



**28 UNIT  
DOLLAR GENERAL  
PORTFOLIO**

**28 DOLLAR GENERAL STORES | PACKAGE OR SINGLE SALES!**

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### BRIAN BROCKMAN

BANG REALTY, INC.

11427 REED HARTMAN HWY #236

CINCINNATI , OH 45241

513.657.3645

## INVESTMENT SUMMARY

List Price:	\$49,228,591
Current NOI:	\$2,535,272.44
Initial Cap Rate:	5.15%
Land Acreage:	+/- 53.59
Building Size:	254,688 SF
Price PSF:	\$193.29
Lease Type:	Absolute NNN Lease
Lease Term:	15 Years
Average CAP Rate:	5.15%

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present this extremely rare and geographically diverse 28-Store Dollar General portfolio, with sites being in AR, IA, IN, KY, LA, MI, NC, NM, NY, OH, PA, and TN. Four sites saw rent commence in 2019, 13 sites saw rent commence in 2020, and the remaining 11 commenced in 2021. Each is secured with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. All locations have (5 Year) options to renew, each with a 10% rental rate increase. The leases are corporately guaranteed by Dollar General Corporation which holds an S&P credit rating of "BBB" and is classified as Investment Grade.

This offering can be sold as a portfolio or as individual properties.

The portfolio benefits from long term NNN Leases, newer construction BTS buildings, and a corporate Guaranty from Dollar General - an investment grade tenant with over 18,000 locations. The 3 mile household income average is \$67,437. Purchase price reflects a 5.15% cap rate based on actual NOI of \$2,535,272.44. The new owner will see continued success in owning a portfolio of geographically diverse Dollar General Stores, the #1 Dollar Store in the Country!



**PRICE** \$49,228,591



**CAP RATE** 5.15%



**LEASE TYPE** Absolute NNN Lease



**TERM REMAINING** 12- 14 Years

## INVESTMENT HIGHLIGHTS

- Extremely Rare 28 Store Dollar General Portfolio!
- **Diverse Geographical Locations | Can be Sold Separately!**
- 15 Yr. Absolute NNN Leases
- **Newer Construction | 2019, 2020, & 2021 BTS Construction**
- **Featuring Upgraded Design Construction on Many Stores**
- Dollar General Corporate Guaranty
- **Average 3 Mile Household Incomes Ideal at \$67,437**
- All Leases Equipped with Five (5 Year) Options with 10% Bumps
- **Investment Grade Tenant | 18,000+ Locations**



# DOLLAR GENERAL 28 STORE PORTFOLIO

## FINANCIAL SUMMARY

INCOME		PER SF
Rental Income	\$2,535,272.44	\$9.95
<b>Gross Income</b>	<b>\$2,535,272.44</b>	<b>\$9.95</b>
EXPENSE		PER SF
Expenses	\$0.00	\$0.00
<b>Gross Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>NET OPERATING INCOME</b>	<b>\$2,535,272.44</b>	<b>\$9.95</b>

## PROPERTY SUMMARY

Year Built:	2019 - 2021
Portfolio Acreage:	+/- 53.59 Acres
Total Portfolio Size:	254,688 SF
Roof Type:	Standing Seam
Construction Style:	Upgraded & Prototype
Zoning:	Commercial
Parking Lot:	Concrete & Asphalt
Warranties	Construction
HVAC:	Roof Mounted

## LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN Lease
Primary Lease Term:	15 Years
Total Annual Rent:	\$2,535,272.44
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	2019 - 2021
Lease Expiration Date:	2034 - 2036
Lease Term Remaining:	12 - 14 Years
Rent Increases:	10% at Each Option
Renewal Options:	Three to Five (5 Year) Options (varies per lease)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



**GROSS SALES:**  
\$34.2 BILLION



**STORE COUNT:**  
18,000+



**GUARANTOR:**  
DG CORP



**S&P:**  
BBB

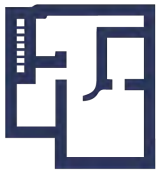


# DOLLAR GENERAL 28 STORE PORTFOLIO

LOCATION	CAP RATE	PRICE	YEAR BUILT	SF	LEASE START	LEASE END	ANNUAL RENT	RENT PER SF/YR
Galway, NY	5.15%	\$2,015,981	2019	9,400	2/2/2019	2/28/2034	\$103,823.00	\$11.05
West Bloomfield, NY	5.15%	\$1,963,107	2019	9,211	11/13/2019	11/30/2034	\$101,100.00	\$10.98
East Berne, NY	5.15%	\$1,980,583	2019	9,320	7/28/2019	7/31/2034	\$102,000.00	\$10.94
Fort Edward, NY	5.15%	\$2,157,146	2019	9,281	11/21/2019	11/30/2034	\$111,093.00	\$11.97
Brodhead, KY	5.15%	\$1,595,574	2020	9,100	3/8/2020	3/31/2035	\$82,172.04	\$9.03
Stanford, KY	5.15%	\$1,540,194	2020	9,100	4/29/2020	4/30/2035	\$79,320.00	\$8.72
Crossett, AR	5.15%	\$1,701,795	2020	9,026	8/25/2020	8/30/2035	\$87,642.46	\$9.71
Hagerhill, KY	5.15%	\$1,721,942	2020	9,100	5/18/2020	5/31/2035	\$88,680.00	\$9.75
Campbellsville, KY	5.15%	\$1,501,806	2020	9,100	4/26/2020	4/30/2035	\$77,343.00	\$8.50
Reinback, IA	5.15%	\$1,716,506	2020	9,100	1/14/2021	1/31/2036	\$88,400.04	\$9.71
Chaparral, NM	5.15%	\$1,884,816	2020	9,026	10/22/2020	10/31/2035	\$97,068.00	\$10.75
Newport, NC	5.15%	\$1,957,282	2019	9,026	5/15/2019	5/31/2034	\$100,800.00	\$11.17
Cynthiana, KY	5.15%	\$1,616,020	2020	9,100	9/11/2020	9/30/2035	\$83,225.04	\$9.15
London, KY	5.15%	\$1,550,777	2020	9,100	7/20/2020	7/31/2035	\$79,865.04	\$8.78
Provencal, LA	5.15%	\$1,701,831	2020	9,014	3/6/2020	3/31/2035	\$87,644.32	\$9.72
Wesley, AR	5.15%	\$1,669,165	2020	9,026	12/1/2020	11/30/2035	\$85,962.00	\$9.52
Pencil Bluff, AR	5.15%	\$1,611,961	2020	9,026	12/1/2020	11/30/2035	\$83,016.00	\$9.20
Huntsville, AR	5.15%	\$1,648,311	2021	9,100	8/1/2020	7/31/2035	\$84,888.00	\$9.33
North Salem, IN	5.15%	\$1,747,377	2021	9,100	1/30/2021	1/31/2036	\$89,989.92	\$9.89
Trenary, MI	5.15%	\$1,786,324	2021	9,100	1/18/2021	1/31/2036	\$91,995.68	\$10.11
Hamburg, IA	5.15%	\$1,596,396	2021	9,026	1/18/2021	1/31/2036	\$82,214.40	\$9.11
Clairefield, TN	5.15%	\$1,810,175	2021	9,002	2/1/2021	1/31/2036	\$93,224.00	\$10.36
Turkey Creek, LA	5.15%	\$1,827,136	2021	9,026	1/18/2021	1/31/2036	\$94,097.50	\$10.43
Cowansville, PA	5.15%	\$1,959,961	2021	9,100	1/14/2021	1/31/2036	\$100,938.00	\$11.09
Chidester, AR	5.15%	\$1,510,679	2021	9,026	3/9/2021	3/31/2036	\$77,799.96	\$8.62
Fenelton, PA	5.15%	\$2,087,088	2021	9,100	4/16/2021	4/30/2036	\$107,485.04	\$11.81
Gillett, AR	5.15%	\$1,534,408	2021	9,026	1/19/2021	1/31/2036	\$79,022.00	\$8.75

# DOLLAR GENERAL 28 STORE PORTFOLIO

LOCATION	CAP RATE	PRICE	YEAR BUILT	SF	LEASE START	LEASE END	ANNUAL RENT	RENT PER SF/YR
Frankfort, OH	5.15%	\$1,834,252	2021	9,026	5/16/2021	5/31/2036	\$94,464.00	\$10.47
<b>Totals/Averages</b>				<b>254,688</b>			<b>\$2,535,272.44</b>	<b>\$9.95</b>



**TOTAL SF**  
254,688



**TOTAL ANNUAL RENT**  
\$2,535,272.44



**OCCUPANCY RATE**  
100.0%



**AVERAGE RENT/SF**  
\$9.95



**NUMBER OF SITES**  
28





# DOLLAR GENERAL 28 STORE PORTFOLIO



**2.8% INCREASE**  
IN NET SALES Q4



**1,110 STORES**  
OPENING IN 2022



**\$34.2 BIL**  
IN SALES



**83 YEARS**  
IN BUSINESS



**31 YEARS**  
SAME STORE GROWTH

**DOLLAR GENERAL** is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P rated company was established in 1939. There are more than 18,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.



