



ABS. NNN LEASE | DOLLAR GENERAL

2148 HIGHWAY 20, SWANTON, OH 43558

ACTUAL STORE

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EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

MICHAEL J. FENNESSY

DIETZ COMMERCIAL

OH #2013001375

INVESTMENT SUMMARY

List Price:	\$1,184,475
Current NOI:	\$79,952.04
Initial Cap Rate:	6.75%
Land Acreage:	+/-1.0
Year Built	2018
Building Size:	7,489 SF
Price PSF:	\$158.16
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	6.75%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 7,489 SF. Dollar General store located in Swanton, Ohio. The property is encumbered with a Fifteen (15) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains 3 (5) Yr. Options to renew, each with a 10% rental rate increase. The lease is corporately guaranteed by Dollar General Corporation which holds a credit rating of “BBB”, which is classified as Investment Grade. The store is currently open, with rent having commenced on June 24, 2018.

This Dollar General is highly visible as it is strategically positioned on Highway 20 which sees 4,882 cars per day. The ten mile population from the site is 55,173 while the three mile average household income is \$80,949 per year, making this location ideal for a Dollar General. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a “passive” investor to attain the fee simple ownership of a Dollar General. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, the nation’s top dollar store. List price reflects a 6.75% cap rate based on NOI of \$79,952.04.



PRICE \$1,184,475



CAP RATE 6.75%



LEASE TYPE Absolute NNN



TERM REMAINING 13.5 Years

INVESTMENT HIGHLIGHTS

- **Absolute NNN 15 Year Lease | Zero Landlord Responsibilities**
- 3 (5 Year) Options | 10% Rental Increase At Each Option
- **Three Mile Household Income \$80,949**
- Ten Mile Population 55,173
- **4,882 Cars Per Day on Walnut Street**
- Investment Grade Dollar Store with "BBB" Credit Rating
- Dollar General Reported 31 Consecutive Quarter of Same Store Sales Growth
- **Only Dollar Store Within a 7 Mile Radius**
- 0.5 Miles from Holy Trinity Catholic School (148 Students, 13 Teachers)

FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$79,952	\$10.68
Gross Income	\$79,952	\$10.68
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$79,952	\$10.68

PROPERTY SUMMARY

Year Built:	2018
Lot Size:	+/- 1.0 Acres
Building Size:	7,489 SF
Traffic Count:	4,882
Roof Type:	Standing Seam
Zoning:	Commercial
Construction Style:	Metro
Parking Lot:	Asphalt
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

Tenant:	Dollar General
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$79,952
Rent PSF:	\$10.68
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Tenant
Lease Start Date:	6/24/2018
Lease Expiration Date:	6/30/2033
Lease Term Remaining:	13.5 Years
Rent Bumps:	10% at Each Option
Renewal Options:	Three (5 Years)
Lease Guarantor:	Dollar General Corporation
Lease Guarantor Strength:	BBB
Tenant Website:	www.DollarGeneral.com



GROSS SALES:
\$26.48 BIL



STORE COUNT:
15,000+

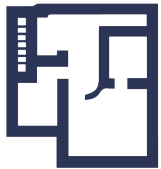


GUARANTOR:
DG CORP



S&P:
BBB

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
Dollar General	7,489	6/24/2018	6/30/2018	\$79,952	100.0	\$10.68
			Option 1	\$87,947		\$11.74
			Option 2	\$96,741		\$12.92
			Option 3	\$106,416		\$14.21
Totals/Averages	7,489			\$79,952		\$10.68



