

OFFERING MEMORANDUM



DOLLAR GENERAL | RELOCATION STORE
OAKLAND, MARYLAND





EXCLUSIVELY LISTED BY:

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INVESTMENT SUMMARY



LIST PRICE
\$2,132,692



LOCATION
**437 N 3RD ST
OAKLAND, MD 21550**



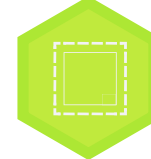
CAP RATE
5.75%



ANNUAL RENT
\$122,629.80



BUILDING SIZE
10,640 SQ. FT.



LAND AREA
1.88 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
15 YEARS



LEASE EXPIRATION
11/30/2037



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
41 SPACES



YEAR BUILT
2022



APN
**17-006487 &
17-008978**



TRAFFIC COUNTS
14,238 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 15 Year Initial Lease Term
- 2022 Build-to-Suit Dollar General
- Store is Open for Business
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

RELOCATION STORE:

- Relocation of Dollar General Store #892
- Former Dollar General is Located Approximately 0.3 Miles North on Garrett Hwy

DG PLUS STORE:

- 10,640 SF Building
- Larger Prototype with Additional Sales Floor Space

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population: 2,048 Residents
- 1-Mile Average Household Income: \$93,103
- 3-Mile Population: 6,416 Residents
- 3-Mile Average Household Income: \$74,468
- 5-Mile Population: 9,820 Residents
- 5-Mile Average Household Income: \$76,638
- 7-Mile Population: 13,232 Residents
- 7-Mile Average Household Income: \$87,333

DEEP CREEK LAKE:

- Largest Fresh Water Lake in Maryland
- Covers 3,900 Acres with 65+ Miles of Shoreline

WISP RESORT (13 MILES FROM OAKLAND, MD):

- Maryland's Only 4-Season Ski, Golf & Recreational Resort
- 33 Slopes Totaling 11 Miles of Trails on 137 Acres

PROXIMITY FROM OAKLAND, MD:

- Morgantown, WV | 42 Miles
- Pittsburgh, PA | 108 Miles
- Washington, D.C. | 173 Miles
- Baltimore, MD | 188 Miles
- Richmond, VA | 230 Miles
- Cleveland, OH | 243 Miles

TENANT:

- Strong Corporate Guaranty (NYSE: "DG") - Dollar General Corporation is Rated "BBB" by Standard & Poor's
- 18,566 Stores in 47 States as of July 29, 2022
- Ranked #91 on the Fortune 500 List