**18,000+ STORES ACROSS 47 STATES**



# DOLLAR GENERAL 28 STORE PORTFOLIO



Galway, NY



West Bloomfield, NY



East Berne, NY



Fort Edward, NY



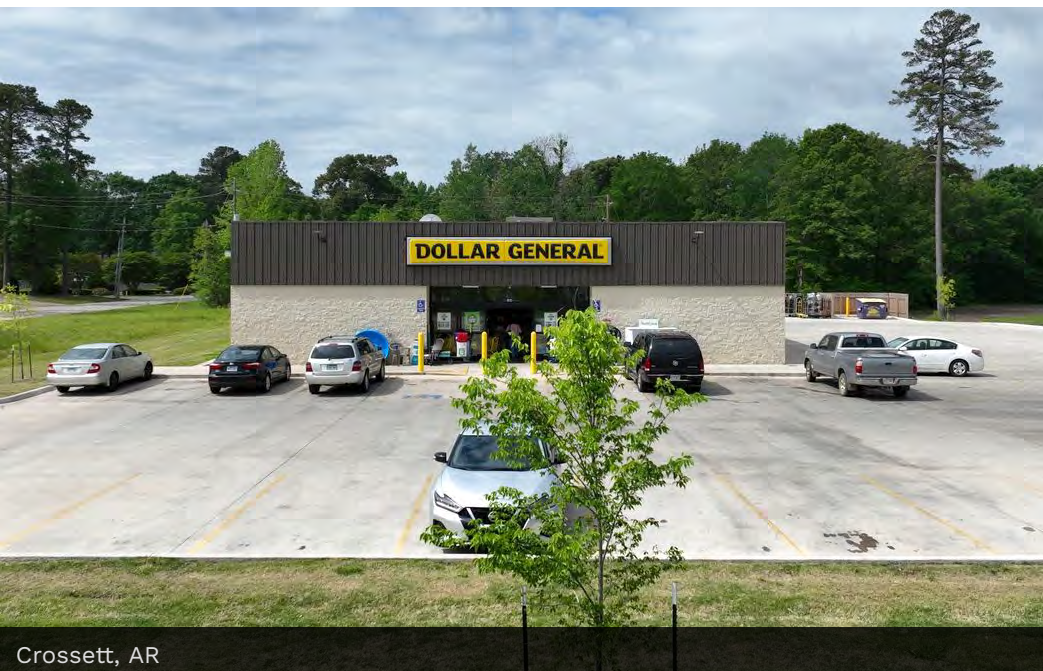
# DOLLAR GENERAL 28 STORE PORTFOLIO



Brodhead, KY



Stanford, KY



Crossett, AR



Hagerhill, KY



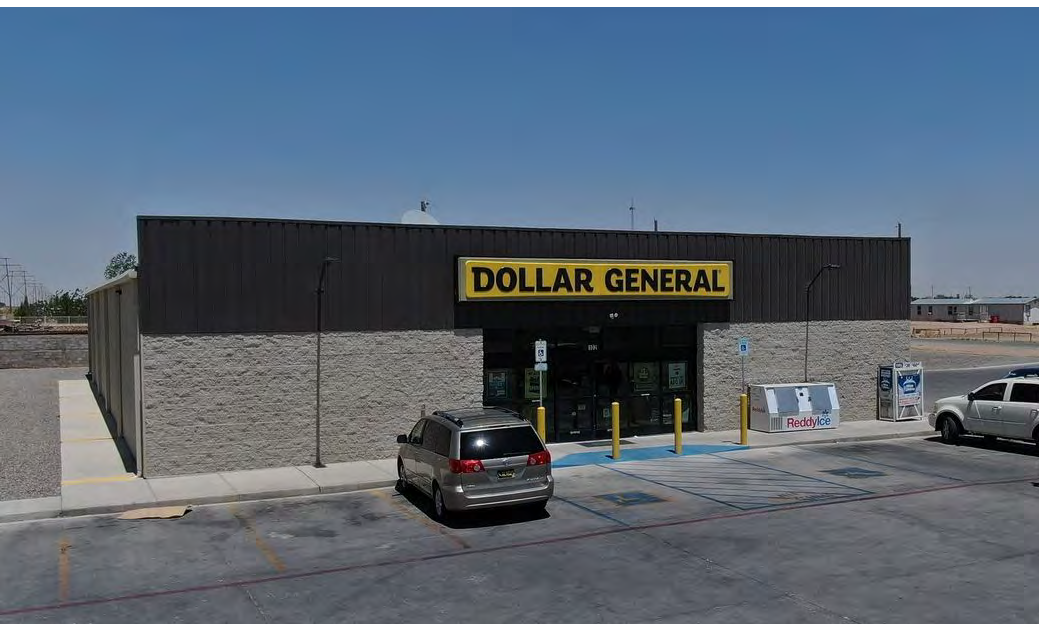
# DOLLAR GENERAL 28 STORE PORTFOLIO



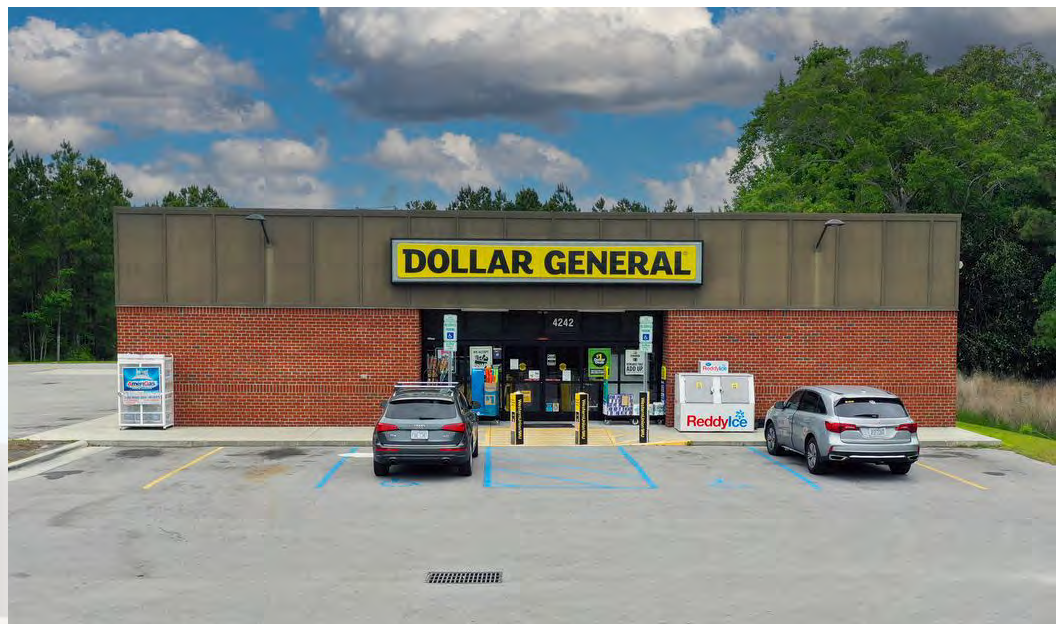
Campbellville, KY



Reinbeck, IA



Chaparral, NM



Newport, NC



# DOLLAR GENERAL 28 STORE PORTFOLIO



Cynthiana, KY



London, KY



Provencal, LA



Wesley, AR



# DOLLAR GENERAL 28 STORE PORTFOLIO



Pencil Bluff, AR



Huntsville, AR



North Salem, IN



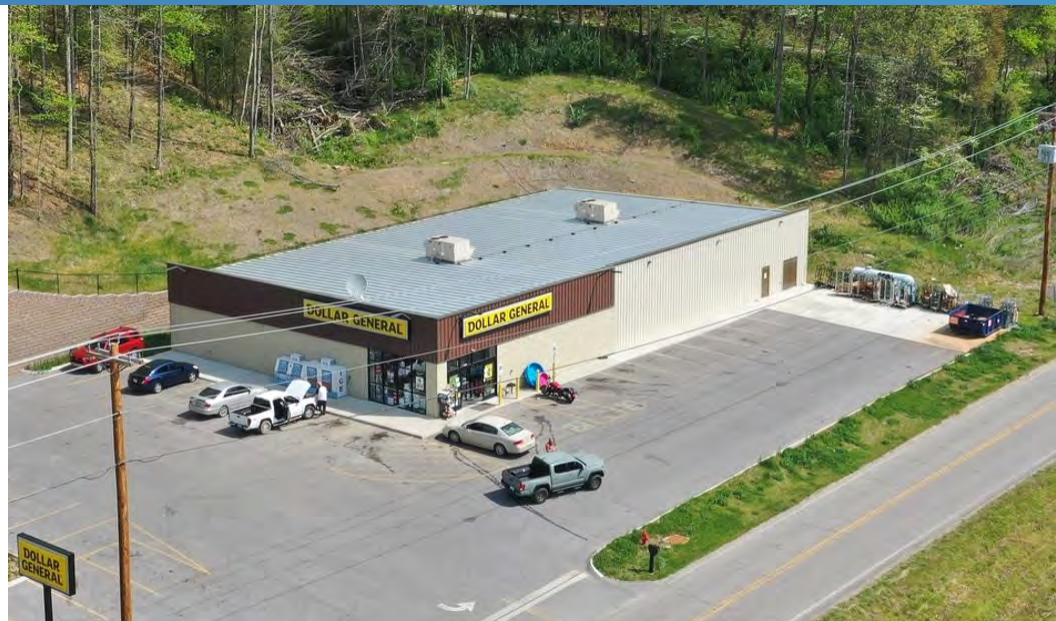
Trenary, MI



# DOLLAR GENERAL 28 STORE PORTFOLIO



Hamburg, IA



Clairefield, TN



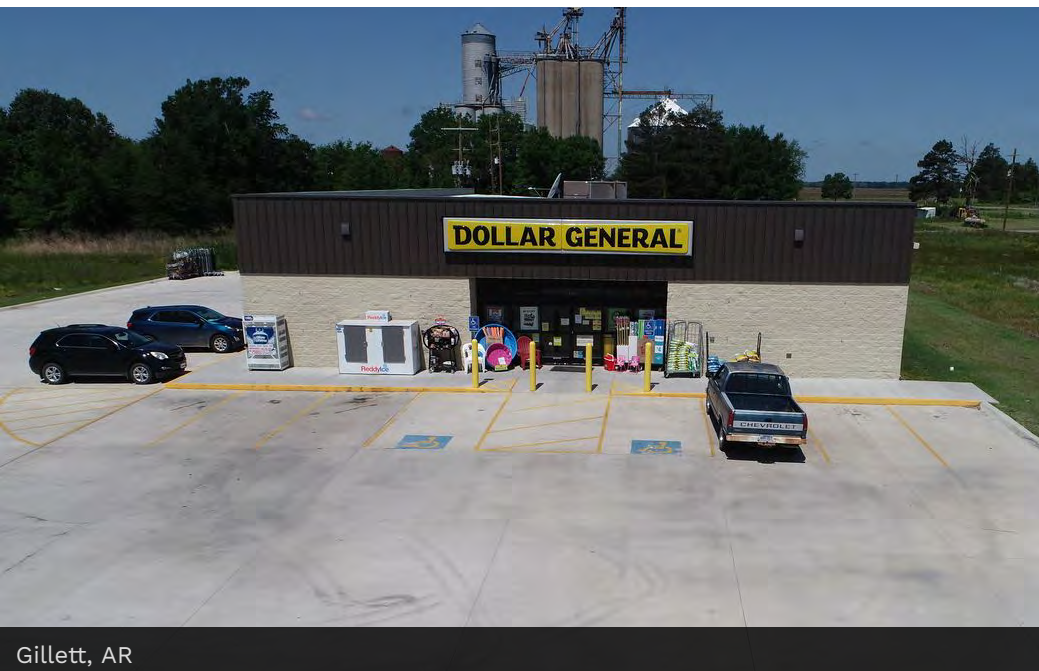
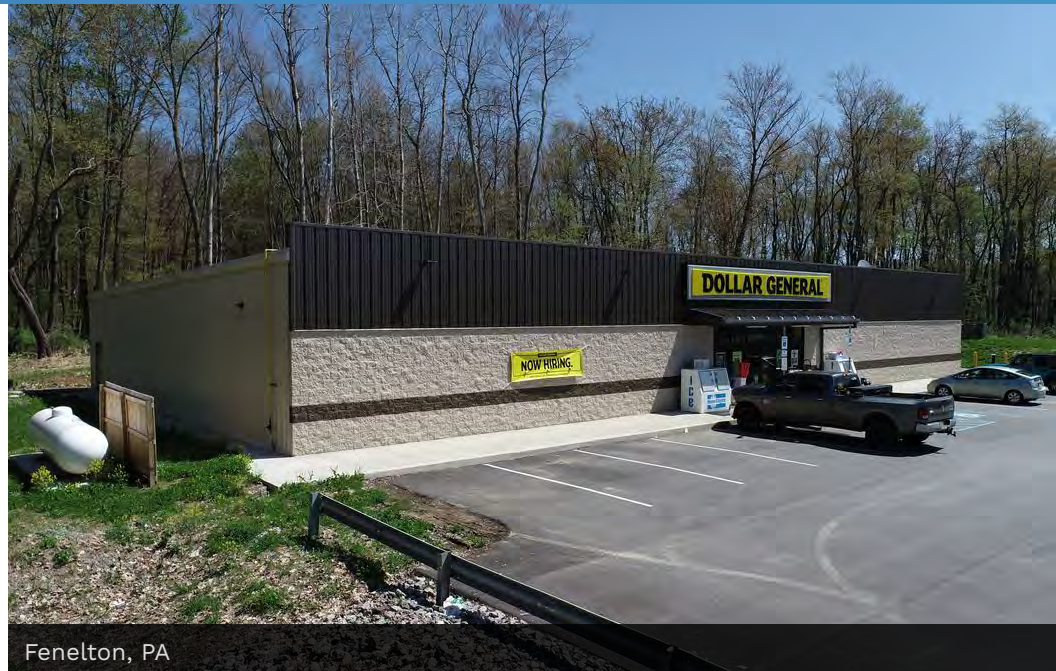
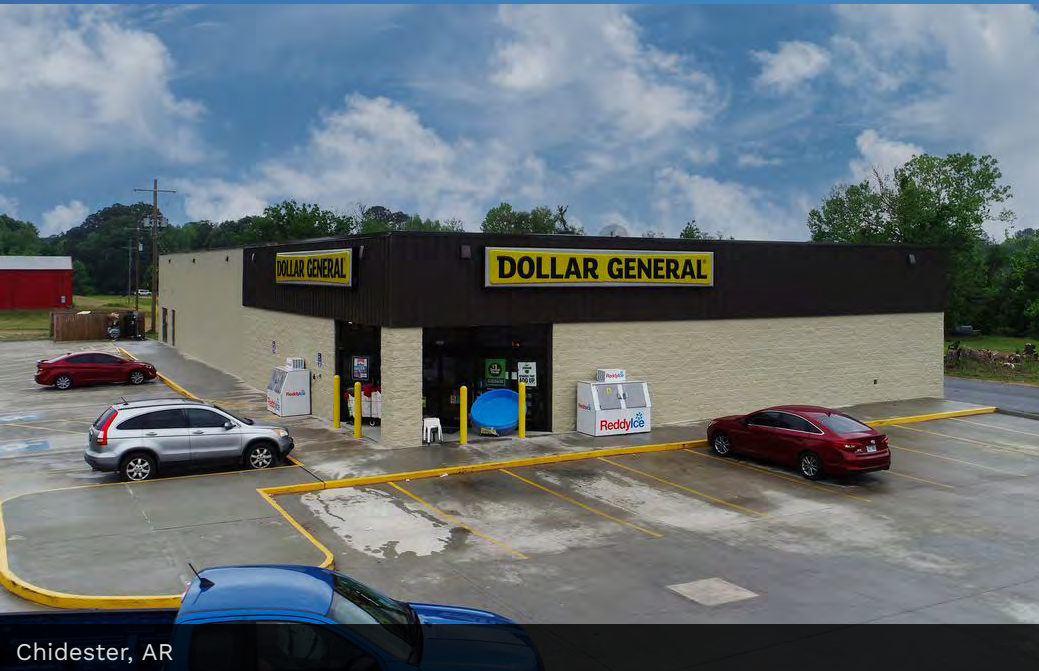
Turkey Creek, LA



Cowansville, PA



# DOLLAR GENERAL 28 STORE PORTFOLIO







**28 UNIT**  
**DOLLAR GENERAL**  
**PORTFOLIO**

# DOLLAR GENERAL 28 STORE PORTFOLIO

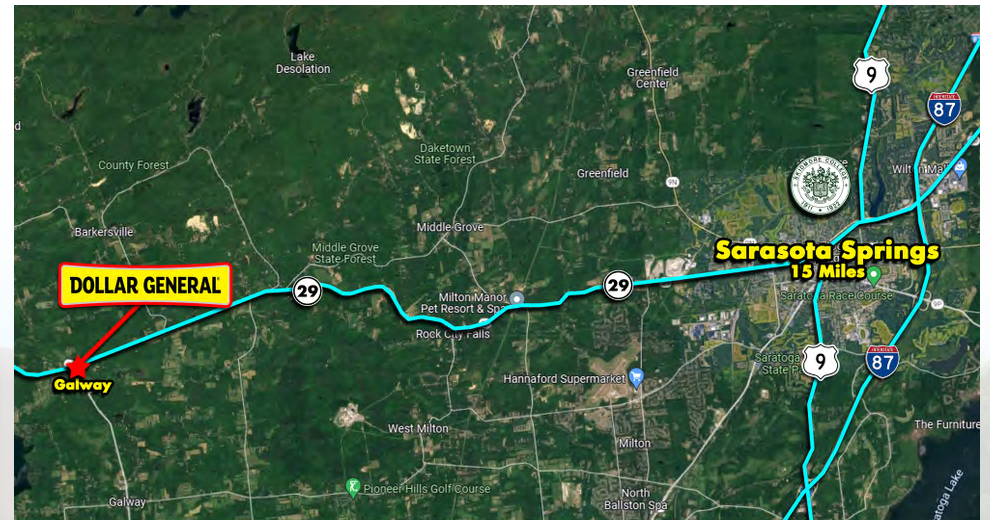
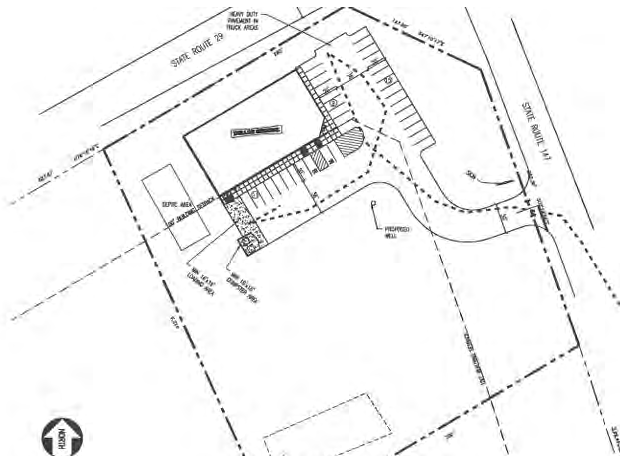
1800 NY-29, Galway, NY 12074

**Galway, New York** is a town located in Saratoga County, New York. The town contains a village also named Galway. Both the town and village are located in the western part of the county, north of Schenectady.