TOTAL SF
7,489



TOTAL ANNUAL RENT
\$79,952



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.68



NUMBER OF TENANTS
1

DOLLAR GENERAL

2148 HIGHWAY 20, SWANTON, OH 43558 

 FORTIS NET LEASE™



4.0% INCREASE
SAME STORE SALES Q2



\$26.48 BIL
IN SALES



975 STORES
OPENING IN 2019

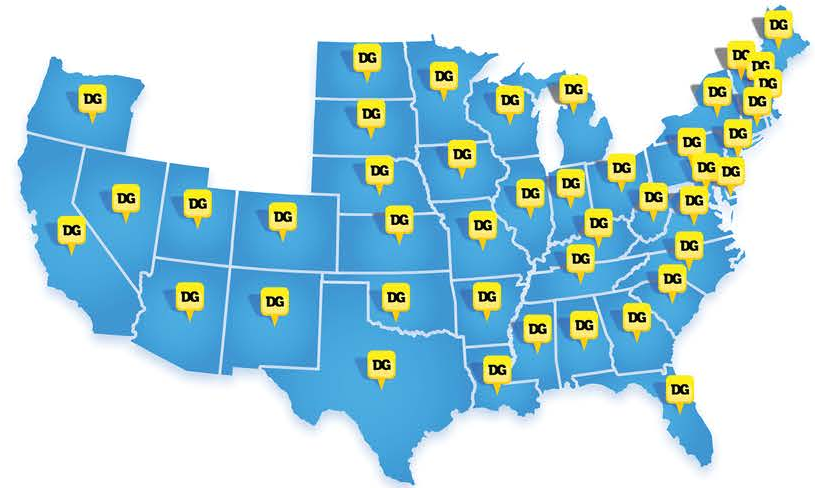


80 YEARS
IN BUSINESS



31 QUARTERS
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 15,000+ stores with more than 130,000 employees, located across 44 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 over 900 stores in 2018, and on track for over 975 opening in 2019. 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.



