

Dollar General

1095 East Street, Fairport Harbor, OH 44077

\$2,000,000



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*Actual Property Photo

Dollar General

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List Price	\$2,000,000
Cap Rate	5.16%
Rent	\$8,605 Monthly \$103,266 Annually
Building Size	9,100 SqFt
Lot Size	3.76 Acres
Year Built	2019

Property Highlights

- Cleveland, OH MSA
- Upgraded Brick & Sandstone facade
- National Credit Tenant with over 16,000 stores
- 12.75+ years remaining on Lease
- Great location in Fairport Harbor (Painesville)
- One of the fastest growing downtowns in Ohio
- 2.4 miles from Lake Erie College (Best of Midwest)
- 30 miles from Cleveland
- True Net Lease - Zero Landlord responsibilities
- Fairport Harbor, some of the best beaches in Ohio with Yacht clubs, etc.
- Large 3.76 Acre lot



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About Dollar General

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.

Tenant Summary

Tenant Trade Name	Dollar General
Lease Guarantor	Dollar General Corporate
Lease Type	NNN
Current Rent	\$8,605 Monthly \$103,266 Annually
Landlord Responsibilities	No Landlord Responsibilities
Original Lease Term	15 Years
Lease Comencement Date	August 2019
Current Lease Expiration Date	July 2034
Term Remaining on Lease	12.75+ years remaining
Rental Increases	10% Increase with each Option Exercised
Options	Four 5-year options

Lease Increases & Option Breakdown

		Monthly Rent	Annual Rent
Option 1	8.2034 - 7.2039	\$9,466	\$113,592
Option 2	8.2039 - 7.2044	\$10,412	\$124,952
Option 3	8.2044 - 7.2049	\$11,453	\$137,447
Option 4	8.2049 - 7.2054	\$12,599	\$151,192



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Population

	4 Mile	8 Miles	12 Miles
2010	51,045	123,223	191,763
2021	52,285	126,016	195,692
2026 (projected)	52,754	127,285	197,640

Households

	4 Mile	8 Miles	12 Miles
2010	19,581	48,786	77,157
2021	20,177	50,521	79,829
2026 (projected)	20,407	51,205	80,934
2021 Average Size	2.54	2.46	2.42

2021 Households Income

	4 Mile	8 Miles	12 Miles
Median Income	\$59,713	\$67,124	\$65,060
Average Income	\$73,444	\$85,093	\$83,366
Per Capita Income	\$28,405	\$34,141	\$34,046





* Actual Property Photo

Parcel lines are approximate and drawn in house for aerial visual only Seller nor Broker warrant exact parcel shape.

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