

OFFERING MEMORANDUM



DOLLAR GENERAL
HUNTSVILLE, OHIO



SCHUCHERT
RETAIL GROUP

In Association with Brian Brockman & Bang Realty, Inc.
A Licensed Ohio Broker #BRK.2009000214

DOLLAR GENERAL

EXCLUSIVELY LISTED BY:

JIM SCHUCHERT, CCIM

Co-Founder & Managing Partner

jim@schuchert.com

D 310.321.4020

M 310.971.3892

CA License #01969414

JOE SCHUCHERT, CCIM

Co-Founder & Managing Partner

joe@schuchert.com

D 310.935.4732

M 310.971.3116

CA License #01973172

BRIAN BROCKMAN - BROKER

Bang Realty, Inc.

bor@bangrealty.com

D 513.898.1551

OH License #BRK.2009000214



INVESTMENT SUMMARY



LIST PRICE
\$1,163,467



PROPERTY ADDRESS
**6793 LIMA ST
HUNTSVILLE, OH 43324**



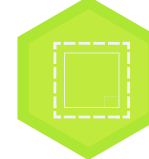
CAP RATE
7.50%



ANNUAL RENT
\$87,260.04



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.68 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
4.75 YEARS



LEASE EXPIRATION
11/30/2030



RENEWAL OPTIONS
3 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
30 SPACES



YEAR BUILT
2015



PARCEL NUMBER
24-048-11-02-002-00



TRAFFIC COUNTS
10,124 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 4.75 Years of Guaranteed Lease Term (Lease Exp: 11/30/2030)
- 2015 Build to Suit Construction
- 9,100 SF Building on 1.68 Acre Parcel
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE:

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

INDIAN LAKE:

- Located 4.5 Miles from the Subject Property
- What Began as a Shallow Feeder Lake for the Miami & Erie Canal in the 19th Century Turned Into a Popular Resort Park When the Canal Area Ended in Ohio
- Today, Indian Lake Offers a Variety of On-The-Water Recreational Options Including Boating, Fishing, Jet Skiing and Swimming
- Off the Lake, Visitors Can Enjoy Camping, Picnicking, and Winter Activities Such as Ice Fishing and Snowmobiling

INDIAN LAKE ADVENTURES RV PARK:

- Located 4 Miles from the Subject Property
- Spanning Over 29 Acres with a Charming Creek and a Catch/Release Pond
- Over 110 Spacious RV Sites Boasting 30/50 Amp Full-Hookup Amenities
- Other Amenities Include: Heated Indoor Pool, Fishing Pond, Recreational Building, Game Room, Dog Park, Laundry Room, and Playground

PLACER.AI DATA - 124,300 ANNUAL STORE VISITS:

- Nationwide = 11,287 out of 19,562 Stores
- Statewide = 571 out of 967 Stores
- Local (15-Mile Radius) = 4 out of 10 Stores

PROXIMITY FROM HUNTSVILLE, OHIO:

- Lima, OH | 28 Miles
- Columbus, OH | 62 Miles
- Toledo, OH | 91 Miles
- Fort Wayne, IN | 92 Miles
- Cincinnati, OH | 122 Miles
- Cleveland, OH | 156 Miles

TRADE AREA DEMOGRAPHICS:

- 3-Mile Population: 1,962 Residents | \$99,726 Average Household Income
- 5-Mile Population: 8,435 Residents | \$104,368 Average Household Income
- 7-Mile Population: 24,451 Residents | \$96,390 Average Household Income
- 10-Mile Population: 36,201 Residents | \$96,206 Average Household Income
- 15-Mile Population: 54,682 Residents | \$99,414 Average Household Income

TENANT:

- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #112 on the Fortune 500 List (2025)
- 20,893 Stores in 48 States











