

OFFERING MEMORANDUM

DOLLAR GENERAL

LAWSONVILLE, NORTH CAROLINA
(WINSTON-SALEM MSA)



SRG

SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO

Financial Overview

Price	\$1,624,000
Cap Rate	6.40%
Gross Leasable Area	9,100 SF
Year Built	2019
Lot Size	2.09 +/- Acres

Lease Summary

Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Rent Commencement	Est. October 2019
Increases	10% at Each Option
Options	Four, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None

Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1-15	\$103,944	\$8,662
Option 1	\$114,338	\$9,528
Option 2	\$125,771	\$10,480
Option 3	\$138,348	\$11,528
Option 4	\$152,182	\$12,681



ADDRESS

4864 NC Hwy 8 North
Lawsonville, NC 27022



PRICE

\$1,624,000



CAP RATE

6.40%



NOI

\$103,944

Investment Highlights

- 15-Year Absolute NNN Lease
- Investment Grade Credit, Rated BBB by S&P
- 10% Rental Increases in Each Option Period
- Brand New 2019 Construction
- Serving 47,401 Residents in Stokes County
- Highly Visible Along State Highway 8, a Major North/South Artery
- Situated in the Heart of the Southern Appalachian Region
- Just East of the Pisgah-Nantahala National Forest with 6.8 Million Visitors Annually, 3rd Most Visited National Forest in the U.S.
- Close Proximity to Cherokee National Forest with Millions of Visitors Annually
- Minutes to Hanging Rock State Park with 617,000+ Annual Visitors
- Across from Area Schools, 6,148 Students and 436 Employees in Stokes County Schools District
- Nearest Dollar Store is Over 7 Miles Away
- 33 Miles North of Downtown Winston-Salem and 45 Miles North of Greensboro, the 3rd Largest City in North Carolina

Demographics

POPULATION	3-MILES	5-MILES	10-MILES
2018 Population	1,442	3,415	16,153
2023 Population	1,452	3,462	16,494
HOUSEHOLDS			
2018 Households	579	1,442	6,755
2023 Households	590	1,477	6,974
INCOME			
2018 Average Household Income	\$50,210	\$51,024	\$53,206
EMPLOYEES			
2018 Number of Employees In Area	249	676	3,411



16,494

Population within
a 10-Mile Radius



\$53,206

Average Household Income
within a 10-Mile Radius



3,411

Number of Employees
within a 10-Mile Radius

**DOLLAR
GENERAL®**

OWNERSHIP:

PUBLIC

TENANT:

CORPORATE

WEBSITE:

www.dollargeneral.com

DOLLAR GENERAL®

Tenant Overview

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 14,534 locations in 44 states, making it the nation's largest smallbox discount retailer in the U.S.