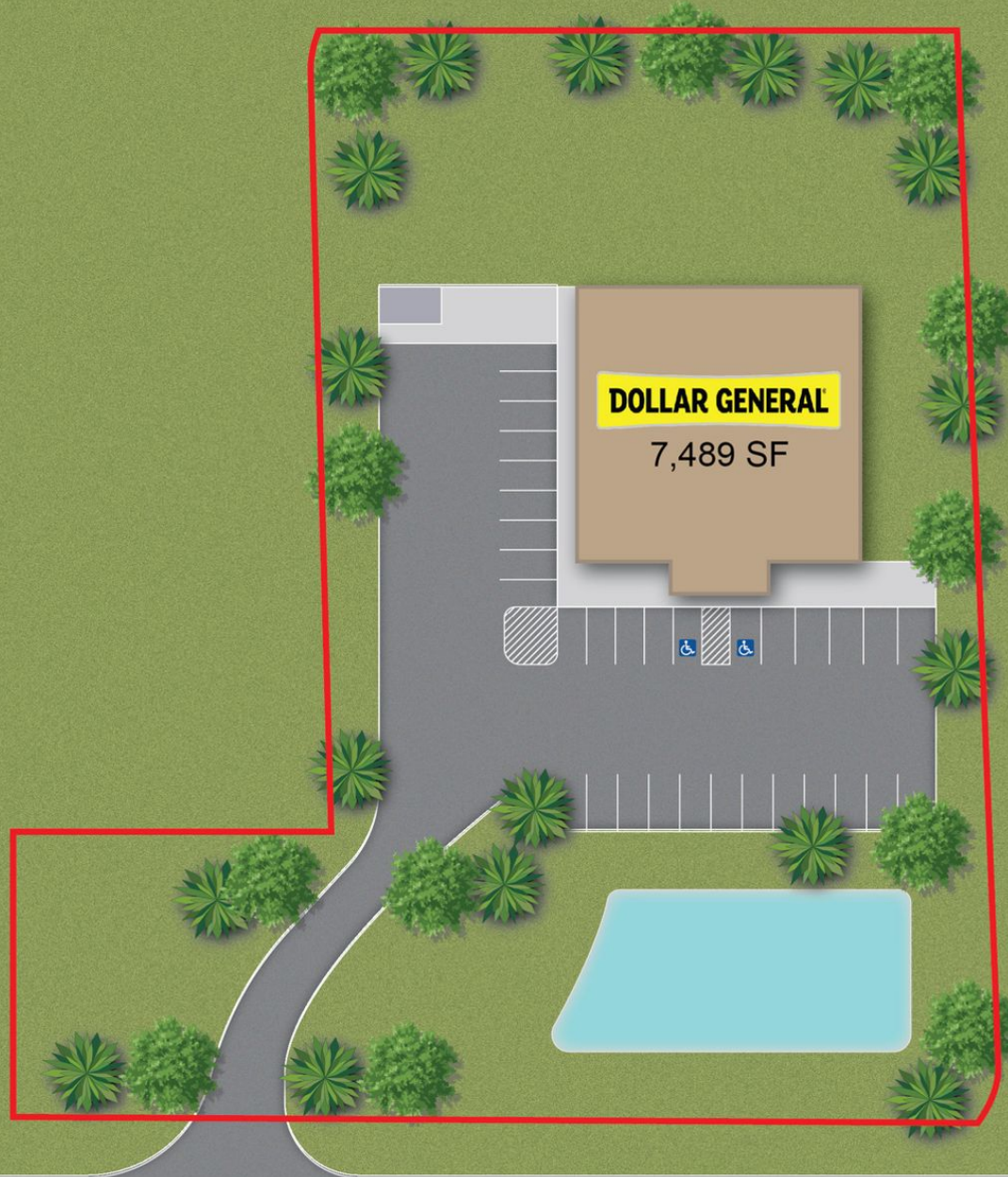
15,000 STORES ACROSS 44 STATES

DOLLAR GENERAL