Galway is a rural community with a mixture of small business, farming, and residential homes. The town is home to both year-round and seasonal residents. It was originally named New Galloway after Galloway in Scotland. When the town was incorporated, however, it was incorrectly recorded as Galway. Although the spelling is the same as Galway, Ireland, it is not pronounced the same.

This Dollar General is highly visible as it is strategically positioned on the corner of Sacandaga Rd & New York State Route 29 which sees **12,530 cars per day**. The ten mile population from the site is 42,295 while the three mile average household income is \$100,721 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	2,540	5,952	42,295
Median Age	48.3	47.4	44.6
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,023	2,361	16,669
Average HH Income	\$100,721	\$95,513	\$88,703
Median House Value	\$281,063	\$248,902	\$209,385
Consumer Spending	\$37.6 M	\$84.5 M	\$556.5 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

9212 State Route 5 And, I-20, Bloomfield, NY 14469

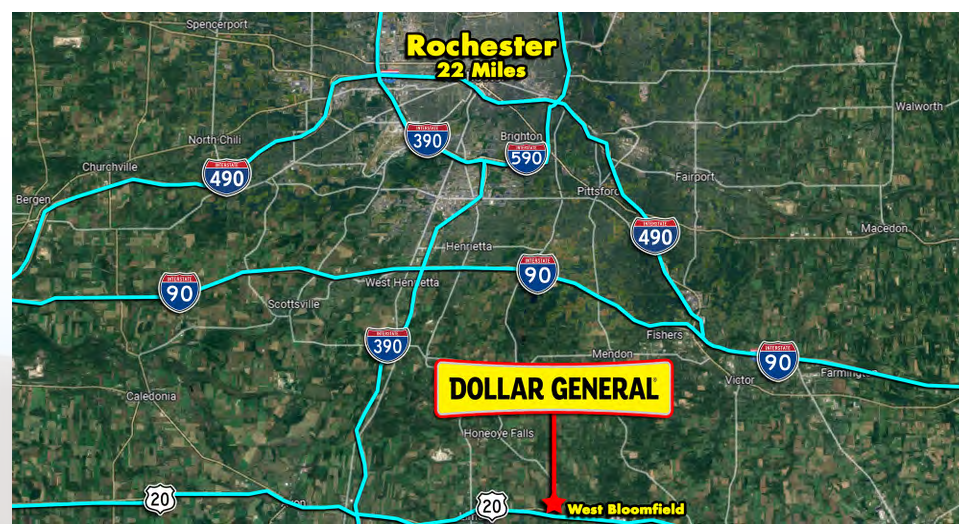
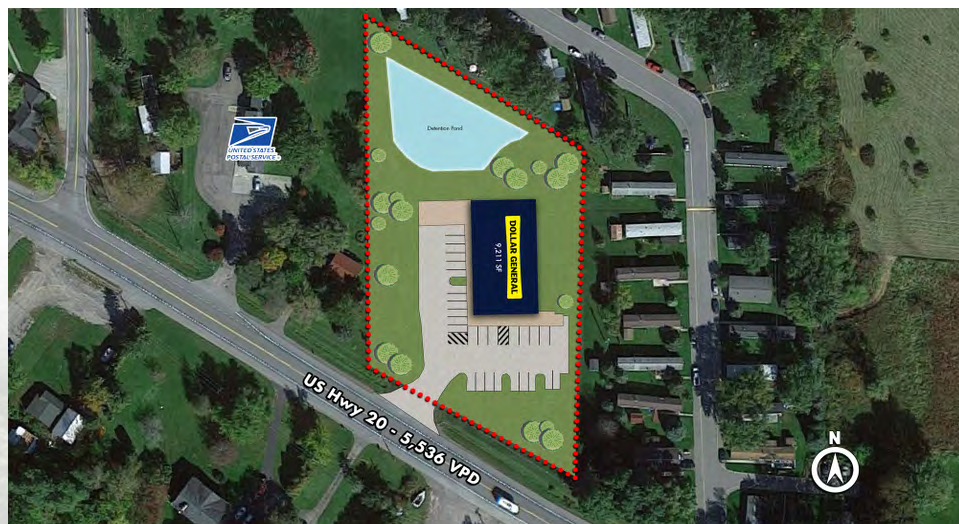


**West Bloomfield, New York** is on the county's western border and sits parallel to the Town of East Bloomfield, both of which lie south of the City of Rochester, in Ontario County. The town is within the historic homeland of the Seneca Nation, and tradition holds that three of the tribe's villages were located in the town. As such, during the spring season when much of the towns farmland is being plowed, it is not uncommon to find arrowheads and other artifacts. The first Europeans to visit the area were members of the Jesuits in the 17th Century during their westward quests.

West Bloomfield is home to Commodore Plastics which produces foam trays for retail meat packaging; Crosman Corporation is an international manufacturer of air gun products; Velmex, Inc. manufactures stock and custom linear and rotary motion control positioning equipment.

This Dollar General is highly visible as it is strategically positioned on New York State Route 5 which **sees 5,354 cars per day**. The ten mile population from the site is 54,981 while the three mile average household income is \$92,786 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	2,075	10,553	54,981
Median Age	49.5	45.1	45.3
# Of Persons Per HH	2.4	2.5	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	866	4,220	21,193
Average HH Income	\$92,786	\$99,955	\$112,196
Median House Value	\$157,479	\$182,969	\$209,245
Consumer Spending	\$28.9 M	\$145.8 M	\$792.7 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

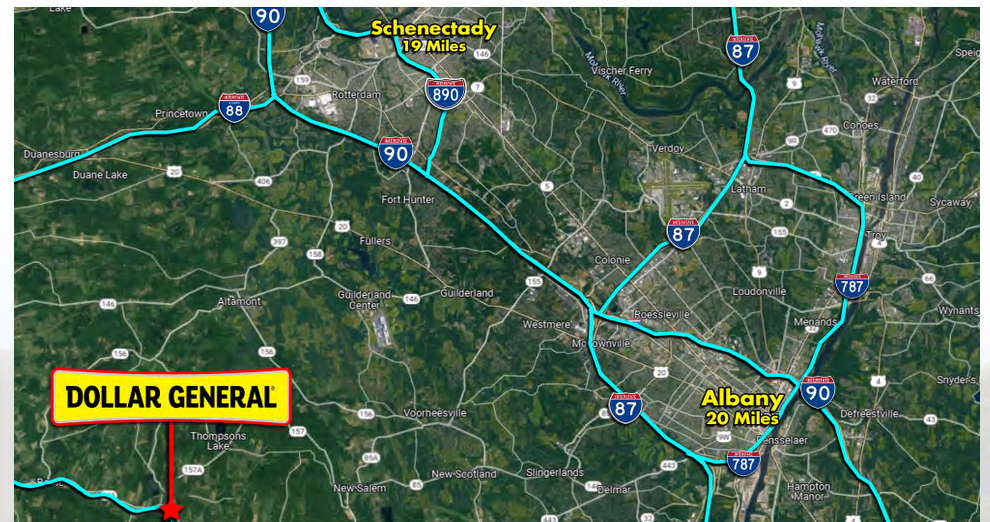
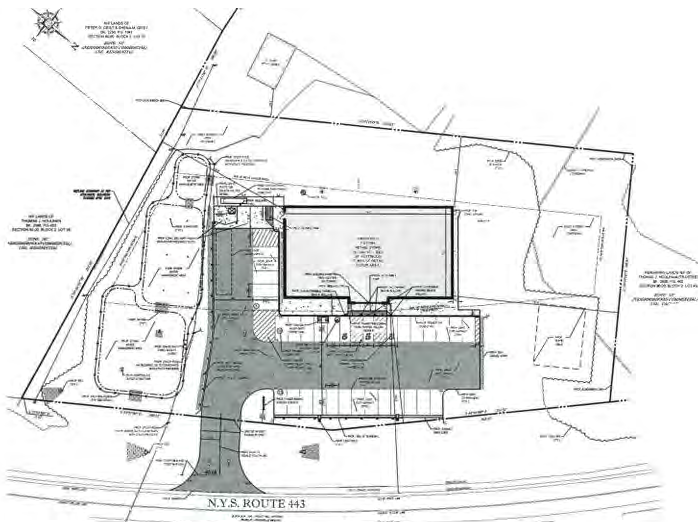
805 Helderberg Trail, East Berne, NY 12059

**East Berne, New York** is a town in Albany County, New York. The town is at the western border of Albany County. The town of Berne was originally spelled "Bern", until the Berne Post Office was established in 1825. It was created in 1795 from part of the town of Rensselaerville. In 1822 the northern half of Berne was spun off to form the new town of Knox.

The earliest settlers were Palatine German refugees. Settlement began sometime before 1750. At that time, it was called Beaver Dam. The settlers were actually squatters, since in the 18th and most of the 19th centuries, Berne was part of the Rensselaerswyck estate. The head of the Van Rensselaer family was the patroon who owned all the land on which the tenants in the Hudson Valley lived, and used feudal leases to maintain control of the region. Before the Revolutionary War, the patroons acted like feudal lords, with the right to make laws.

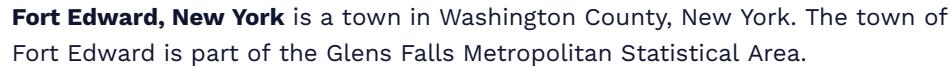
This Dollar General is highly visible as it is strategically positioned on Helderberg Trail which near the Main Street intersection. The ten mile population from the site is 29,174 while the three mile average household income is \$97,580 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,693	4,322	29,174
Median Age	47.2	46.3	45.2
# Of Persons Per HH	2.4	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	704	1,749	11,721
Average HH Income	\$97,580	\$102,758	\$114,951
Median House Value	\$241,666	\$247,988	\$271,205
Consumer Spending	\$25.4 M	\$65.8 M	\$449.4 M





290 Broadway, Fort Edward, NY 12828



Today, Fort Edward has the advantage of being located on the Hudson River (and Champlain Canal), located near Highway I-87 and having major railroad access, all while still being able to retain the historic and country charm of a rural community.



# DOLLAR GENERAL 28 STORE PORTFOLIO

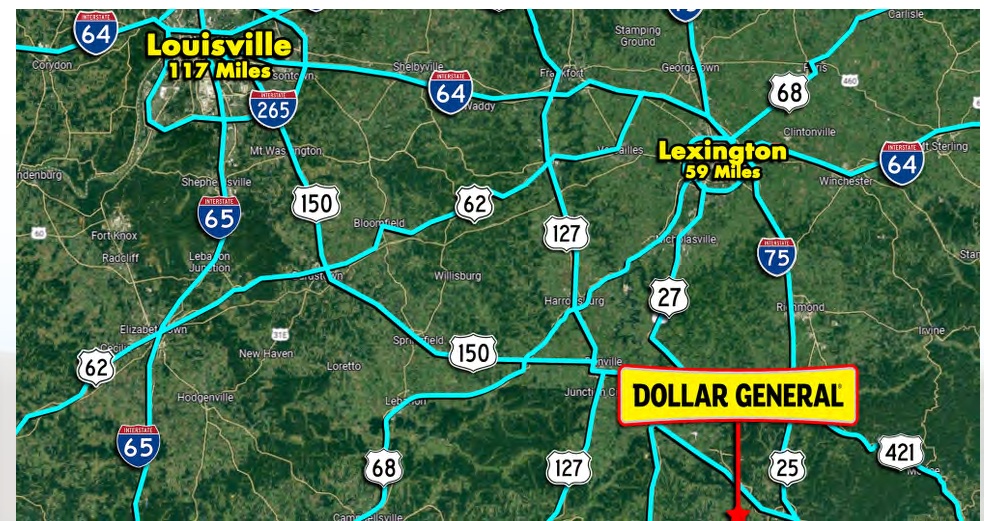
3597 Old Somerset Pike, Brodhead, KY 40409

**Brodhead, Kentucky** is a home rule-class city in Rockcastle County, Kentucky. The population was 1,211 at the 2010 census. It is part of the Richmond–Berea Micropolitan Statistical Area. Brodhead has been noted for its unusual place name.

Living in Brodhead offers residents a suburban rural mix feel and most residents rent their homes. Many families and retirees live in Brodhead and residents tend to be conservative. The public schools in Brodhead are above average.

