

**For Sale Dollar General**  
**3810 Broadway**  
 Lorain, Ohio 44052

**Property Description**

- Building Size: 17,163 ± SF  
 Usable SF: 11,275 ± SF  
 (Fully Occupied)
- Land: 1.6 ± Acres - Land for additional development  
 92 Parking spaces
- Renovated: June 2008 New Roof & New HVAC
- 9 Years remain on lease  
 (2) 5 year option
- NOI: \$65,441  
 CAP Rate: 8.25%
- Less than 2 miles from State Route 2. Two miles from Downtown Lorain and Lake Erie



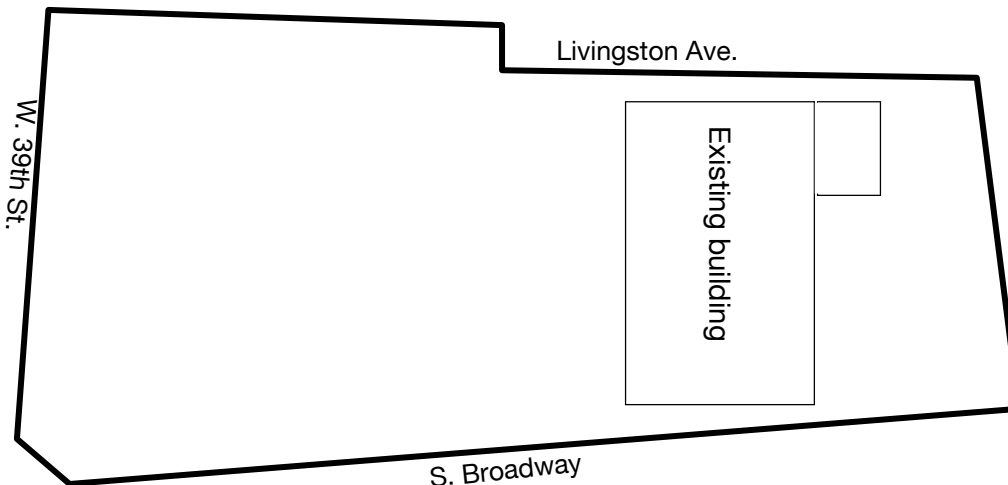
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 Business Property Specialists, Inc. Broker

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**contact information**  
**James A. Samuels, Vice President**  
 3401 Enterprise Pkw., #105  
 Cleveland, OH 44122  
 www.naidaus.com  
 tel 216 831 3310 ext. 110  
 cell 216 780 8000  
 fax 216 755 1300  
 jasmuells@naidaus.com

# Aerial 3810 Broadway

Lorain, Ohio 44052



Demographics (2006)	1 mile	3 mile	5 mile
Population	11,232	72,177	117,807
Average Household Income	\$43,652	\$42,562	\$47,887

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## Company Description & About Lorain, Ohio

# DOLLAR GENERAL®

**Dollar General is the largest small-box discount retailer** in the U.S. with over 8,300 stores. Dollar General ranks among the largest retailers of top-quality brands made by America's most-trusted manufacturers, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills and Nabisco. The firm targets low, middle and fixed-income customers. Its stores are generally located in small towns off the radar of giant discounters. Its big-city stores (about 30% of its total) are situated in lower-income neighborhoods. About a third of its stores' goods are priced at \$1 or less. Dollar General stores offer convenience and value to customers, by offering consumable basic items that are frequently used and replenished. Such as food, snacks, health and beauty aids and cleaning supplies, as well as a selection of basic apparel, housewares and seasonal items at everyday low prices. Dollar General Corporation operated as a public company from 1968 until July 6, 2007. At that time, an investment group consisting of affiliates of Kohlberg Kravis Roberts & Co. L.P. (KKR), GS Capital Partners (an affiliate of Goldman Sachs), Citi Private Equity and other co-investors completed an acquisition of Dollar General Corporation for a total enterprise value of \$7.3 billion.

- **\$9.5 billion in sales in fiscal 2007**
- **8,300 stores in 35 states**
- **9,000 + square-foot stores**
- **5,400 core products from America's most-trusted manufacturers**
- **9 distribution centers**
- **71,500 employees**



## Lorain, Ohio

Lorain, Ohio is located in Lorain County. The city is almost halfway between Cedar Point and downtown Cleveland on the shores of Lake Erie. Additional retail activity is revitalizing Lorain with the redevelopment project of the Ford Plant. Since 1997 the Lorain Growth Corporation has focused on revitalizing Downtown Lorain and the Central Business District. This is bringing new residential development to the city. Lorain is known for its outdoor adventures. There is fishing, boating and plenty of history in the city. More and more business people are calling Lorain, Ohio home.



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