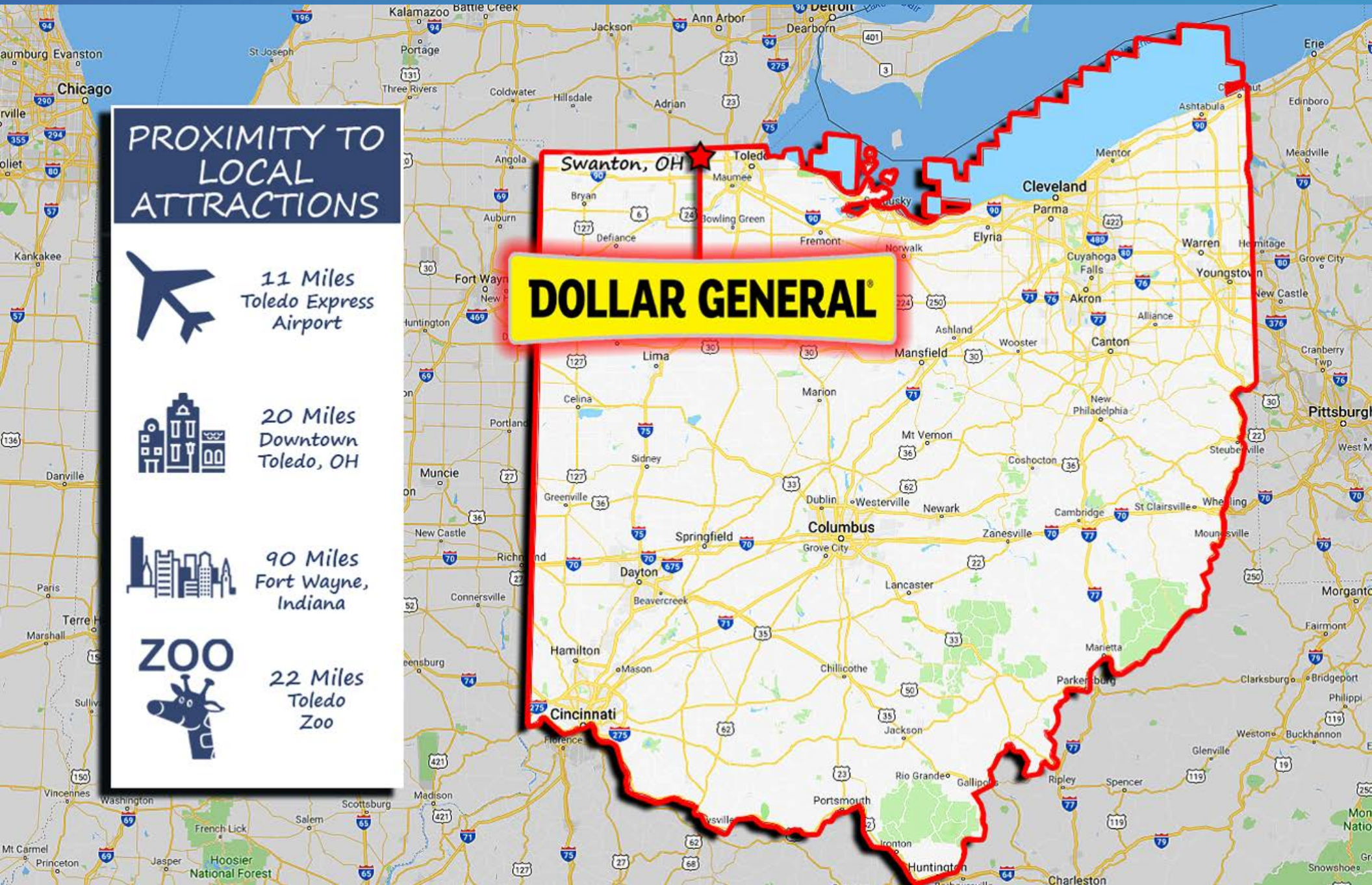
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 FORTIS NET LEASE™