This Dollar General is highly visible as it is strategically positioned on Old Somerset Pike which sees 2,113 cars per day, and also connects Highway 150 and Highway 27. The ten mile population from the site is 18,784 while the three mile average household income is \$56,924 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,668	5,654	18,784
Median Age	46.4	44.1	43.3
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	677	2,254	7,452
Average HH Income	\$56,924	\$56,114	\$56,570
Median House Value	\$76,377	\$89,046	\$92,567
Consumer Spending	\$19.4 M	\$63.4 M	\$207.3 M





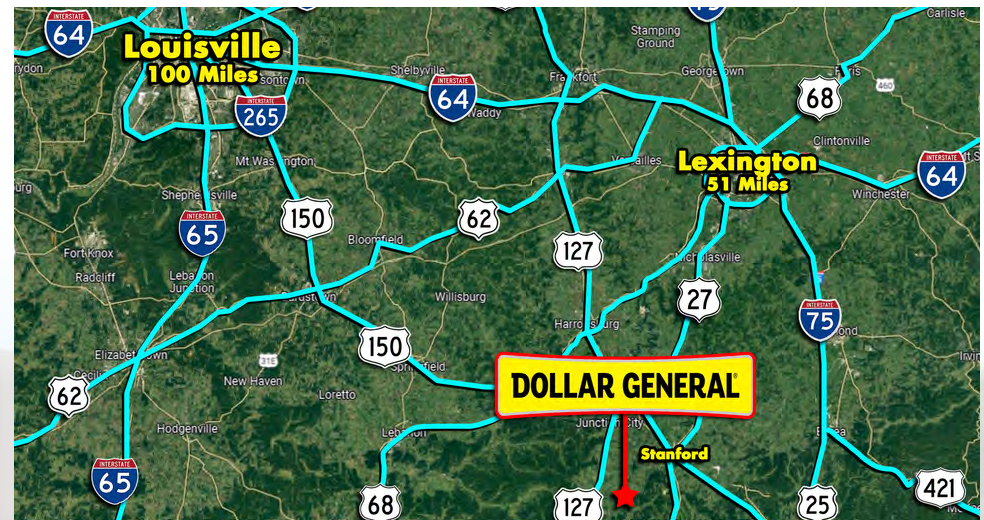
# DOLLAR GENERAL 28 STORE PORTFOLIO

2804 KY-198, Stanford, KY 40484

**Stanford, Kentucky** is a home rule-class city in Lincoln County, Kentucky. It is the second oldest settlement in Kentucky, having been founded in 1775. It is the county seat of Lincoln County. Stanford is part of the Danville Micropolitan Statistical Area. Founded by Benjamin Logan as "St. Asaph"; the early settlement was also known simply as "Logan's Fort". The site of the fort is about one mile west of the courthouse at the center of town. The name "Fort Logan" is still used to this day by local businesses, including the Fort Logan Hospital and Standing Fort Collectibles. The main street was built on what was originally a buffalo trail.

This Dollar General is highly visible as it is strategically positioned on KY Hwy 198 which sees 1,387 cars per day. The ten mile population from the site is 24,905 while the three mile average household income is \$55,348 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,393	4,061	24,905
Median Age	45.5	43.4	42.1
# Of Persons Per HH	2.5	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	564	1,636	9,968
Average HH Income	\$55,348	\$54,772	\$57,703
Median House Value	\$86,398	\$101,996	\$113,142
Consumer Spending	\$16.1 M	\$44.3 M	\$275.6 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

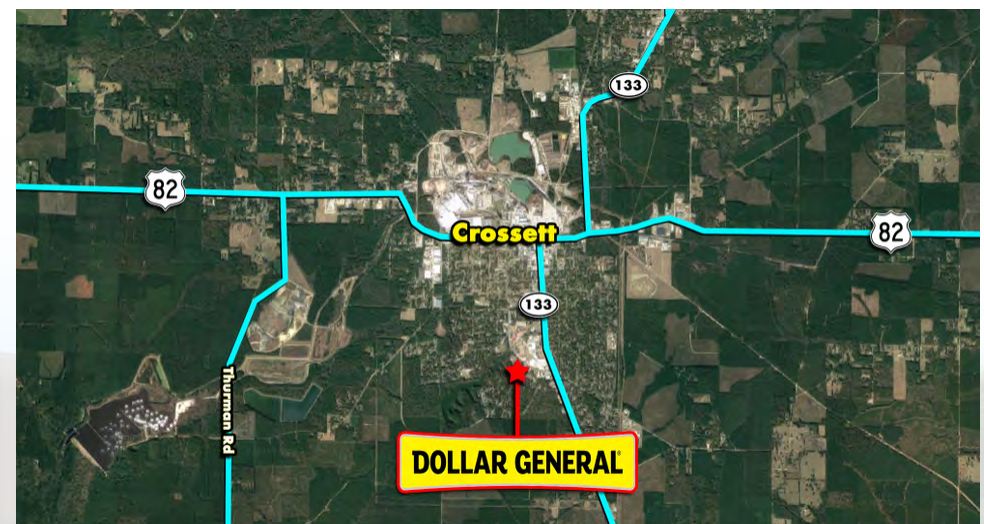
1406 Dr Martin Luther King Jr. Dr, Crossett, AR 71635

**Crossett, Arkansas** is the largest city in Ashley County, Arkansas, with a population of 5,507. Combined with North Crossett and West Crossett, the population is 10,752. Crossett was incorporated in 1903.

Crossett is settled within the southeast corner of Arkansas amid the pine trees and wildlife. Our community boasts of a friendly atmosphere and hard-working spirit. Also known as "The Forestry Capital of the South". Every May Crossett hosts the Crossett PRCA Rodeo and in October they have the Wiggins Cabin Festival. Crossett is always in a state of expansion and improvement.

This Dollar General is highly visible as it is strategically positioned on the corner of Dr Martin Luther King Jr Drive & Petersburg Trail which **sees 5,777 cars per day**. The ten mile population from the site is 11,987 while the three mile average household income is \$54,219 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	6,348	9,747	11,987
Median Age	43.4	43.5	43.9
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,642	4,022	4,907
Average HH Income	\$54,219	\$57,187	\$59,512
Median House Value	\$80,235	\$76,184	\$77,621
Consumer Spending	\$62.4 M	\$102.2 M	\$129.1 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

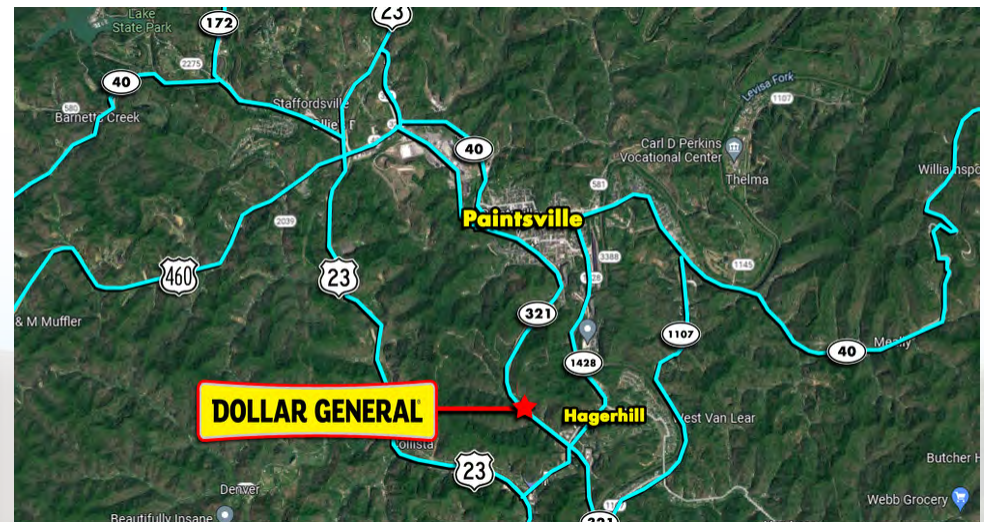
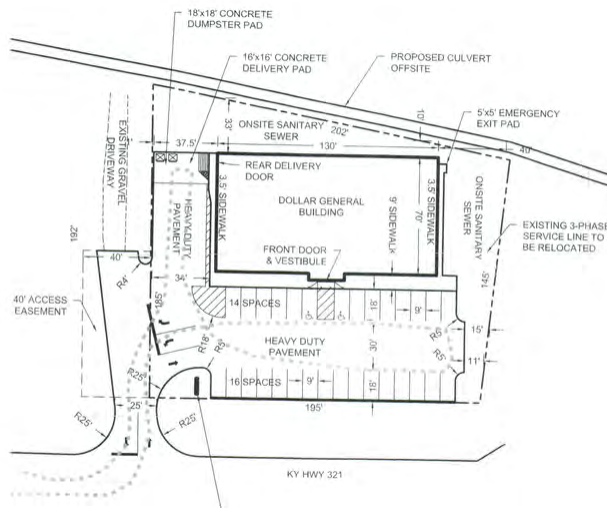
3832 KY-321 S, Hagerhill, KY 41222

**Hagerhill, Kentucky** is an unincorporated community in Johnson County, Kentucky. Hager Hill is located approximately four miles south of Paintsville, the county seat of Johnson County.

Johnson County has multiple beautiful parks for residence and visitors. Including a dog park. The local schools are among the best the the region. Including Big Sandy Community and Technical College is located in Paintsville

This Dollar General is highly visible as it is strategically positioned on Hwy 321 which **sees 9,387 cars per day**. The ten mile population from the site is 29,178 while the three mile average household income is \$54,415 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	7,704	13,912	29,178
Median Age	43.8	42.8	43.0
# Of Persons Per HH	2.3	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,206	5,676	11,896
Average HH Income	\$54,415	\$57,860	\$56,385
Median House Value	\$131,997	\$127,655	\$110,512
Consumer Spending	\$82.5 M	\$152.3 M	\$316.4 M





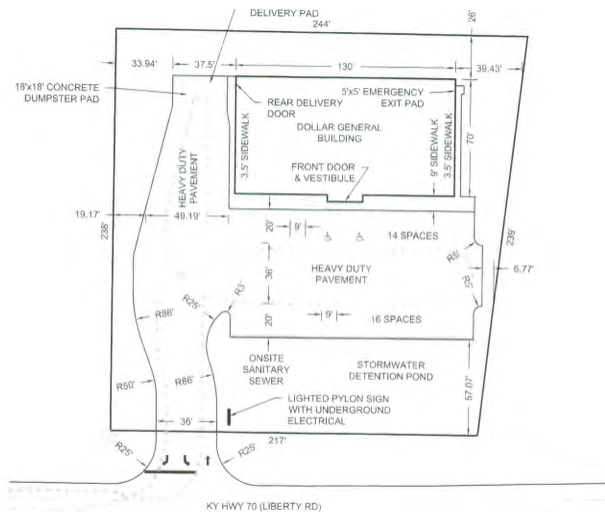
# DOLLAR GENERAL 28 STORE PORTFOLIO

8646 Liberty Rd, Campbellsville, KY 42718

**Campbellsville, Kentucky** is a city in central Kentucky founded in 1817 by Andrew Campbell. It is known for Campbellsville University, Taylor Regional Hospital health care system, its historic downtown, and the proximity to Green River Lake State Park. Campbellsville is the county seat of Taylor County, with a geographic boundary shaped like a heart. Campbellsville celebrated its bicentennial on July 4, 2017.

Campbellsville has several historic sites as listed under Taylor County in the National Register of Historic Places listings in Kentucky.

This Dollar General is highly visible as it is strategically positioned on Liberty Rd which sees 2,091 cars per day. The ten mile population from the site is 25,368 while the three mile average household income is \$65,801 per year, making this location ideal for a Dollar General.

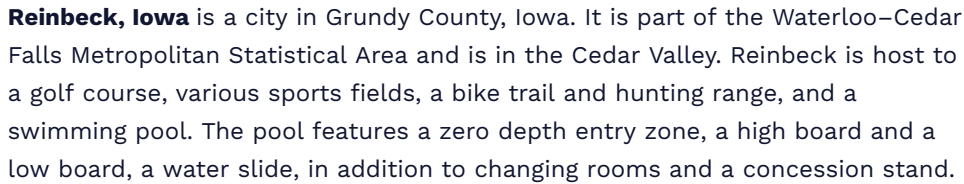


POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	871	2,642	25,368
Median Age	40.1	40.9	38.6
# Of Persons Per HH	2.7	2.6	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	328	1,011	10,056
Average HH Income	\$65,801	\$64,315	\$43,143
Median House Value	\$138,068	\$137,276	\$125,301
Consumer Spending	\$9.9 M	\$30.6 M	\$267.7 M



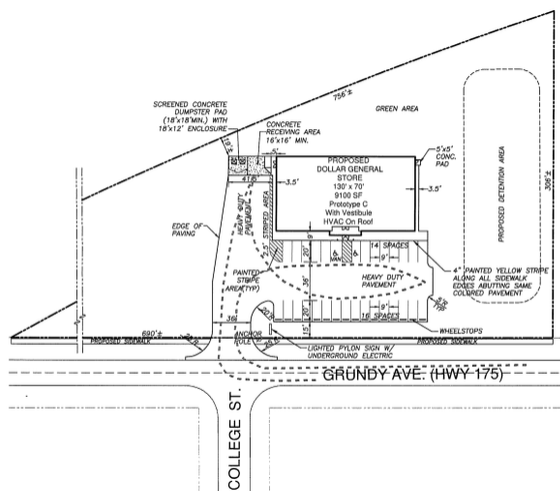


903 Grundy Ave, Reinbeck, IA 50669

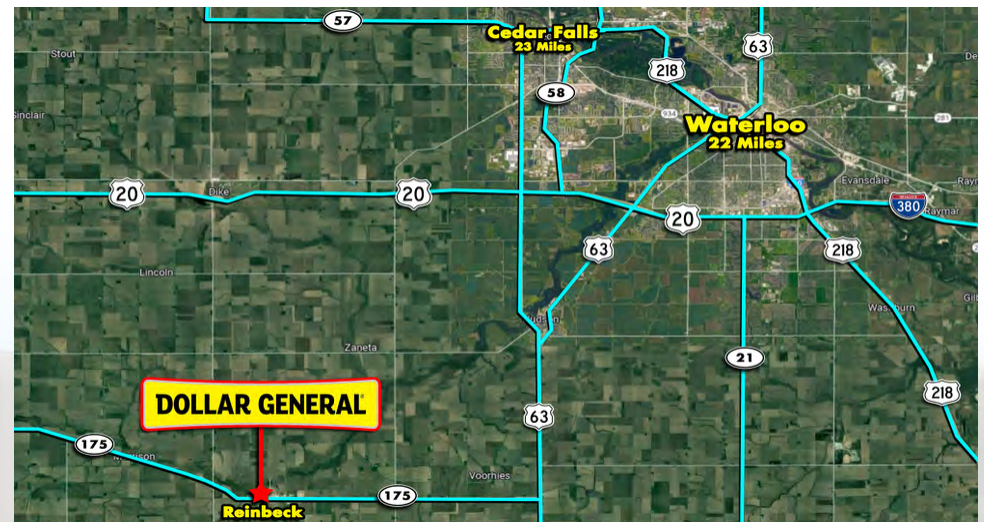


Reinbeck's primary industry is farming. Other significant employers include Corteva, Peterson Contractors Incorporated, the Gladbrook-Reinbeck school system, The Little Rebels Daycare, Heartland Coop, Spahn & Rose Lumber, Napa, Van Hauen Auto and Lincoln Savings Bank.

