

DOLLAR GENERAL[®]

8104 US Route 36, Bradford, OH 45308

**Retail
Investment Opportunity**
Offering Memorandum

Dayton, OH MSA | \$95,078 Average Household Income | 2026 Construction



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DOLLAR GENERAL®

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Exclusively Listed By



Josh Bishop

EVP & Senior Director

(315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)



Scotty Latimer

VP & Associate Director

(214) 692-2927

scotty.latimer@matthews.com

License No. 790608 (TX)

Kyle Matthews | Broker of Record | Broker Lic. No.: BRKP.2019005179 (OH) | Firm Lic. No.: REC.2022007141 (OH)

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Property Overview

DOLLAR GENERAL

\$2,071,560

List Price

±15 Years

Lease Term Remaining

Absolute NNN

Lease Type

6.35%

Cap Rate

±9,100 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 ±35 miles north of Dayton
- Affluent demographics with an average household income of \$104,958 annually
- 10-mile population in excess of 45,115 residents
- Local national tenants include Walmart, Kroger, Marshalls, Tractor Supply, Lowe's, 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



Property Photos



Financial Summary

\$2,071,560

List Price

6.35%

Cap Rate

2026

Year Built

2.79 AC

Lot Size

\$131,544

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	9/1/2026
Lease Expiration Date	9/30/2041
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 - 9/30/2031	\$10,962.00	\$131,544.00	-	6.35%
10/1/2031 - 9/30/2036	\$11,510.63	\$138,127.56	5.00%	6.67%
10/1/2036 - 9/30/2041	\$12,086.16	\$145,033.92	5.00%	7.00%
Option 1	\$12,690.46	\$152,285.52	5.00%	7.35%
Option 2	\$13,324.99	\$159,899.88	5.00%	7.72%
Option 3	\$13,991.24	\$167,894.88	5.00%	8.10%
Option 4	\$14,690.80	\$176,289.60	5.00%	8.51%
Option 5	\$15,425.34	\$185,104.08	5.00%	8.94%

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Lease Guarantor
Corporate

Employees
±180,000

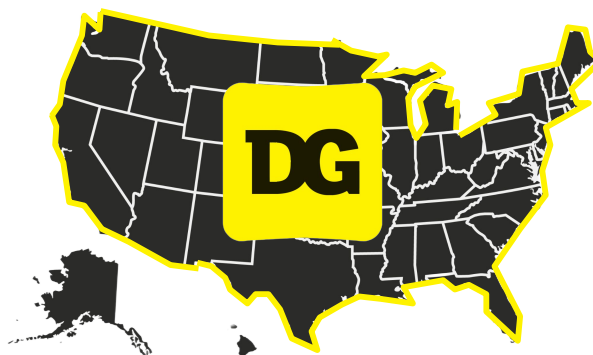
Locations
21,000+

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.

Greenville, OH

Local Market Overview

Greenville serves as the commercial and manufacturing center of Darke County, with an economy anchored by advanced manufacturing, agriculture, healthcare, food production, transportation, and retail. Darke County generated approximately \$3.39 billion in GDP in 2024, up from roughly \$3.00 billion in 2023, representing approximately 13.1% year-over-year nominal growth. Since 2020, county GDP has increased from approximately \$2.13 billion to \$3.39 billion, a gain of nearly \$1.26 billion, or 59%.

The area's industrial base includes several sizable manufacturers. Whirlpool Corporation/KitchenAid operates its Greenville manufacturing facility, which produces KitchenAid small appliances for distribution globally, and Darke County Economic Development reports approximately 833 employees at the operation. Whirlpool has also continued investing heavily throughout Ohio; the company announced a \$300 million investment in Ohio laundry operations in 2025 and an additional \$60+ million Ohio manufacturing investment in 2026. Across the U.S., Whirlpool reports spending approximately \$23 billion on manufacturing, labor, and logistics over the past decade.

Other major regional employers reinforce Greenville's manufacturing base. Midmark Corporation, headquartered nearby in Versailles, employs approximately 1,146 workers in medical, dental, and veterinary equipment and clinical solutions. FRAM employs approximately 413 workers at its Greenville oil-filter manufacturing operation, while MTNA Greenville (Morioku Technology North America) employs approximately 401 workers producing automotive components. Additional major employers include Weaver Brothers, with approximately 271 employees, along with Wayne HealthCare, Greenville City Schools, and other service and industrial employers.