HIGHWAY 20 - 4,882 VPD



PROXIMITY TO LOCAL ATTRACTIONS



11 Miles
Toledo Express
Airport



20 Miles
Downtown
Toledo, OH



90 Miles
Fort Wayne,
Indiana

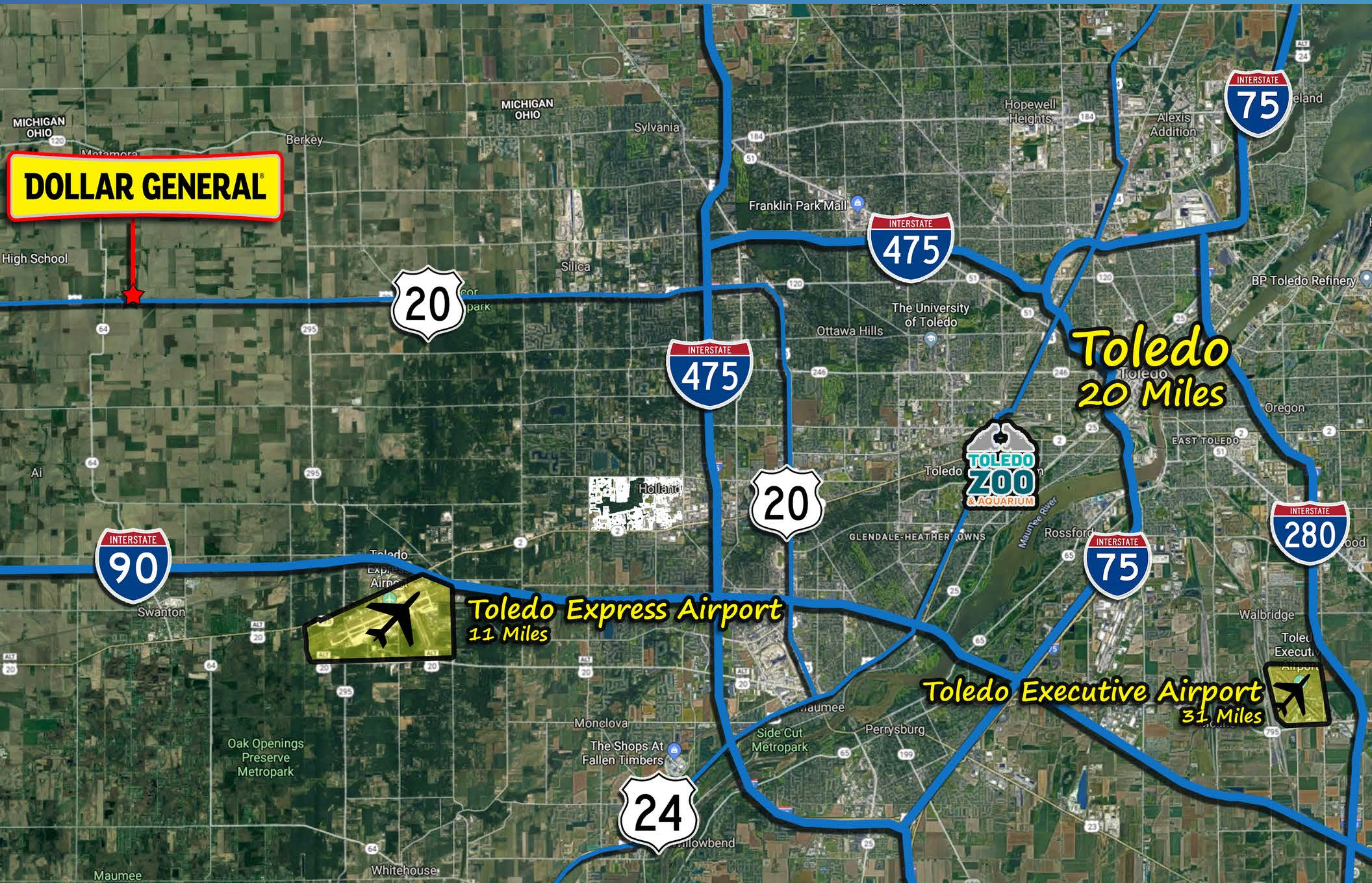


22 Miles
Toledo
Zoo

DOLLAR GENERAL®

DOLLAR GENERAL

2148 HIGHWAY 20, SWANTON, OH 43558



DOLLAR GENERAL®

**Toledo
20 Miles**

**Toledo Express Airport
11 Miles**

**Toledo Executive Airport
31 Miles**



Swanton, OH



HWY 20

4,882 Cars Per Day™

DOLLAR GENERAL

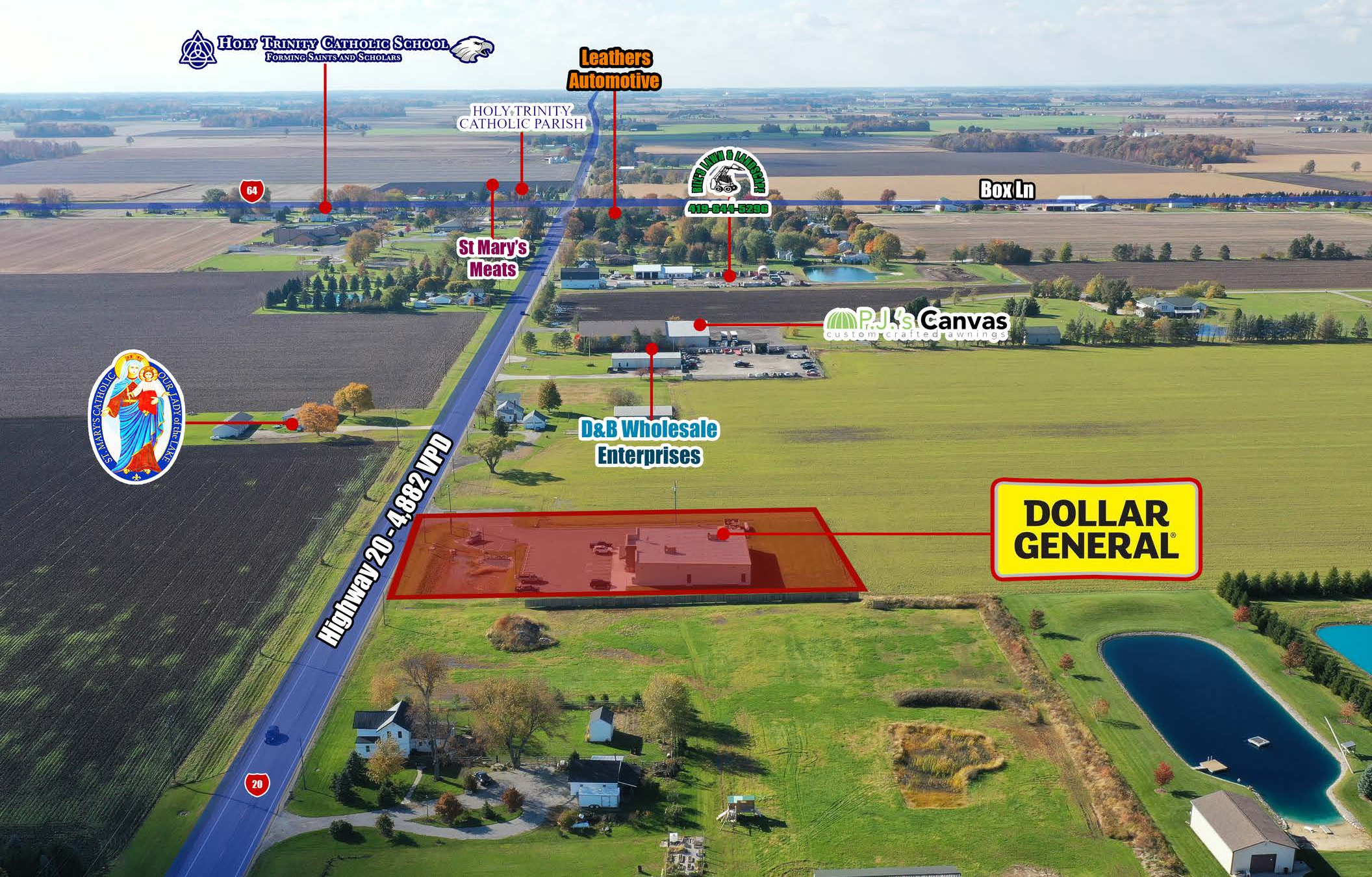
Second Chance Furniture

WESTERN UNION

Bill's
LAWN & LANDSCAPE
Commercial & Residential
419-644-5296

D&B Wholesale Enterprises

HOLY TRINITY CATHOLIC PARISH
ALIVE IN FAITH, CALLED TO DISCIPLESHIP



Holy Trinity Catholic School
FORMING SAINTS AND SCHOLARS

HOLY TRINITY
CATHOLIC PARISH

**Leathers
Automotive**

WHEELS & HUBS
419-644-5296

Box Ln

**St Mary's
Meats**

P.J.'s Canvas
custom crafted awnings



**D&B Wholesale
Enterprises**

Highway 20 - 4,882 VPD

**DOLLAR
GENERAL®**



Swanton is a town in Fulton and Lucas counties in the state of Ohio. Located within the Toledo metro area, the community is the best of both worlds: close to amenities of a bigger city while maintaining a small-town feel. There are a variety of housing options as well as leisure and recreational opportunities to enjoy in Swanton. The Village of Swanton is a Mayor-Council form of government with a full-time Village Administrator who carries out the day to day administrative operations. The Village strives to provide a high level of services to its residents.

The Village of Swanton was incorporated on February 19, 1883. The name of Swanton comes from nearby Swan Creek. There was some back and forth deciding where to locate with establishments springing up in both Fulton and Lucas Counties. With the Lake Shore and Michigan Southern rail lines, Swanton began to flourish in the mid 1850s. By 1903 the Toledo and Indiana Electric Railway was built north of the railroad tracks. It went along Broadway, crossed Main Street, and then west onto Dodge Street. In the early 1900s automobiles began to take over and the town grew even more.

Swanton is the home of the Spirit of the American Doughboy Statue (pictured above), a gift from the Republic of France in gratitude for the sacrifices of those men whom Swanton sent to fight in World War I. Swanton had one of the highest death rates of any town in the USA which sent men to World War I. The statue was renovated in 2014-2015 and is proudly displayed at Memorial Park along Main Street.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2018	2,288	4,287	55,173
Average Age	40.2	41.0	40.8
# Of Persons Per HH	2.5	2.6	2.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	848	1,598	20,207
Average HH Income	\$80,949	\$82,779	\$100,371
Median House Value	\$173,353	\$176,498	\$192,600
Consumer Spending (Thousands)	\$24,486	\$46,154	\$617,849





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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