This Dollar General is highly visible as it is strategically positioned on Grundy Ave which **sees 3,290 cars per day**. The ten mile population from the site is 10,411 while the three mile average household income is \$87,234 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,859	2,253	10,411
Median Age	43.9	44.1	42.9
# Of Persons Per HH	2.3	2.3	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	802	966	4,255
Average HH Income	\$87,234	\$87,985	\$91,815
Median House Value	\$149,116	\$150,446	\$167,678
Consumer Spending	\$26.1 M	\$31.7 M	\$146.3 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

102 Jung Sun Ln Dr, Chaparral, NM 88081

**Chaparral, New Mexico** is an unincorporated community and census-designated place (CDP) in Doña Ana and Otero counties, New Mexico. Chaparral is primarily a bedroom community for the neighboring city of El Paso, Texas, and the neighboring military installations of White Sands Missile Range and Fort Bliss. It is officially part of the Las Cruces Metropolitan Statistical Area.

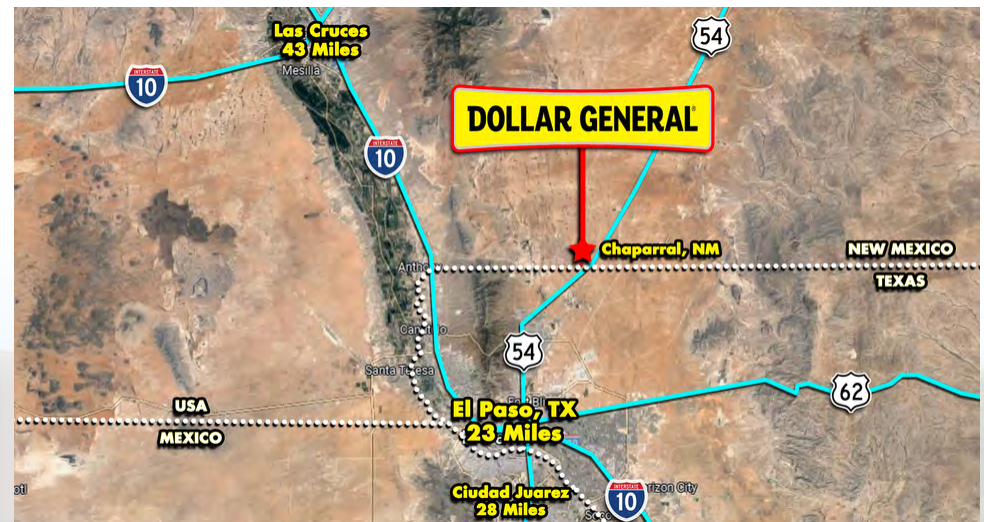
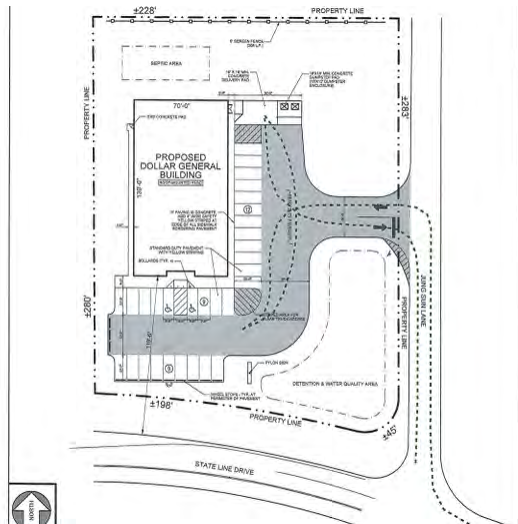
El Paso stands on the Rio Grande across the Mexico–United States border from Ciudad Juárez, the most-populous city in the Mexican state of Chihuahua with over 1.5 million people. The Las Cruces area, in the neighboring U.S. state of New Mexico, has a population of 219,561.

These three cities form a combined international metropolitan area sometimes referred to as the Paso del Norte or the Borderplex. The region of 2.7 million people constitutes the largest bilingual and binational work force in the Western Hemisphere.

This Dollar General is highly visible as it is strategically positioned on Jung Sun Lane. Near the Patriot Freeway which **sees 3,314 cars per day**. The ten mile population from the site is 103,891 while the three mile average household income is \$37,357 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	12,250	22,314	103,891
Total Population 2027	13,242	24,111	107,296
Population Growth Rate	8.10%	8.05%	3.28%
Median Age	32.5	31.5	33.0
# Of Persons Per HH	3.4	3.3	3.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,330	6,519	34,005
Average HH Income	\$37,357	\$48,648	\$58,827
Median House Value	\$80,722	\$109,160	\$116,627
Consumer Spending	\$86.7 M	\$179.4 M	\$936.1 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

4242 NC-24, Newport, NC 28570

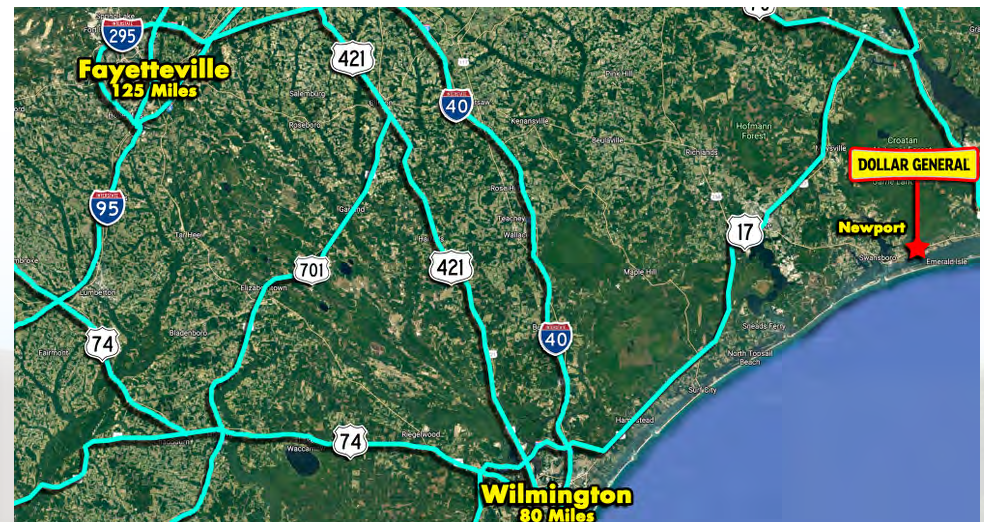
**Newport, North Carolina** is a town in Carteret County, North Carolina. The town government operates as a council-manager government form with a mayor, a town manager, and a five-member town council.

Newport is home to several industries that export usable products to all parts of the United States. The Frank Door Company manufactures cold storage doors and double acting doors for new and existing installations. Having been in business since 1982, Frank Door has manufactured doors completely on-site and is currently expanding its operation to match its growth. Also, at home in Newport, you'll find Veneer Technologies (Veneer Tech). At Veneer Tech, they make veneers for applications such as furniture, countertops, and other uses. The real wood veneers are banded, glued, and manufactured on-site to the customer's needs.

This Dollar General is highly visible as it is strategically positioned on NC Highway 24 which **sees 23,603 cars per day**. The ten mile population from the site is 41,745 while the three mile average household income is \$88,902 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	4,676	12,175	41,745
Total Population 2027	4,970	12,608	43,064
Population Growth Rate	6.29%	3.56%	3.16%
Median Age	52.8	51.9	47.6
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,958	5,182	17,325
Average HH Income	\$88,902	\$87,763	\$83,341
Median House Value	\$292,372	\$281,163	\$226,428
Consumer Spending	\$67.4 M	\$173.9 M	\$559.1 M





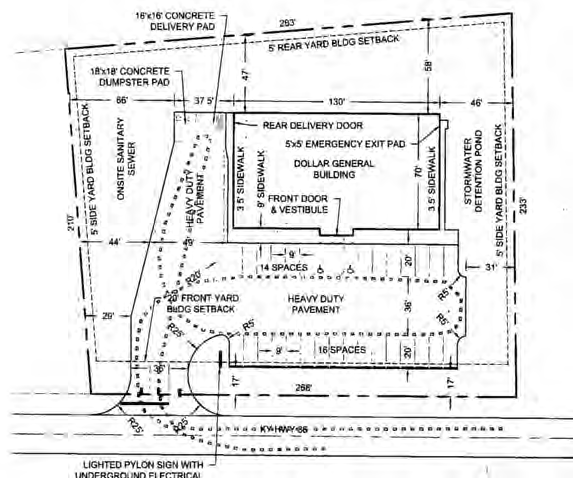
# DOLLAR GENERAL 28 STORE PORTFOLIO

4118 KY-36 W, Cynthiana, KY 41031

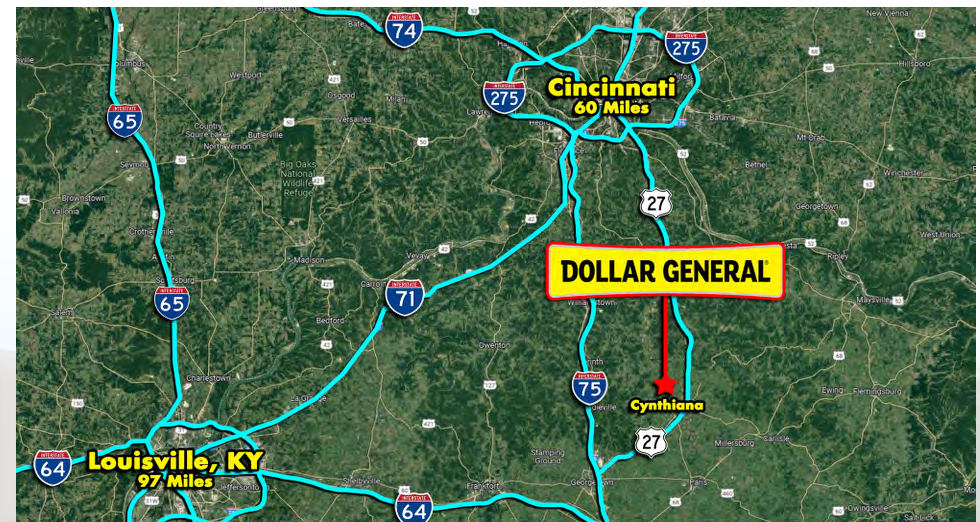
**Cynthiana, Kentucky** is located along the banks of the South Fork of the Licking River in the “golden triangle”: 28 miles Northeast of Lexington, 90 miles from Louisville, and 60 miles South of Cincinnati. Cynthiana was established in 1793 on the lands of Robert Harrison. According to tradition, the town was named in honor of Harrison’s daughters, Cynthia and Anna. Harrison County has approximately 18,000 residents. Cynthiana, the county seat, has approximately 6200 residents.

Cynthiana also boasts several manufacturing companies such as 3M, which produces the famous “Post It Notepads”, and E.D. Bullard Co., which manufactures a wide range of safety equipment. The corporate citizens provide the people with jobs and support several community projects.