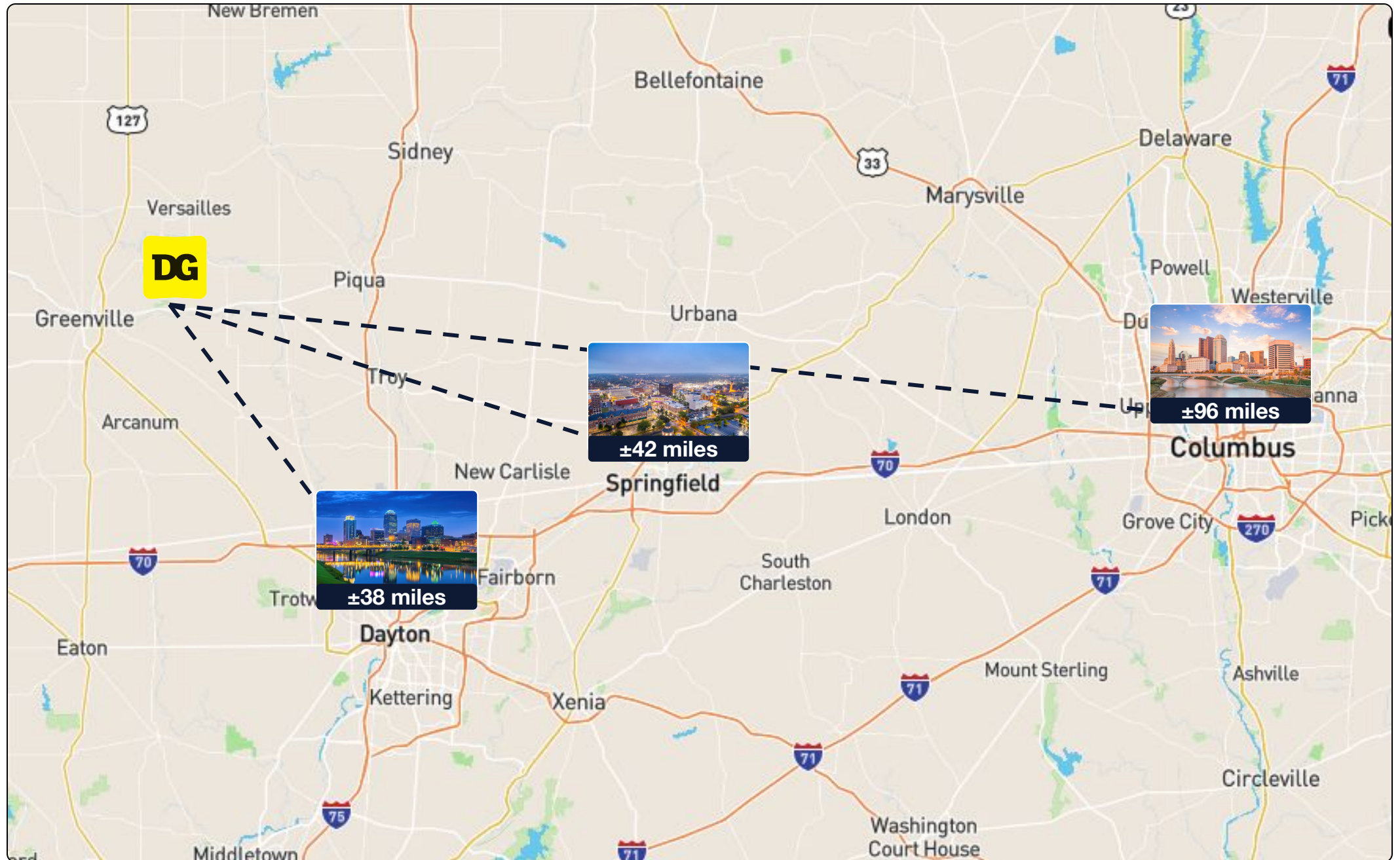
The economic base is also becoming increasingly valuable. Darke County's private service-producing industries generated approximately \$1.58 billion in GDP during 2024, up from \$1.19 billion in 2020. Combined with Greenville's established manufacturing operations and Darke County's substantial agricultural sector, this provides the market with multiple sources of employment and economic activity rather than dependence on a single industry.



Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,265	7,005	45,115
2020 Census	2,253	6,957	44,959
Growth 2020-Current Year	0.52%	0.68%	0.35%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	882	2,728	18,812
2020 Census	858	2,659	18,400
Growth 2020-Current Year	2.83%	2.58%	2.24%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$104,958	\$95,078	\$90,018

Regional Map



Springfield–Dayton–Columbus Regional Overview



Southwest Ohio Regional Overview

Springfield, Ohio, benefits from its strategic location between Dayton and Columbus, placing it within one of Ohio's most established economic corridors. Positioned along Interstate 70, the city provides convenient access to two major metropolitan economies while maintaining a more affordable operating environment. Springfield supports a diverse employment base spanning advanced manufacturing, logistics, healthcare, aerospace, and education, allowing businesses and residents to benefit from the economic strength of the broader region.

Regional connectivity is reinforced by Interstate 70, U.S. Route 68, and nearby Interstate 75, linking Springfield to major employment centers, distribution hubs, and national transportation networks. This accessibility supports efficient commuting patterns and freight movement while creating stable demand for commercial and residential real estate. The combination of institutional employers, industrial investment, and regional service providers positions Springfield as a well-connected community with long-term growth potential.

\$185B+
GDP

+2.9%
Annual GDP Growth

66,000 Jobs
Regional Retail Trade Employment

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Josh Bishop

EVP & Senior Director

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josh.bishop@matthews.com

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VP & Associate Director

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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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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.

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