



Status:Active

Listing Brokers



Richard Juge



Dollar General Carriere MS

7190 US-11, Carriere, MS 39426

8.72% CAP | 9,100 SF | Carriere,
MS

Property Details

Property Type	Retail	Lease Type	NNN
Square Footage	9,100	Price/Sq Ft	\$65.82
Cap Rate	8.72%	Pro-Forma Cap Rate	0.00%
Pro-Forma NOI	\$0	Lot Size (acres)	1.76

Marketing Description

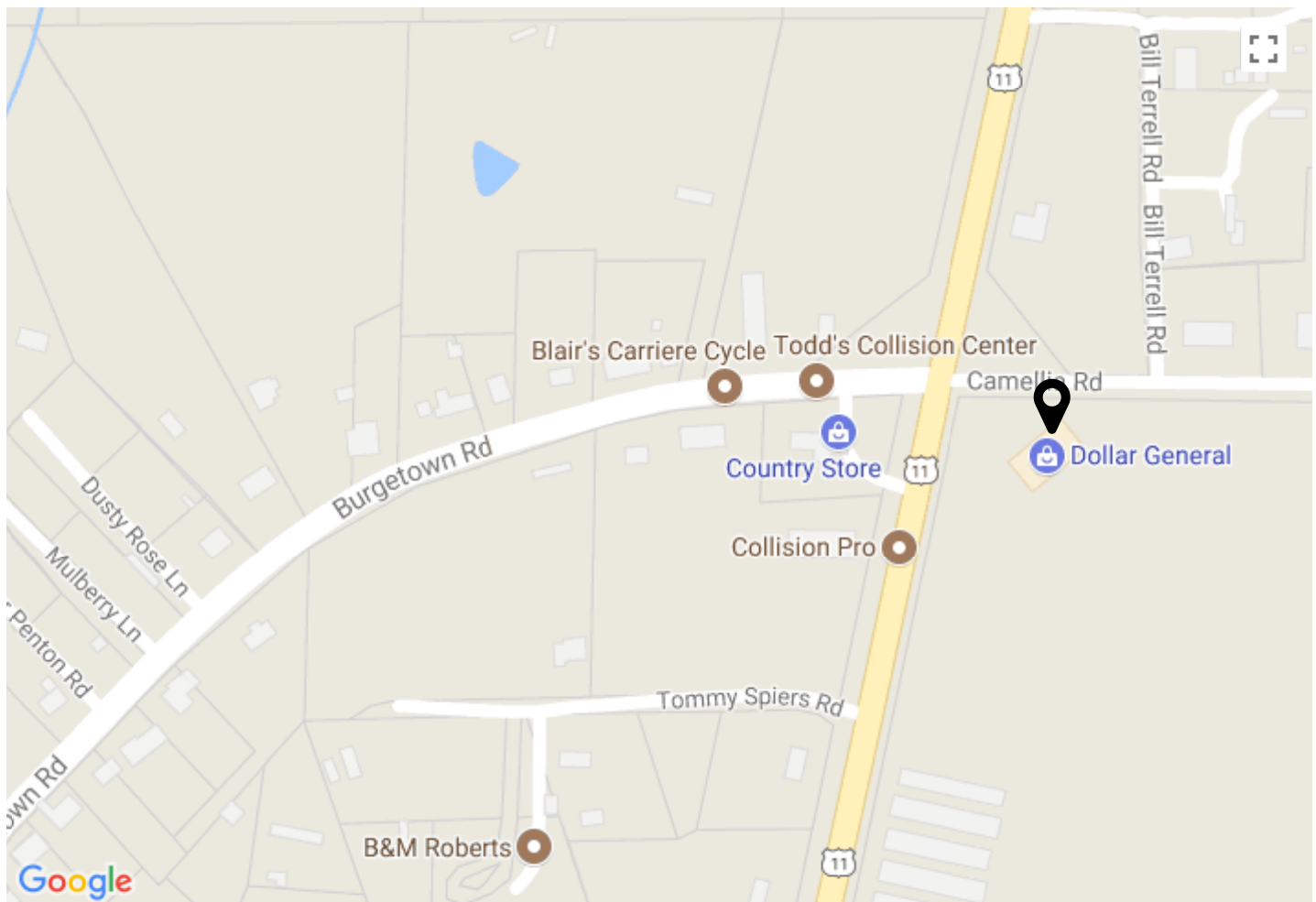
This is a great investment for someone who wants a credit tenant and with minimal management required. Prefab metal building of 9,100 sf which is the DG prototype store in

rural areas. This one has an oversized lot, the corner is a Miss. DOT Right of Way ensuring visibility from two streets. Also parking area is all concrete paved and some DG's are blacktop. Dollar General exercised option to renew for 5 more years at increased rent and paying percentage rent.

This is technically a NN lease whereby Dollar General pays a base rent of \$3,959 per month (\$47,508/yr.). They reimburse for taxes and insurance. They also pay \$187.89/mo. for maintenance reimbursement which is primarily for cutting the grass and having parking lot kept clean. This is the one maintenance item the Landlord has. LL is responsible for roof and structure. In addition this lease has a percentage rent clause so owners are able to see the store sales. Upon the last renewal the breakpoint increased and store sales are right at that figure, so potential exists for percentage rent in the future.

The site is on a major U.S. Hwy (11) which parallels I-59. Great community with improving demographics in terms of both population and income. Increasingly becoming a bedroom community to New Orleans and the Gulf Coast.

Property Location



Notes

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