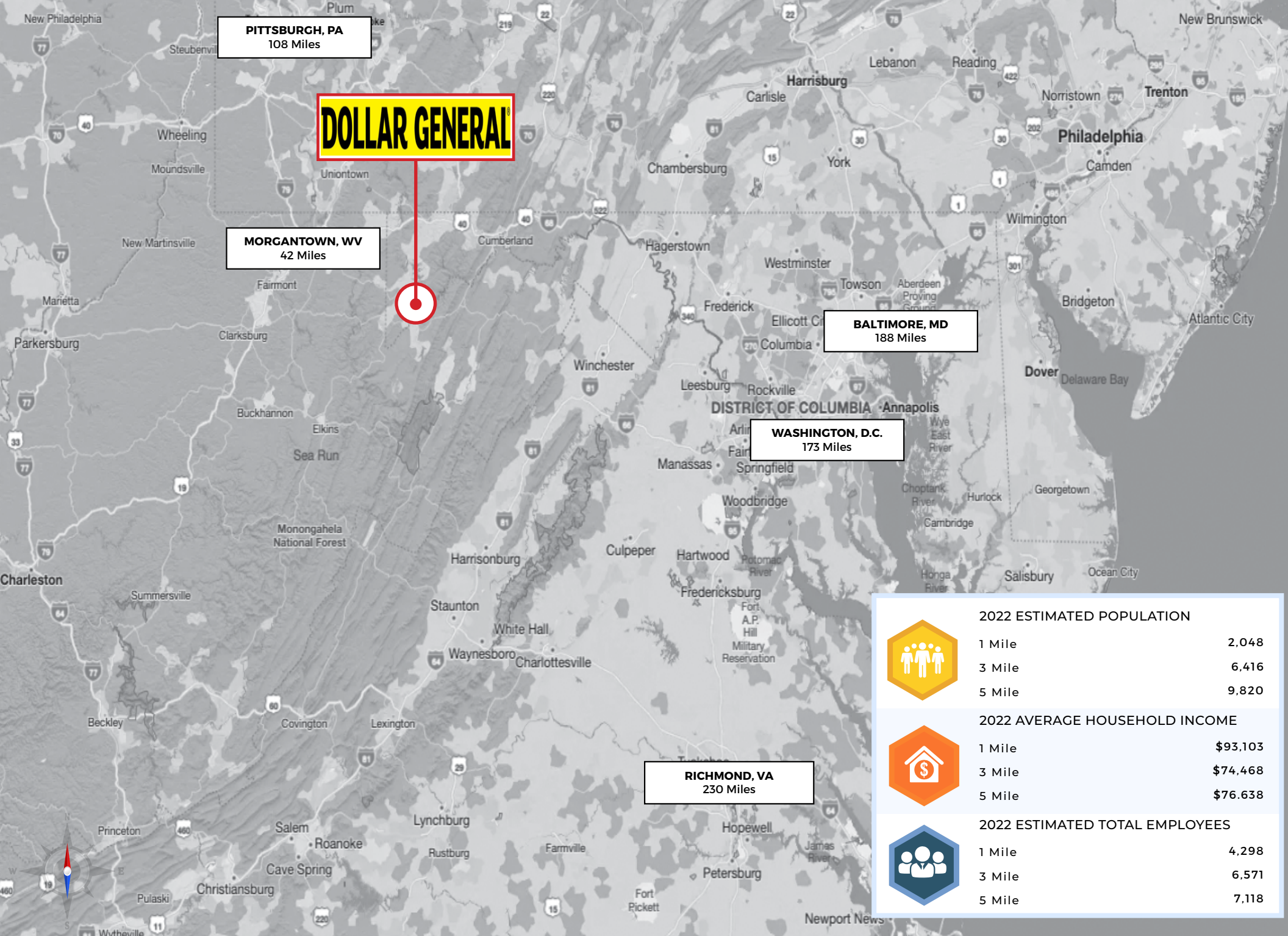












PITTSBURGH, PA
108 Miles




DOLLAR GENERAL

MORGANTOWN, WV
42 Miles

BALTIMORE, MD
188 Miles

WASHINGTON, D.C.
173 Miles

RICHMOND, VA
230 Miles

2022 ESTIMATED POPULATION		
	1 Mile	2,048
	3 Mile	6,416
	5 Mile	9,820
2022 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$93,103
	3 Mile	\$74,468
	5 Mile	\$76,638
2022 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	4,298
	3 Mile	6,571
	5 Mile	7,118

AREA OVERVIEW



OAKLAND, MARYLAND

Oakland maintains a designated Main Street and Arts and Entertainment District. Oakland is the county seat of Garrett County, Maryland. It sustains a population of 1,925. It has an elevation of 2,534 feet and the town fully embraces all four seasons. The town offers a great mix of government, commercial, health care and residential uses. The town hosts a variety shops, restaurants, events, outdoor recreation activities and historic landmarks. Oakland maintains a 400-acre park with 140 acres of water, a 600 foot sandy beach for swimming, picnic pavilions, playgrounds and great fishing. Oakland is also home to a 18-hole golf course with a pro shop, dining facility and clubhouse.

AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Population	2,048	6,416	9,820	13,232
2027 Projected Population	1,997	6,223	9,501	12,880
2020 Census Population	1,960	6,370	9,758	13,149



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Households	923	2,774	4,162	5,632
2027 Households	901	2,695	4,037	5,501
2020 Census Households	871	2,742	4,127	5,581
Average Household Size	2.06	2.22	2.29	2.29



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Average Household Income	\$93,103	\$74,468	\$76,638	\$87,333
2022 Median Household Income	\$64,079	\$56,493	\$56,088	\$57,070
2022 Per Capita Income	\$42,564	\$32,515	\$32,700	\$37,348



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Housing Units	923	2,774	4,162	5,632
2022 Owner-Occupied Units	569	1,939	3,154	4,384
2022 Renter Occupied Housing Units	354	835	1,007	1,248



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2022 Businesses	368	541	618	704
2022 Employees	4,465	6,637	7,254	7,945

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$54.68 Billion



FORTUNE 500
#91



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
18,566



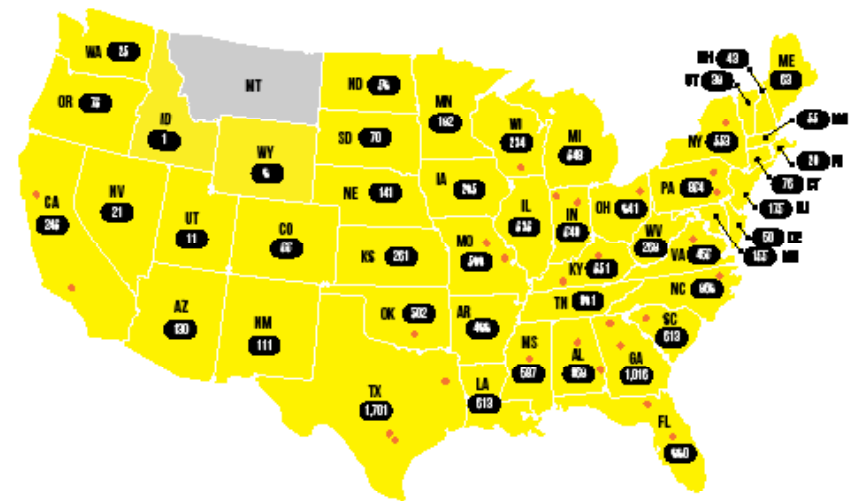
NO. EMPLOYEES
163,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 18,566 stores in 47 states as of July 29, 2022. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

18,566 STORES | IN 47 STATES | AS OF 07/29/2022

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 437 N 3rd Street, Oakland, MD 21550 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



S SCHUCHERT
RETAIL GROUP

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