M
MARATHON

Larry's Golf Cart
SALES LLC

MaxxBlox
STORAGE ON THE GO

DESPERADO'S
COW & STEAKS
BAR & GRILL

DESPERADO'S
DRIVE THRU - CARRYOUT

RECANVAS

HUNTSVILLE
SELF STORAGE

DOLLAR GENERAL

SITE

RICHWOOD
BANK

FENDERS
OF HUNTSVILLE LLC

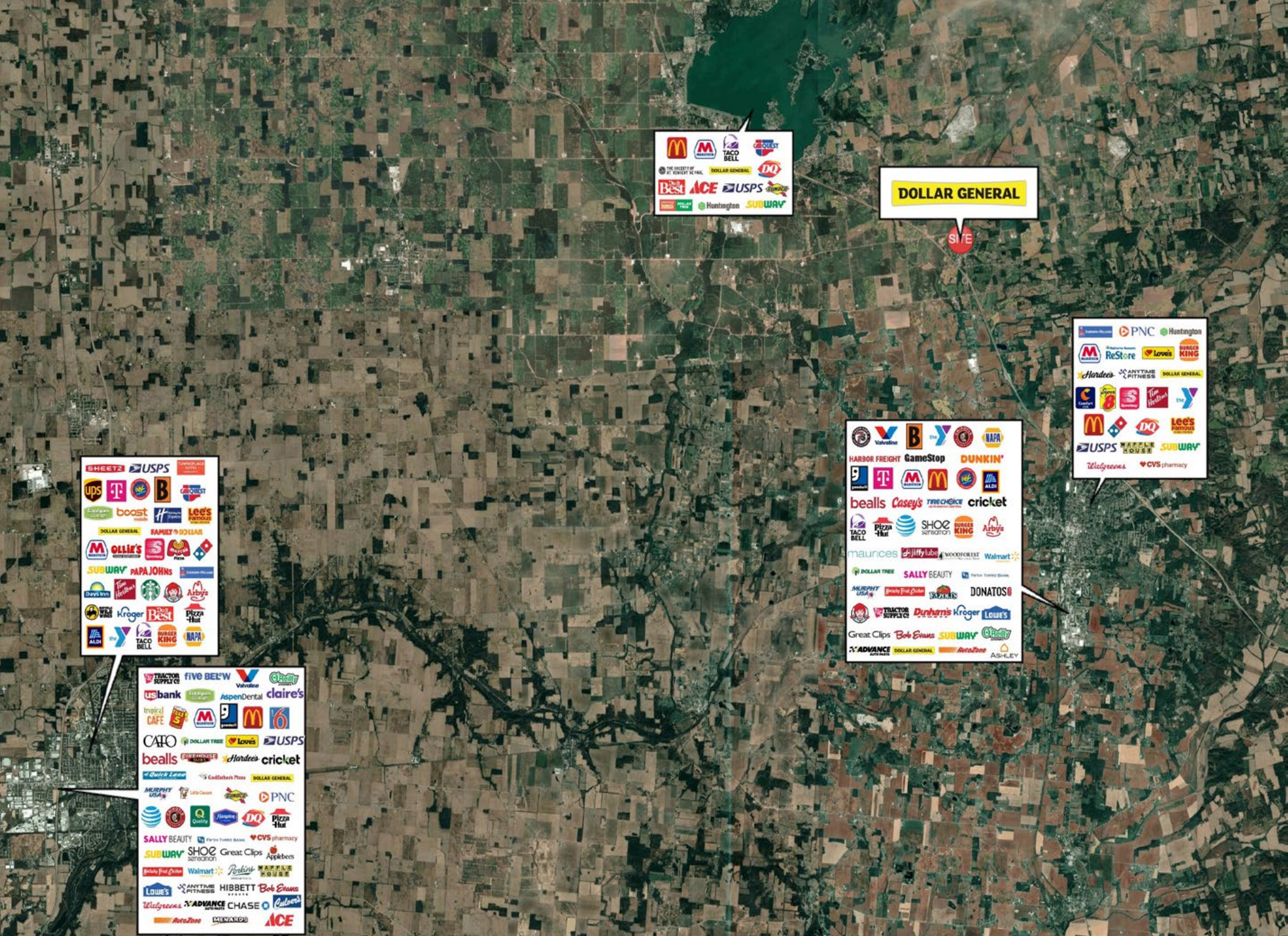
TOWN TROLLEY

DAD'S COLLISION
AND TOWING

SOME IN THE BOX

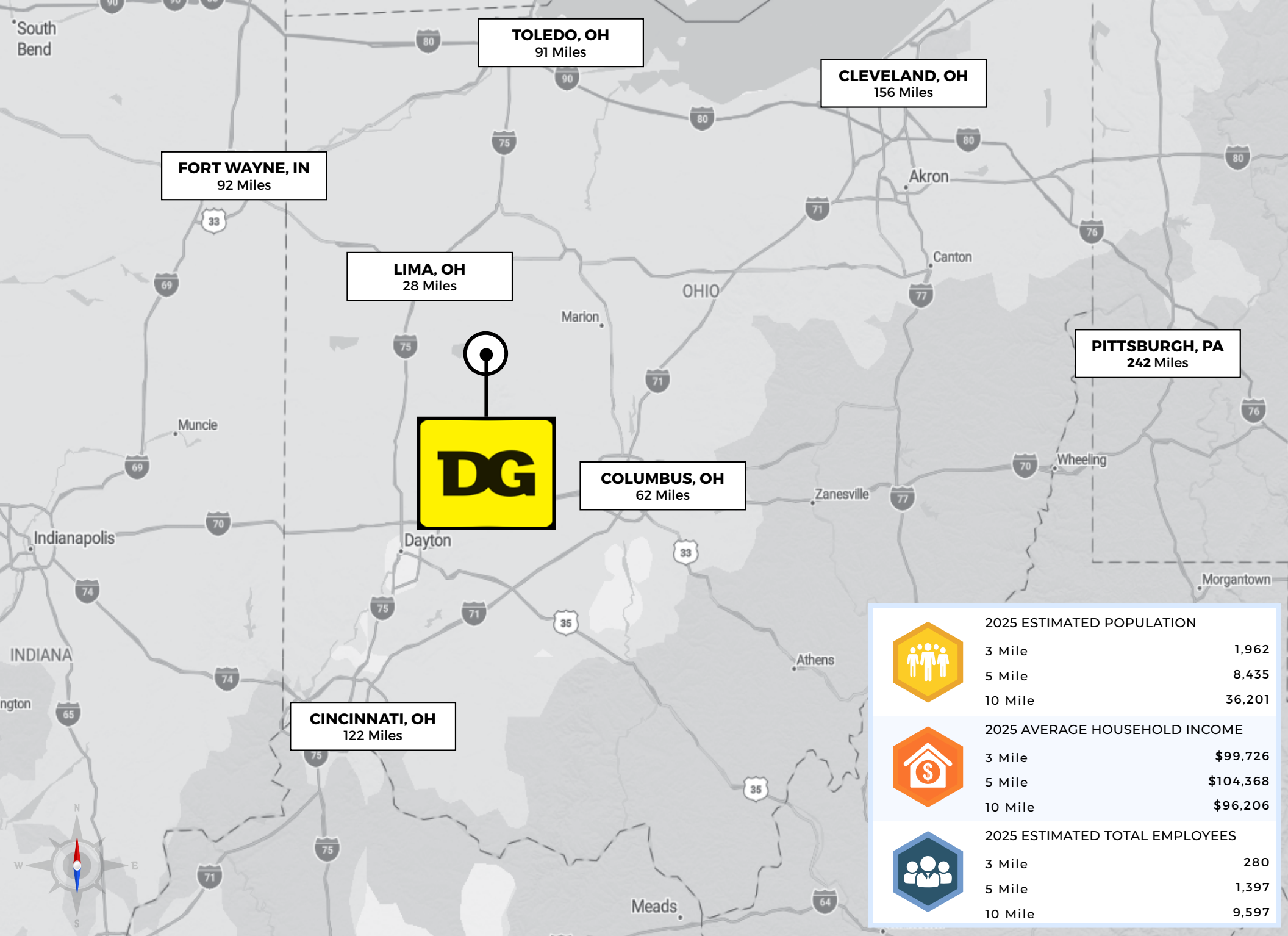
HORNE'S AUTO
REPAIR




PRO
EQUIPMENT



DOLLAR GENERAL

SITE



2025 ESTIMATED POPULATION		
	3 Mile	1,962
	5 Mile	8,435
	10 Mile	36,201
2025 AVERAGE HOUSEHOLD INCOME		
	3 Mile	\$99,726
	5 Mile	\$104,368
	10 Mile	\$96,206
2025 ESTIMATED TOTAL EMPLOYEES		
	3 Mile	280
	5 Mile	1,397
	10 Mile	9,597

AREA OVERVIEW



HUNTSVILLE, OHIO

Huntsville, Ohio, is a small town nestled in Logan County, with a population that hovers around the 470 mark. Unlike busy cities with high-rise buildings and crowded streets, Huntsville offers a quiet, rural atmosphere where most residents own their homes. Huntsville's beginnings trace back to its beginnings as a significant railroad town. The Toledo and Ohio Central Railway ran through Huntsville, operating repair shops for its locomotive fleet. This railway history has given the town a distinctive, rustic charm that sets it apart from other Ohio locations. Huntsville is also conveniently located at the intersection of several highways. State Route 274 passes through the village, and State Route 117's southern end is in Huntsville. This strategic location gives Huntsville a uniquely accessible charm where tranquility meets connectivity.



AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2025 Population	519	1,962	8,435	36,201
2030 Projected Population	509	1,930	8,351	35,838
2020 Census Population	536	2,095	7,136	35,229



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2025 Households	209	764	3,741	15,415
2030 Projected Households	207	757	3,730	15,341
2020 Census Households	217	815	3,040	14,747
Average Household Size	2.49	2.52	2.23	2.33



INCOME	1 MILE	3 MILE	5 MILE	10 MILE
2025 Average Household Income	\$93,663	\$99,726	\$104,368	\$96,206
2025 Median Household Income	\$84,597	\$86,081	\$71,021	\$71,504
2025 Per Capita Income	\$37,672	\$38,967	\$46,365	\$41,035



HOUSING	1 MILE	3 MILE	5 MILE	10 MILE
2025 Housing Units	209	764	3,741	15,415
2025 Owner-Occupied Units	171	637	2,865	10,839
2025 Renter Occupied Housing Units	38	127	876	4,577



PLACE OF WORK	1 MILE	3 MILE	5 MILE	10 MILE
2025 Businesses	13	42	187	979
2025 Employees	86	280	1,397	9,597

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

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Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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



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Co-Founder & Managing Partner

jim@schuchert.com
D 310.321.4020
M 310.971.3892
CA License #01969414

JOE SCHUCHERT, CCIM
Co-Founder & Managing Partner

joe@schuchert.com
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M 310.971.3116
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