15,000
LOCATIONS



HEADQUARTERED IN
Goodlettsville, TN

\$23.47
Billion

SALES VOLUME

STOCK SYMBOL

**NYSE:
DG**

BBB

STANDARD & POOR'S
CREDIT RATING



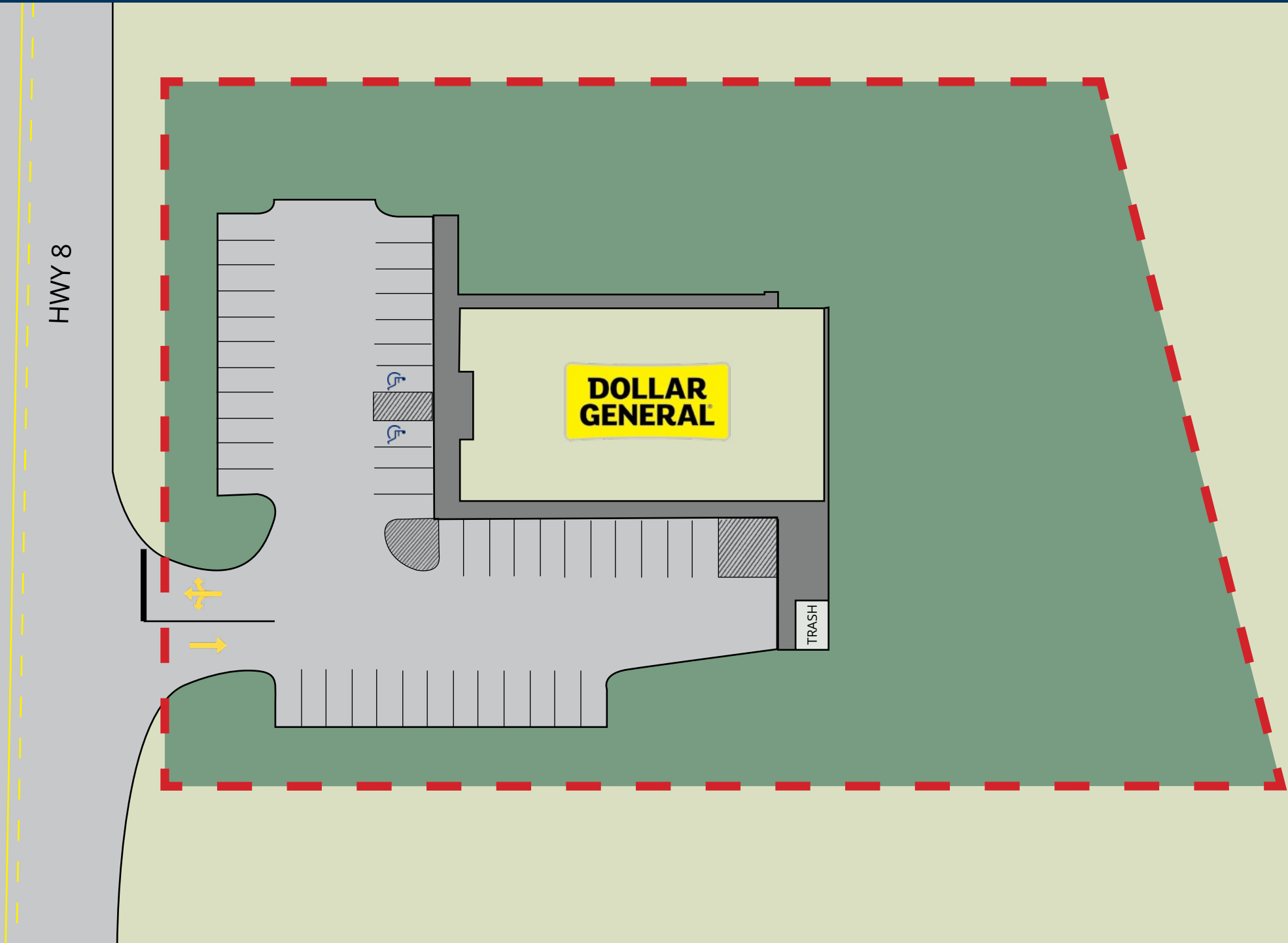
FOUNDED
1939

COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER

2017
#128
FORTUNE 500



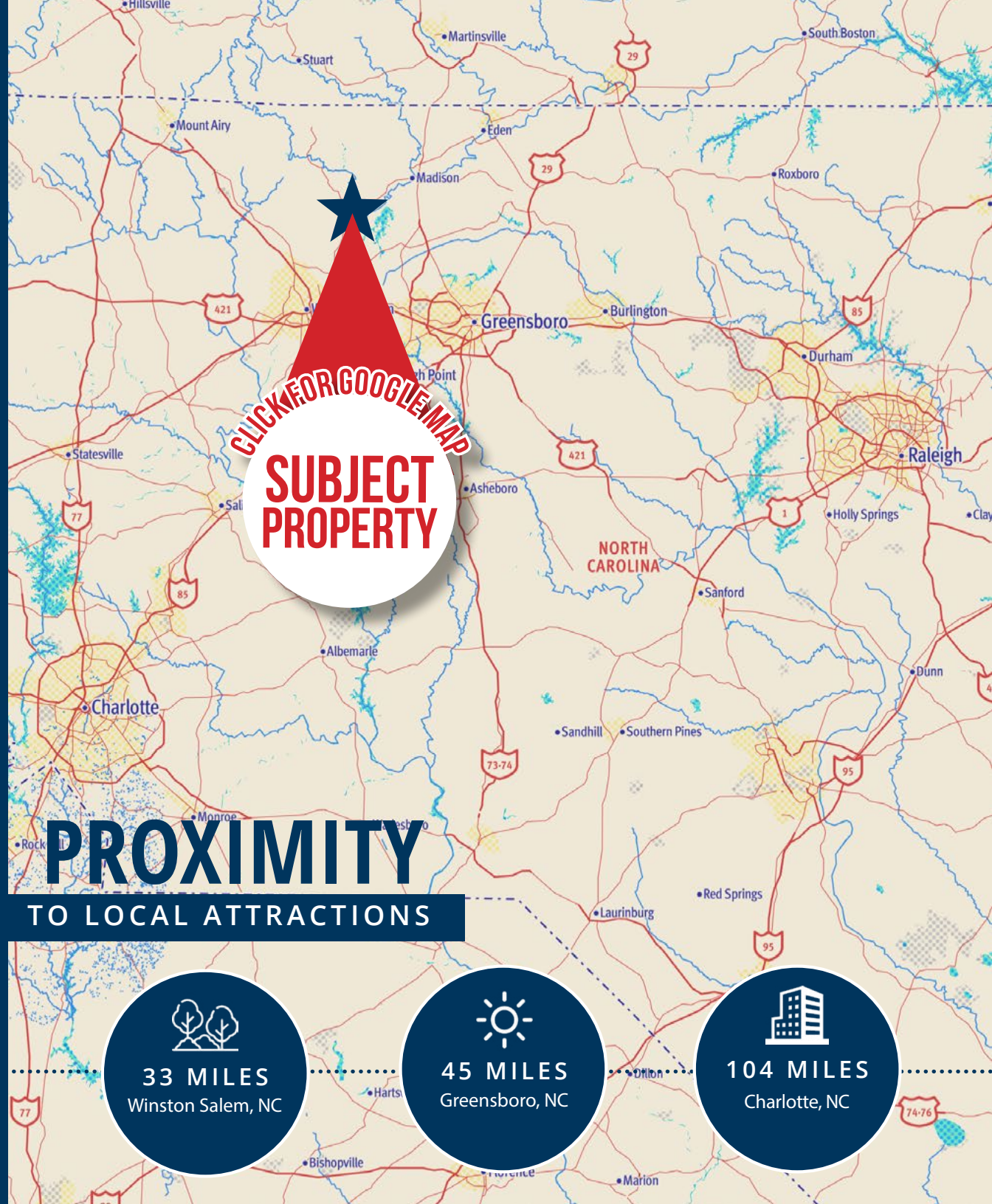
Site Plan



Lawsonville, NC

Lawsonville is a city located in Stokes County, North Carolina. Lawsonville is located on Highway 8 approximately 33 miles north of Winston-Salem and is the "Gateway to Hanging Rock." The Stokes County Government Center, Arts Council, school board, county jail, a public library, a post office, and other public services are found within the town limits. Pioneer Community Hospital of Stokes is located about five miles south of the town.

Lawsonville is a popular rest stop for bicyclists, motorcyclists, and driving enthusiasts due to the numerous scenic roads in Stokes County. Lawsonville also attracts outdoor enthusiasts because of its location on the Dan River and near the entrance to Hanging Rock State Park.



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