This Dollar General is highly visible as it is strategically positioned on Hwy 36 which sees **3,672 cars per day**. The ten mile population from the site is 19,519 while the three mile average household income is \$83,765 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,986	10,062	19,519
Median Age	43.4	41.3	42.3
# Of Persons Per HH	2.6	2.5	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	769	3,986	7,605
Average HH Income	\$83,765	\$60,493	\$65,566
Median House Value	\$171,330	\$145,660	\$152,782
Consumer Spending	\$26.7 M	\$109.7 M	\$224.1 M





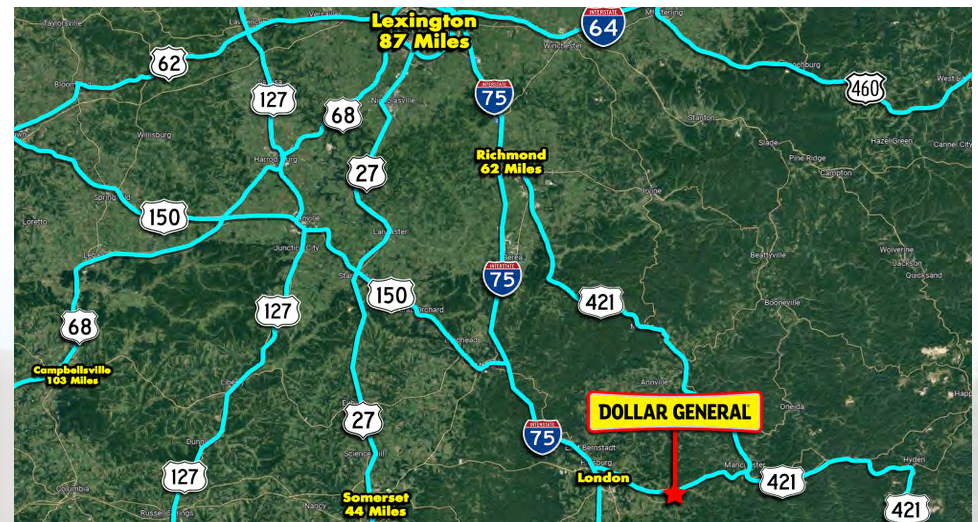
# DOLLAR GENERAL 28 STORE PORTFOLIO

30 Blackwater Rd, London, KY 40744

**London, Kentucky** is a city in Laurel County. It is the seat of its county. It is the second-largest city named "London" in the United States and the fourth-largest in the world. It is part of the London, Kentucky micropolitan area. Of the seventeen micropolitan areas in Kentucky, London is the largest. London is also home to the annual World Chicken Festival that celebrates the life of Colonel Sanders and features the world's largest skillet.

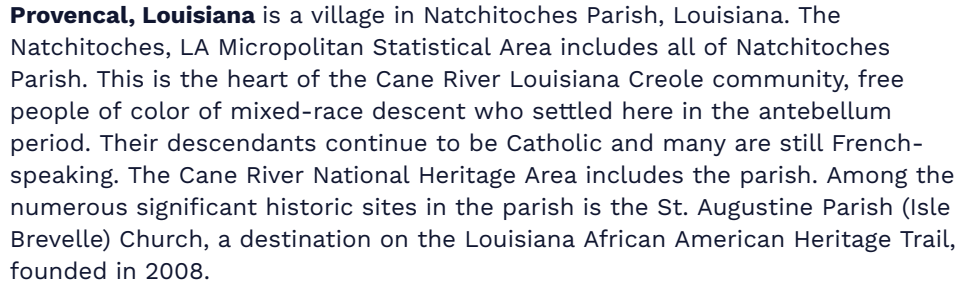
This Dollar General is highly visible as it is strategically positioned on Blackwater Rd which **sees 7,485 cars per day**. The ten mile population from the site is 37,654 while the three mile average household income is \$52,082 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	2,375	5,417	37,654
Total Population 2027	2,459	5,607	38,401
Population Growth Rate	3.54%	3.51%	1.98%
Median Age	40.9	40.8	40.4
# of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	903	2,064	14,381
Average HH Income	\$52,082	\$56,269	\$56,428
Median House Value	\$133,980	\$122,470	\$123,002
Consumer Spending	\$25.4 M	\$58.5 M	\$388.7 M

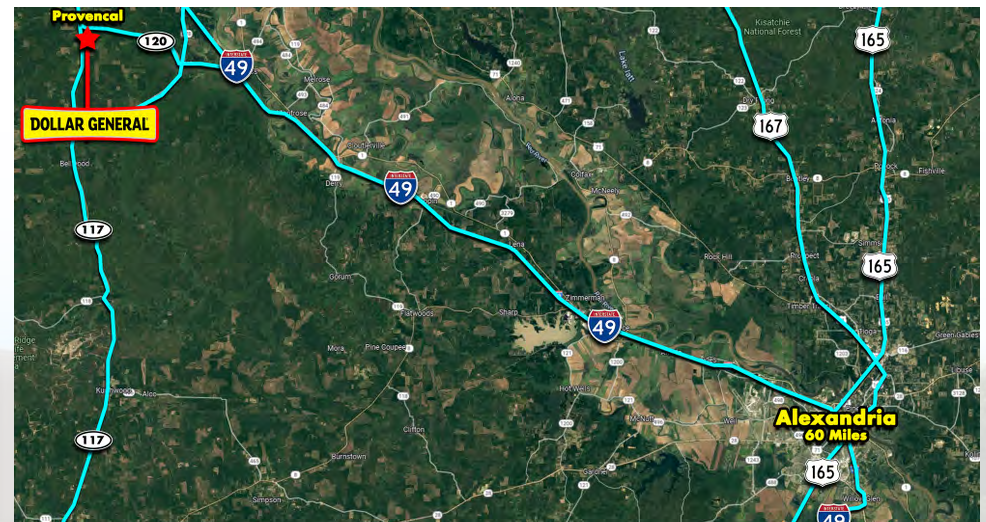




1823 LA-117, Provencal, LA 71468



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	669	1,487	18,426
Median Age	38.7	38.8	31.6
# Of Persons Per HH	2.4	2.4	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	274	608	7,031
Average HH Income	\$39,799	\$42,887	\$44,573
Median House Value	\$99,536	\$108,571	\$159,066
Consumer Spending	\$6.3 M	\$14.4 M	\$156.8 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

803 AR-74, Wesley, AR 72773

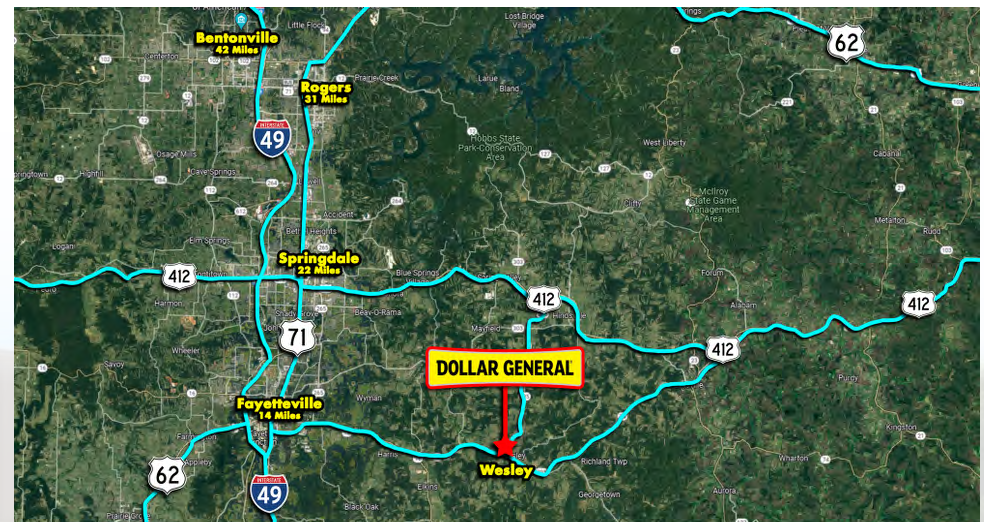
**Wesley, Arkansas** is an unincorporated community in western Madison County, Arkansas. Wesley is located at the junction of Arkansas highways 74 and 295, 11 miles west-southwest of Huntsville. Huntsville is a city in and county seat of Madison.

Madison County is a county located in the U.S. state of Arkansas. As of the 2010 census, the population was 15,717. The county seat is Huntsville. The county was formed on September 30, 1836, and named for Madison County, Alabama, the home of some early settlers. They also named the county seat after Madison County in Alabama's county seat, Huntsville. Madison County is part of the Northwest Arkansas region.

This Dollar General is highly visible as it is strategically positioned on AR-74 which sees 2,200 cars per day. The ten mile population from the site is 21,090 while the three mile average household income is \$64,123 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,360	4,438	21,090
Total Population 2027	1,450	4,808	23,041
Population Growth Rate	6.62%	8.34%	9.25%
Median Age	43.1	39.7	39.2
# Of Persons Per HH	2.6	2.6	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	530	1,700	7,974
Average HH Income	\$64,123	\$74,641	\$89,631
Median House Value	\$151,973	\$168,029	\$194,925
Consumer Spending	\$16.9 M	\$56.3 M	\$279.7 M





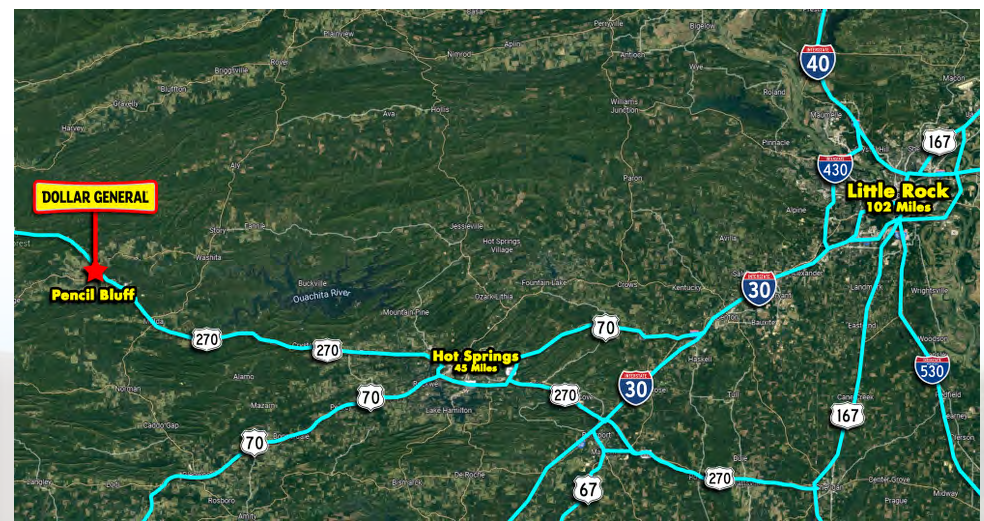
# DOLLAR GENERAL 28 STORE PORTFOLIO

3735 Hwy 270 E, Pencil Bluff, AR 71965

**Pencil Bluff, Arkansas** is a community in Montgomery County Arkansas around 10 miles from Mount Ida. Mount Ida is the "Quartz Crystal Capital of the World" and private quartz mines, usually associated with rock shops. Mount Ida is home to the Ouachita National Forest and Lake Ouachita. The town has a thriving arts community, family owned restaurants and businesses and the historic Montgomery County Courthouse. Family owned rock shops line the highways in and around Mount Ida, but that is to be expected in a town that proclaims itself the "Quartz Crystal Capital of the World."

This Dollar General is highly visible as it is strategically positioned on Highway 270 which sees 1,579 cars per day. The ten mile population from the site is 3,166 while the three mile average household income is \$49,777 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	725	1,080	3,166
Median Age	51.3	51.4	51.5
# Of Persons Per HH	2.4	2.4	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	305	455	1,345
Average HH Income	\$49,777	\$49,660	\$53,903
Median House Value	\$93,430	\$93,872	\$99,616
Consumer Spending	\$8.3 M	\$12.4 M	\$35.8 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

22841 US-412, Huntsville, AR 72740

**Huntsville, Arkansas** Huntsville is a city in and county seat of Madison County, Arkansas. Huntsville is part of the Fayetteville–Springdale–Rogers, AR-MO Metropolitan Statistical Area.

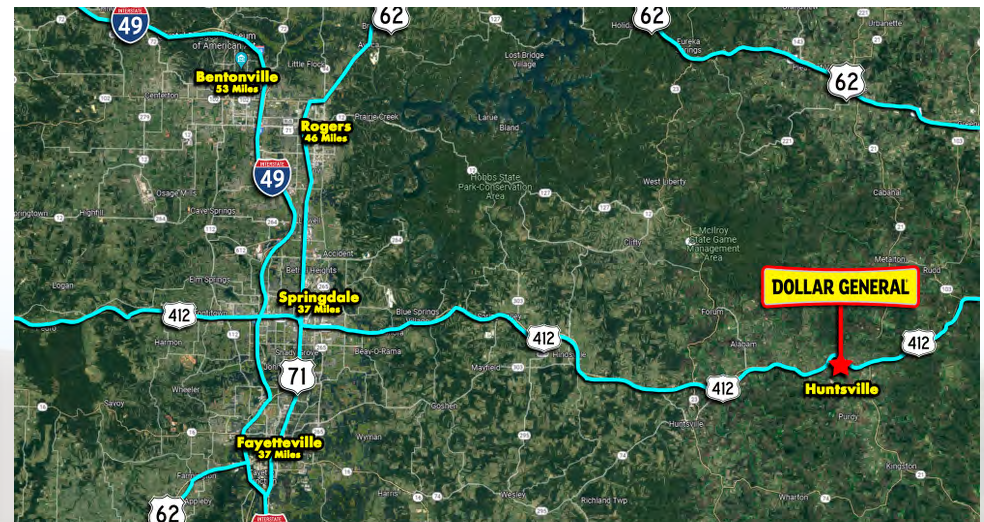
Huntsville offers many beautiful outdoor attractions. Withrow Springs State Park offers a day of floating or fishing on these gentle waters is relaxation at its best. The park features 29 Class AAA campsites and 10 walk-in sites, plus three hiking trails. A unique flower, the rare Ozark trillium, grows here. Outdoor fun also includes tennis courts, baseball and softball fields, picnic areas, a pavilion, and gift shop.

The community holds a local Farmers Market throughout the warmer months and has community events annually. Huntsville is a great place to both live and conduct business.

