



# DOLLAR GENERAL PROPERTY FOR SALE

11249 State Route 41. West

PRESENTED BY:

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# Executive Summary

DOLLAR GENERAL | WEST UNION OH | 11249 STATE ROUTE 41, WEST UNION, OH 45693



## OFFERING SUMMARY

Sale Price: \$500,000

Cap Rate: 4.51%

Lot Size: 1.0 Acres

Building Size: 7,500

## PROPERTY HIGHLIGHTS

- Investment Opportunity in West Union, Ohio (approximately 70 miles east of Cincinnati)
- 7,500 SF Dollar General Store on 1 Acre
- Located on State Route 41, directly in front of Walmart Supercenter
- Adjacent retailers include McDonald's, Dairy Queen, KFC, Tractor Supply and NAPA Auto Parts
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	156	2,787	7,024
Total Population	378	6,998	18,671
Average HH Income	\$40,579	\$41,586	\$43,789



## Additional Photos

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## Retailer Map

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