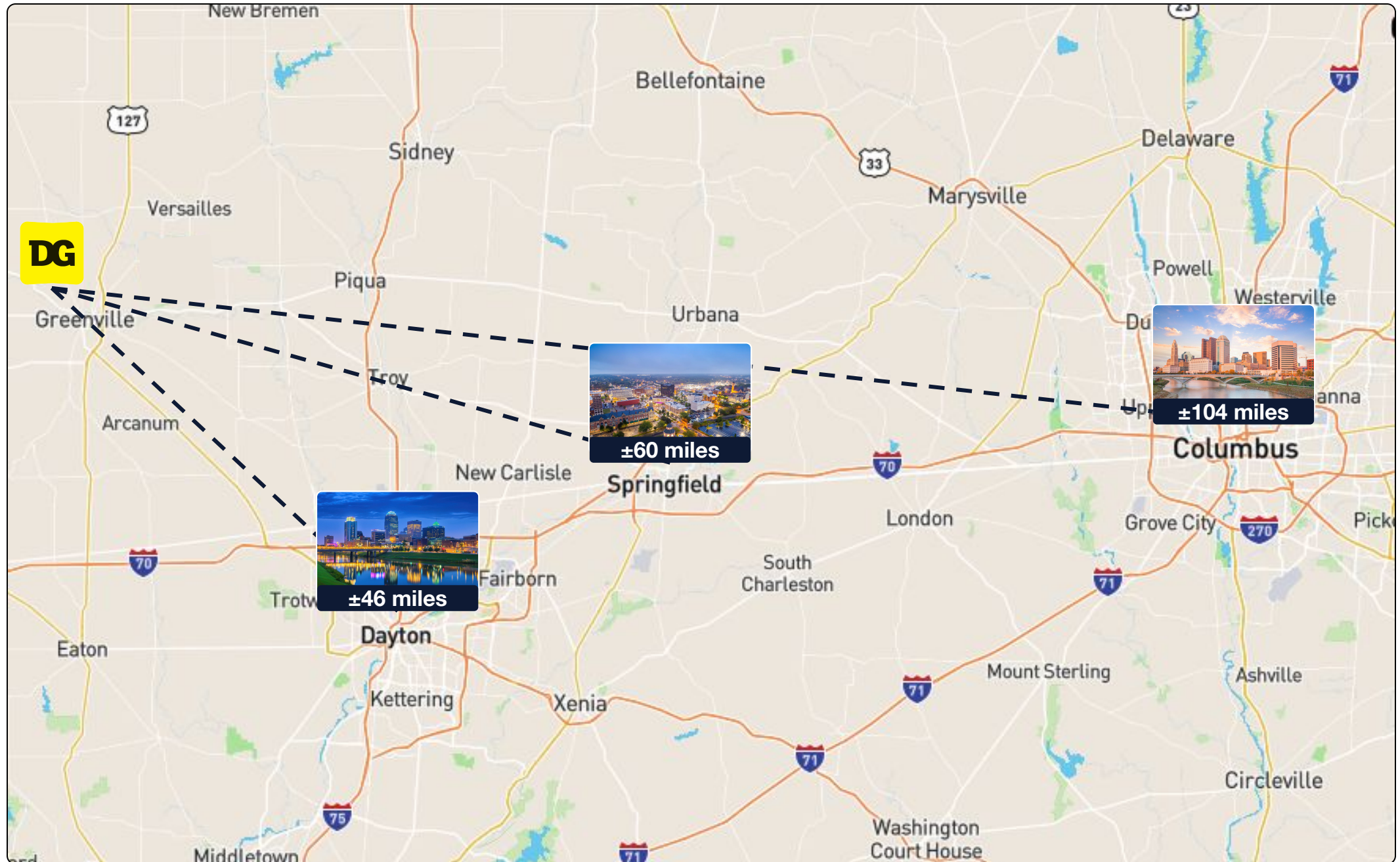
Tenant Overview

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.

Regional Map



Greenville, OH

Local Market Overview

Greenville is the county seat and primary commercial center of Darke County in western Ohio, approximately 30.7 miles northwest of Dayton. The community benefits from convenient regional access, with Interstates 70 and 75 both within roughly 30 minutes. U.S. Routes 36 and 127, along with several state routes, converge in Greenville, providing connectivity throughout western Ohio and into neighboring Indiana.

The local economy is supported by a mix of manufacturing, healthcare, agriculture, distribution, and retail. Major area employers include Whirlpool Corporation, FRAM, and MTNA Greenville, while the broader Darke County market is also home to Midmark Corporation. Greenville's established industrial base is complemented by Greenville Industrial Park, which offers rail access and direct connections to State Route 571 and U.S. 127.

As Darke County's central business and retail hub, Greenville serves both local residents and surrounding rural communities. The presence of major retailers, employers, healthcare services, schools, and regional transportation routes helps Greenville function as a destination for everyday shopping and services. For necessity-based retailers such as Dollar General, this combination of a broad surrounding trade area, established employment base, and regional accessibility supports consistent consumer demand.



Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,452	18,054	39,947
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	1,001	8,156	16,767
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$109,030	\$77,441	\$88,337

Dayton Overview



Dayton Regional Overview

Dayton is a major economic center in southwestern Ohio, positioned at the intersection of Interstates 70 and 75. This central location provides strong connectivity to Cincinnati, Columbus, Indianapolis, and other major Midwest markets while supporting the region's logistics and distribution industries. Dayton International Airport, extensive highway infrastructure, and rail access further strengthen the area's position as a transportation and business hub.

The Dayton economy is supported by a diverse mix of aerospace and defense, healthcare, education, advanced manufacturing, information technology, and logistics. Wright-Patterson Air Force Base is particularly important to the region, employing more than 38,000 military personnel, civilians, and contractors and serving as Ohio's largest single-site employer. The region also benefits from major healthcare and educational institutions, including Premier Health, Kettering Health, Dayton Children's Hospital, the University of Dayton, and Wright State University.

Dayton's combination of established employment centers, higher education, transportation infrastructure, and relatively affordable operating environment supports continued commercial activity throughout the region. The city's long history in aviation and innovation continues to influence economic development, with local initiatives focused on aerospace research, human sciences, advanced materials, manufacturing, and technology. These economic drivers, combined with Dayton's accessibility to major population centers throughout the Midwest, help support demand for retail, industrial, office, and other commercial real estate.

\$652M+

Annual Retail Sales (Darke County)

51,520

Darke County Population

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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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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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