This Dollar General is highly visible as it is strategically positioned on Highway 412 which **sees 6,000 cars per day**. The ten mile population from the site is 8,170 while the three mile average household income is \$66,147 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	621	1,439	8,170
Total Population 2027	650	1,503	8,519
Population Growth Rate	4.67%	4.45%	11.34%
Median Age	43.4	43.6	40.8
# Of Persons Per HH	2.6	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	243	564	3,184
Average HH Income	\$66,147	\$71,026	\$65,583
Median House Value	\$150,000	\$154,605	\$140,643
Consumer Spending	\$7.7 M	\$18.2 M	\$95.3 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

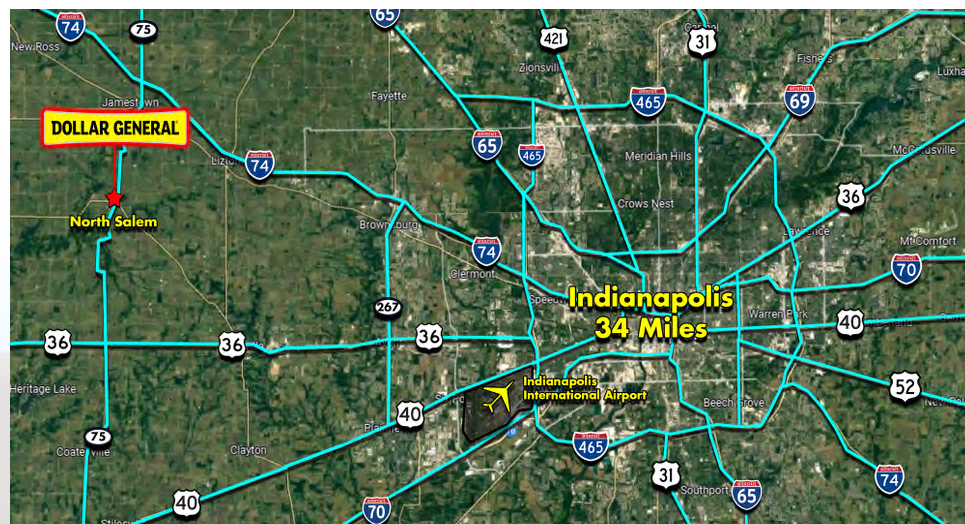
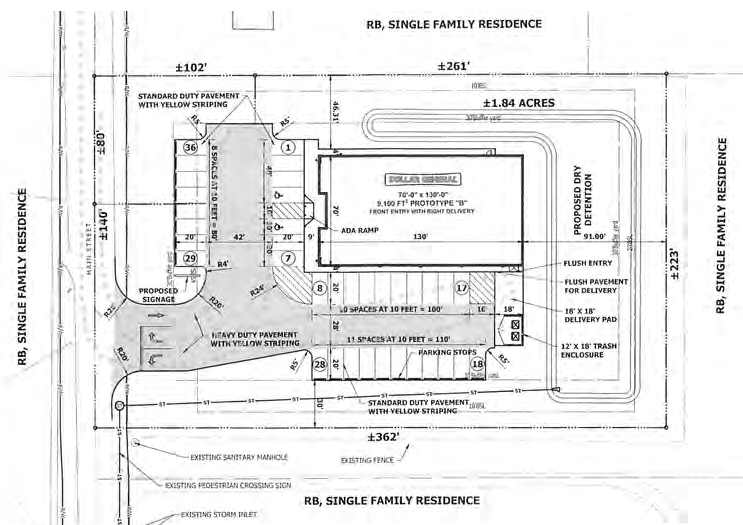
169 N Main St, North Salem, IN 46165

**North Salem, Indiana** is a town in Eel River Township, located about 25 miles West of Indianapolis in the northwest corner of Hendricks County at the intersection of State Roads 236 and 75, just 9 miles North West of Danville.

The “Old Fashion Days” Festival is a festival held in North Salem over Labor Day weekend for the last 43 years. This is the largest parade in Hendricks County. In 2020 the festival celebrated its 45th anniversary and the town's 185th anniversary since establishment. Three days of family fun features live music, craft & food vendors, tractor and horse pulls and so much more small-town, family-fun entertainment.

This Dollar General is highly visible as it is strategically positioned on Main St which sees 2,108 cars per day. The ten mile population from the site is 27,456 while the three mile average household income is \$84,435 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,308	3,579	27,456
Total Population 2027	1,445	3,891	29,636
Population Growth Rate	10.47%	8.72%	7.94%
Median Age	43.4	42.7	40.5
# Of Persons Per HH	2.6	2.6	2.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	509	1,389	10,279
Average HH Income	\$84,435	\$85,885	\$91,710
Median House Value	\$202,778	\$198,928	\$195,662
Consumer Spending	\$17.3 M	\$48.3 M	\$369.3 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

E2634 Peterson Rd, Trenary, MI 49891

**Trenary, Michigan** is located in the Upper Peninsula of Michigan and about 25 miles south of Munising. It was named after Levi Trenary, who came from Indiana in 1886 and settled in the U.P., opening a lumber business. He was also a blacksmith, funeral officiator, and Sunday School teacher. It is an unincorporated community with the town's name being familiar to many in the Upper Midwest, especially in the Upper Peninsula of Michigan. A food product from Trenary is "Trenary Toast", a style of Finnish rusk bread, based on the original korppu. The original bakery still stands in town today.

Just outside the Hiawatha National Forest, Trenary averages 120 inches of snowfall per year, an outdoor, winter, lovers paradise. Winter hikes and snowshoeing in Pictured Rocks National Lakeshore, should be on everyone's bucket list.

This Dollar General is highly visible as it is strategically positioned on the corner of Peterson Road and US Highway 41 which **sees 3,749 cars per day**. The ten mile population from the site is 1,450 while the three mile average household income is \$61,342 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	291	719	1,450
Median Age	48.3	48.2	49.3
# Of Persons Per HH	2.3	2.3	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	111	270	580
Average HH Income	\$61,342	\$60,754	\$62,547
Median House Value	\$144,565	\$147,747	\$144,612
Consumer Spending	\$3.1 M	\$7.4 M	\$16.2 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

2774 310th St, Hamburg, IA 51640

**Hamburg, Iowa** is a city in Fremont County, Iowa and is the most southwestern city in Iowa, hugging the borders of Missouri to the south and Nebraska to the west. It is situated between the Nishnabotna and Missouri rivers. It derives its name from the German city of Hamburg.

The city is less than a quarter mile from the Missouri state line. The first settlers in the community were people who actually thought they were settling in Missouri following the Platte Purchase of former Indian territory there across the state line opened up settlement. The first formal settlement in the Hamburg vicinity were by the brothers James McKissick, Cornelius McKissick, Daniel McKissick who established McKissick's Grove

This Dollar General is highly visible as it is strategically positioned. The ten mile population from the site is 3,757 while the three mile average household income is \$65,596 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,324	1,446	3,757
Median Age	43.2	43.4	38.6
# Of Persons Per HH	2.4	2.4	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	558	609	1,414
Average HH Income	\$65,596	\$66,236	\$70,682
Median House Value	\$89,237	\$89,505	\$95,912
Consumer Spending	\$15.5 M	\$17 M	\$42 M





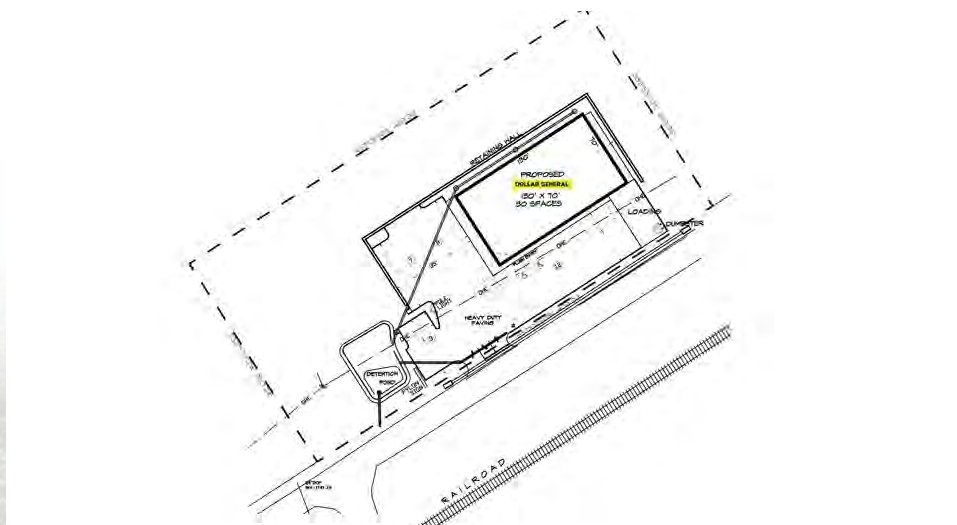
# DOLLAR GENERAL 28 STORE PORTFOLIO

6359 TN-90, Clairefield, TN 37715

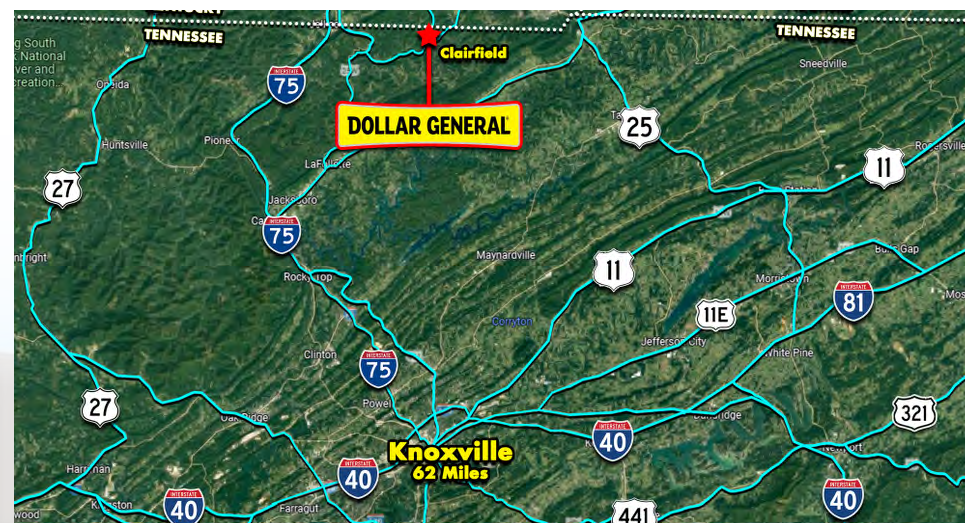
**Clairefield, Tennessee** is an unincorporated community in Claiborne County, Tennessee. It is located in the upper Clearfork Valley in the Cumberland Mountains of northeastern Tennessee.

The settlers in the valley mostly practiced subsistence farming. In the years after the Civil War, the farmers living in the valley began selling timber and mining rights to outside entrepreneurs. During the 1880s, timber entrepreneur Alexander Arthur began buying up large amounts of land in the areas around Cumberland Gap, including much of the Clearfork Valley, with ambitious plans to establish a major industrial center. While Arthur's schemes failed, the completion of a railroad line connecting the Clearfork with Jellico and Middlesboro in 1905 opened the valley to major coalmining operations. A string of company towns, including Clairfield, sprang up throughout the valley during this period. By 1910, three companies— King Mountain Coal, New Jellico Coal, and Standard Coal and Coke— were operating drift mines at Clairfield that produced a total of 750 tons of coal per day.

This Dollar General is highly visible as it is strategically positioned on Tennessee 90. The ten mile population from the site is 8,622 while the three mile average household income is \$49,233 per year, making this location ideal for a Dollar General.



POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	893	1,548	8,622
Median Age	44.0	43.1	45.1
# Of Persons Per HH	2.7	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	330	591	3,454
Average HH Income	\$49,233	\$46,813	\$51,331
Median House Value	\$58,620	\$65,134	\$82,138
Consumer Spending	\$8.9 M	\$15.4 M	\$93.1 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

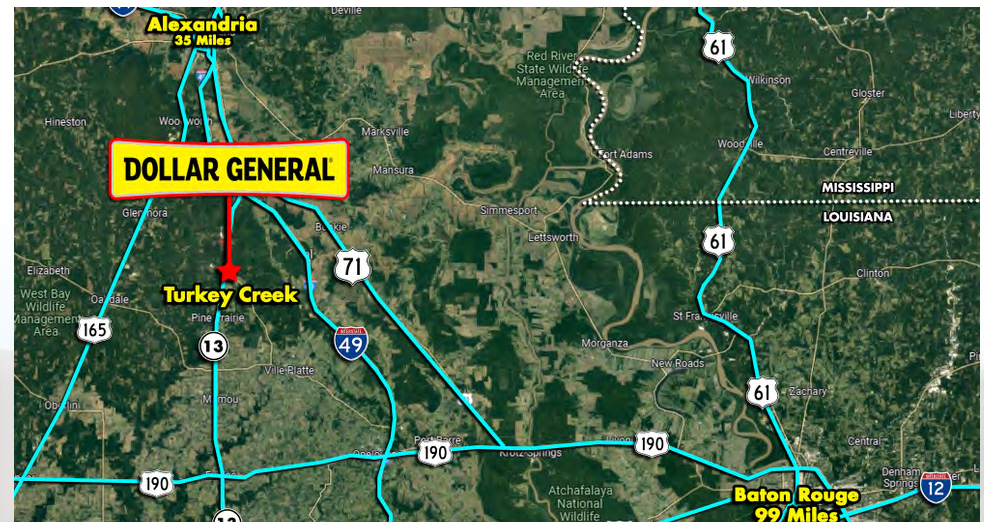
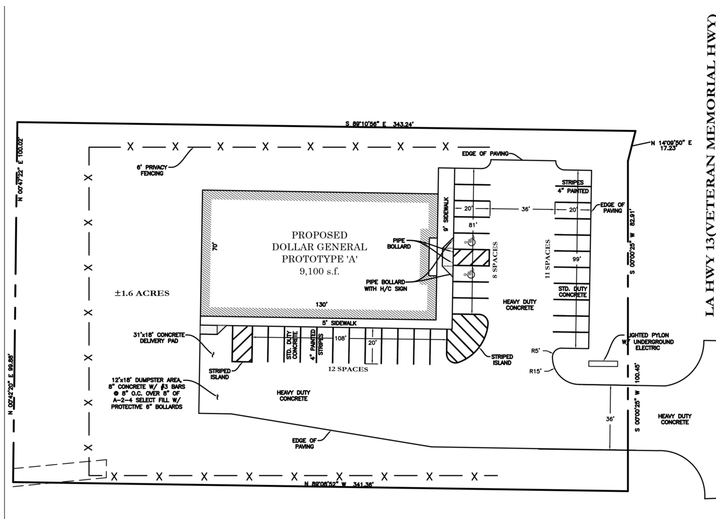
14060 Veteran Memorial Hwy, Turkey Creek, LA 70585

**Turkey Creek, Louisiana** is a village in northern Evangeline Parish, Louisiana. U.S. Route 167 passes through the village, leading southeast 17 miles to Ville Platte, the parish seat, and north 10 miles to Interstate 49. Louisiana Highway 13 intersects US 167 in the center of Turkey Creek and leads south 6 miles to Pine Prairie.

The parish was created out of lands formerly belonging to St. Landry Parish in 1910. The majority of the area was originally settled by French Canadian colonists and former colonial marines (coureurs de bois) from such outposts as Fort Toulouse and Fort Kaskaskia and later included 19th-century French-speaking soldiers and immigrant families. The early generations were born in colonial French colonies, which included the enormous Louisiana territory ('Upper and Lower' Louisiana) known as "la Nouvelle France", and later were born under Spanish rule. Many people of Evangeline are primarily of French, English, and Spanish descent from Louisiana's colonial period.

This Dollar General is highly visible as it is strategically positioned on Veteran Memorial Hwy which **sees 6,710 cars per day**. The ten mile population from the site is 6,823 while the three mile average household income is \$63,354 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	1,100	2,419	6,823
Median Age	36.9	36.9	37.5
# Of Persons Per HH	2.7	2.7	2.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	338	720	2,319
Average HH Income	\$63,354	\$63,647	\$66,831
Median House Value	\$123,648	\$131,645	\$130,500
Consumer Spending	\$9.7 M	\$20.7 M	\$66.8 M





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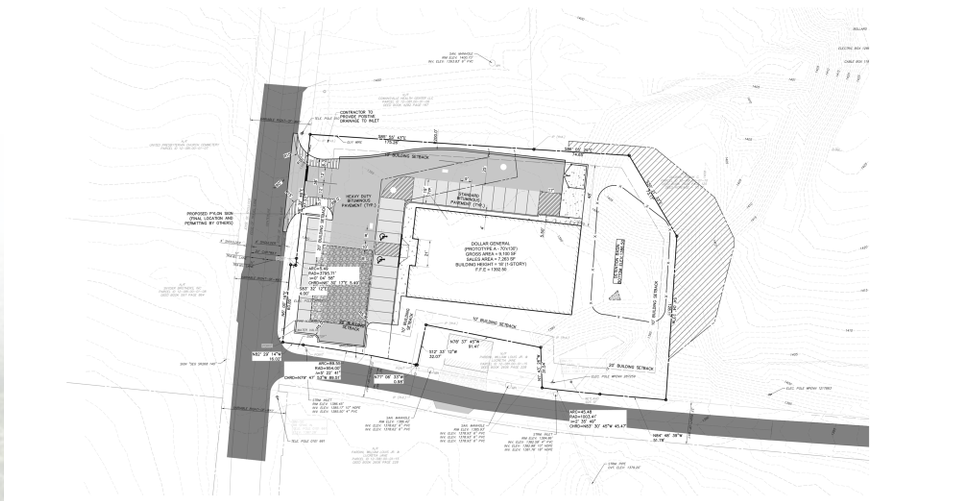
878 E Brady Rd, Cowansville, PA 16218

**Cowansville, Pennsylvania** is an unincorporated community in Armstrong County, Pennsylvania. The community is located on Pennsylvania Route 268, at 6 miles northwest of Kittanning.

Armstrong County, centrally located in the rolling (gentle) hills of Western Pennsylvania and divided north to south by the picturesque Allegheny River, is a region where early American history shakes hands with a promising future. Delaware Indians first established their principle town of Kit-Han-Ne in the 1730s at present day Kittanning, the county seat. During the French and Indian War (1754-1763), colonial troops under Lieutenant Colonel John Armstrong destroyed the village in reprisal for Indian raids east of the Allegheny Mountains. In his honor the county was named “Armstrong” when it was incorporated in 1800. The Allegheny River, first named “La Belle” River by French explorers in the 1680s, has served as Armstrong County’s “highway” to the outside world, especially metropolitan Pittsburgh 40 miles to the south.

This Dollar General is highly visible as it is strategically positioned on Pence Rd which **sees 3,074 cars per day**. The ten mile population from the site is 36,317 while the three mile average household income is \$80,897 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	2,525	7,240	36,317
Median Age	48.4	48.8	47.3
# Of Persons Per HH	2.6	2.5	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	967	2,852	15,081
Average HH Income	\$80,897	\$83,981	\$71,738
Median House Value	\$137,581	\$148,758	\$124,780
Consumer Spending	\$32.5 M	\$96 M	\$447.4 M





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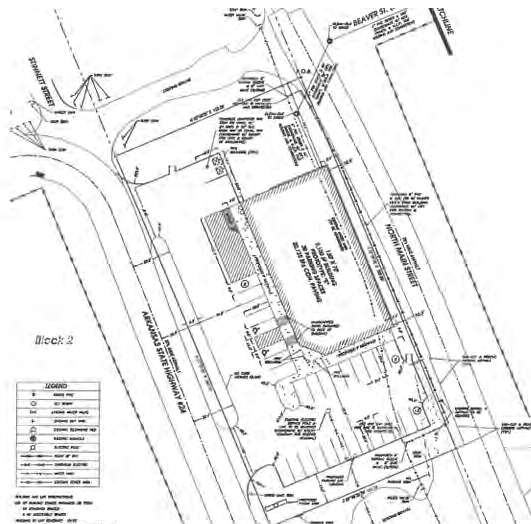
5291 AR-24, Chidester, AR 71726

**Chidester, Arkansas** is a city in Ouachita County, Arkansas. The Arkansas State Parks maintains a popular trail in Chidester, the trail starts from the trailhead in the campground, riders experience a rock-free trail with roots as the main obstacle. Riding through the pine forests of the Timberland region, watch for slick pine needles in some of the turns. The north and east sides of the trail follow the shoreline while the south side of the trail winds through the woods. A few wide, wooden bridges dot the trail. Climbs are short and fairly easy.

There is great camping in the park, a few other hiking-only trails, a marina, fishing and a nice gift shop.

This Dollar General is highly visible as it is strategically positioned on State Highway 24 which sees 1,260 cars per day. The ten mile population from the site is 1,810 while the three mile average household income is \$68,136 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	282	850	1,810
Median Age	51.1	52.8	51.5
# Of Persons Per HH	2.3	2.2	2.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	124	375	794
Average HH Income	\$68,136	\$61,981	\$61,525
Median House Value	\$135,000	\$123,009	\$108,134
Consumer Spending	\$3.6 M	\$10.2 M	\$21.5 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

701 Clearfield Rd, Fenelon, PA 16034

**Fenelon, Pennsylvania** is an unincorporated community in Butler County, Pennsylvania. Butler County is located in the western part of the state. Butler County was created on March 12, 1800, from part of Allegheny County and named in honor of General Richard Butler, a hero of the American Revolution. Butler County is part of the Pittsburgh, PA Metropolitan Statistical Area. Pittsburgh is the largest city and MSA in Pennsylvania.

This Dollar General is highly visible as it is strategically positioned on the corner of US Highway 422 and Clearfield Road which **sees 11,475 cars per day**. The ten mile population from the site is 65,698 while the three mile average household income is \$71,826 per year, making this location ideal for a Dollar General

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	3,065	8,097	65,698
Median Age	45.2	45.4	45.8
# Of Persons Per HH	2.5	2.5	2.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,171	3,079	27,084
Average HH Income	\$71,826	\$76,017	\$74,878
Median House Value	\$158,448	\$164,398	\$168,559
Consumer Spending	\$36.5 M	\$97.6 M	\$817.5 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

4301 US-165, Gillett, AR 72055

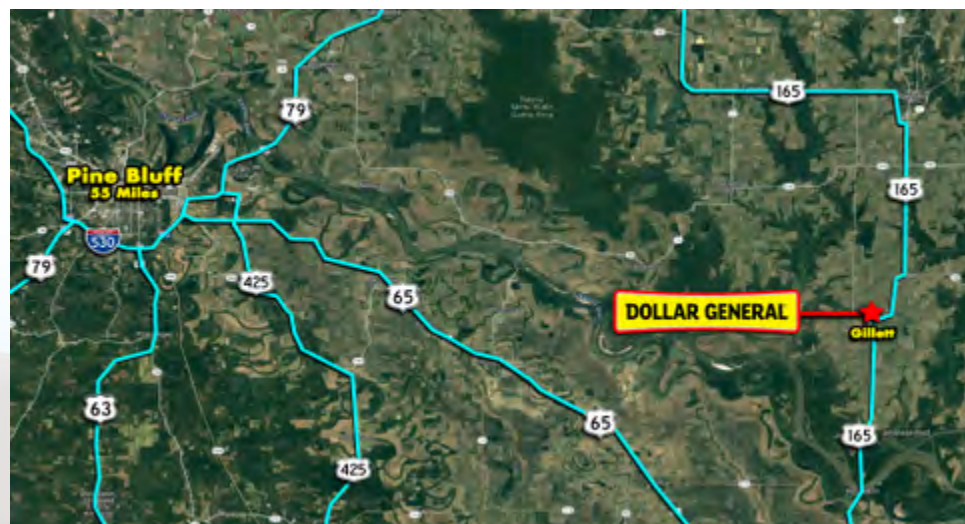
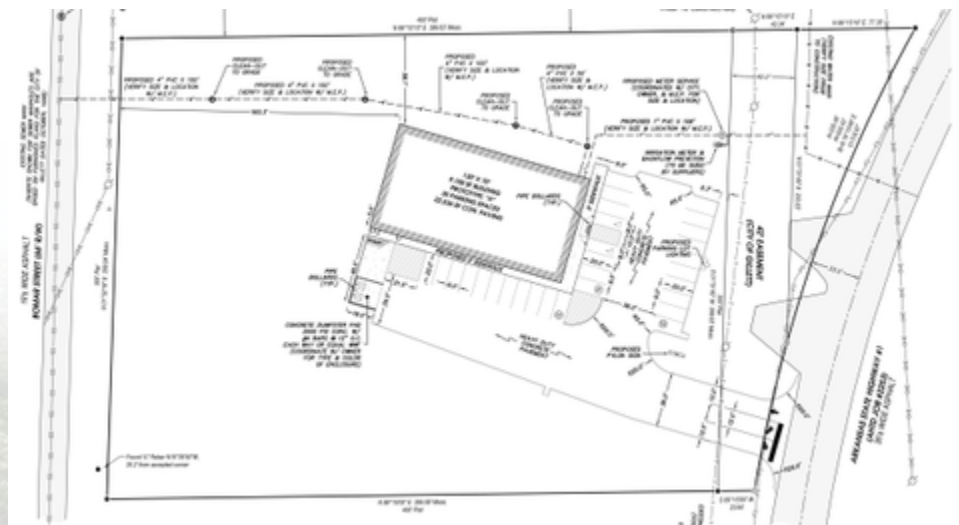
**Gillett, Arkansas** is a city in southern Arkansas County, Stanley Township, is located on the west side of U.S. Highway 165 between DeWitt (Arkansas County), the county seat, and Dumas (Desha County). Gillett was founded on the rich prairie soil of the area and is the home of the renowned annual Gillett Coon Supper.

Gillett remains a predominately agricultural community, with rice, soybeans, corn, and wheat growing in the area. Near Gillett are the Arkansas Post National Memorial, Arkansas Post Museum State Park, and U.S. Army Corps of Engineers parks.

This Dollar General is highly visible as it is strategically positioned on State Route 165 which sees 2,067 cars per day. The ten mile population from the site is 1,557 while the three mile average household income is \$59,977 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	634	751	1,557
Median Age	45.9	46.2	46.0
# Of Persons Per HH	2.2	2.2	2.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	286	338	639
Average HH Income	\$59,977	\$60,725	\$65,234
Median House Value	\$81,854	\$82,191	\$86,972
Consumer Spending	\$7.4 M	\$8.9 M	\$17.7 M





# DOLLAR GENERAL 28 STORE PORTFOLIO

240 N 2nd St, Frankfort, OH 45628

**Frankfort, Ohio** is a village in Ross County, Ohio located along the North Fork of Paint Creek. The village is located in Concord Township with a population of just over 1,000. The village was known as Oldtown, but was renamed Frankfort in 1834. Frankfort is the home of the Sunflower Festival, a three-day event held annually on the last full weekend of July. Frankfort is served by the Adena Local School System, a K-12 school that jointly serves Concord, Union, and Deerfield townships.

This Dollar General is highly visible as it is strategically positioned on 2nd St which sees 2,466 cars per day. The ten mile population from the site is 26,130 while the three mile average household income is \$68,306 per year, making this location ideal for a Dollar General.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2022	2,708	5,561	26,130
Median Age	41.5	41.5	43.5
# Of Persons Per HH	2.5	2.6	2.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,066	2,127	8,762
Average HH Income	\$68,306	\$73,041	\$80,562
Median House Value	\$137,752	\$142,643	\$153,472
Consumer Spending	\$31.4 M	\$66.8 M	\$285.5 M







TOTAL SALES VOLUME

\$7.5B

PROPERTIES SOLD

3,600+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

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