



TRINITY
REAL ESTATE INVESTMENT SERVICES



VACANT - FORMER DOLLAR GENERAL

\$325,000

252 NC HWY 126, NEBO, NC 28761

NEBO, NC

\$325,000

- Proven Market - Prior Tenant Developed Larger Location Just Down the Road to Accommodate Strong Sales
- Great Traffic in Town from Lake James Tourist/Visitors
- Located Along Beautiful Lake James State Park in the Blue Ridge Mountains - Lake James is a 6,510 Acre Lake
- Excellent Frontage- Adjacent to Local Elementary School

EXCLUSIVELY MARKETED BY:

CODY CRIST

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SIMEON BEAM

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PROPERTY DETAILS:

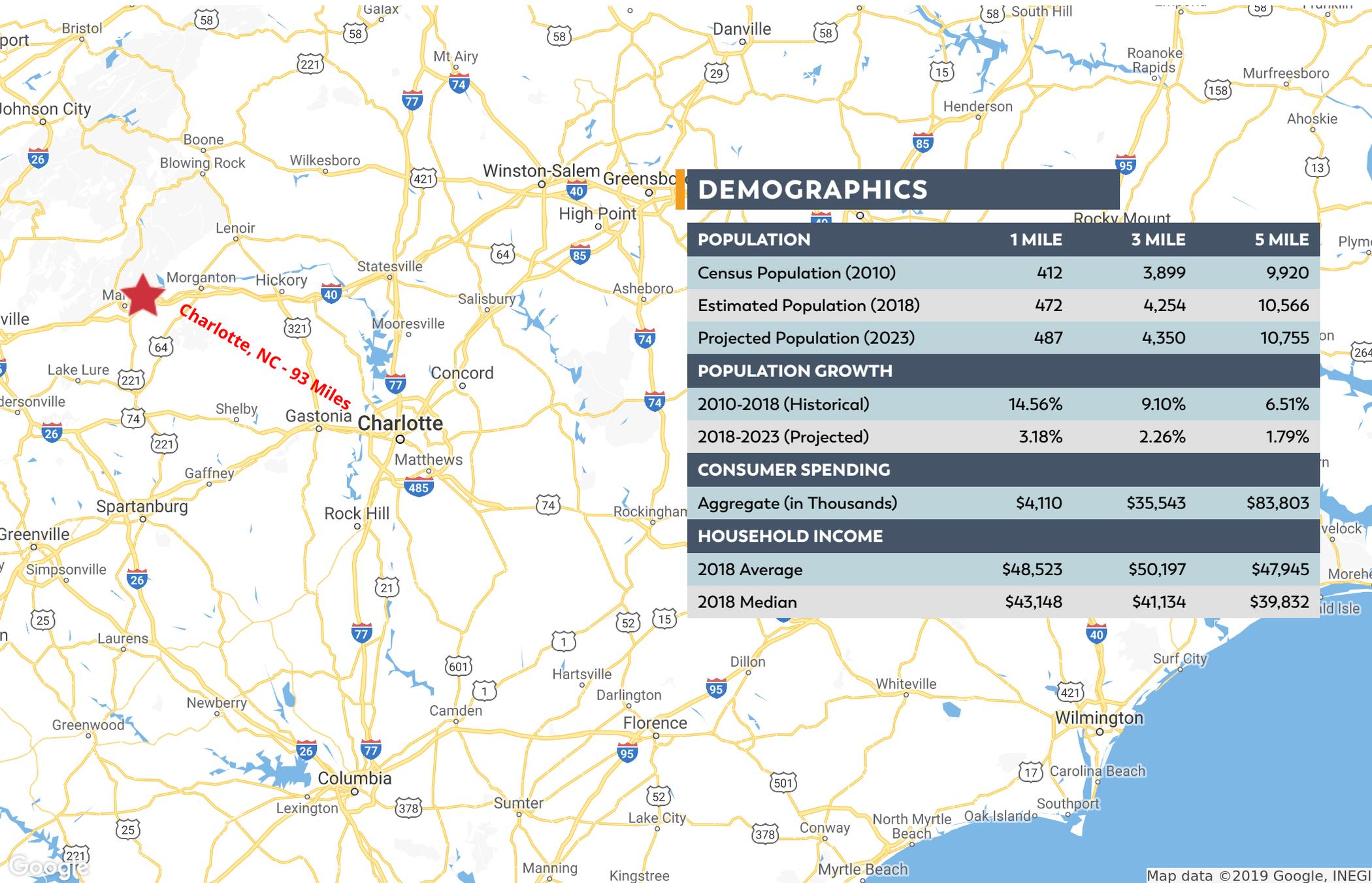
Building Area: **9,200 SF**

Land Area **0.97 Acres**

Year Built: **2004**

Price (PSF): **\$35.33**

No. of Tenant Spaces: **1**



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	412	3,899	9,920
Estimated Population (2018)	472	4,254	10,566
Projected Population (2023)	487	4,350	10,755
POPULATION GROWTH			
2010-2018 (Historical)	14.56%	9.10%	6.51%
2018-2023 (Projected)	3.18%	2.26%	1.79%
CONSUMER SPENDING			
Aggregate (in Thousands)	\$4,110	\$35,543	\$83,803
HOUSEHOLD INCOME			
2018 Average	\$48,523	\$50,197	\$47,945
2018 Median	\$43,148	\$41,134	\$39,832

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Google

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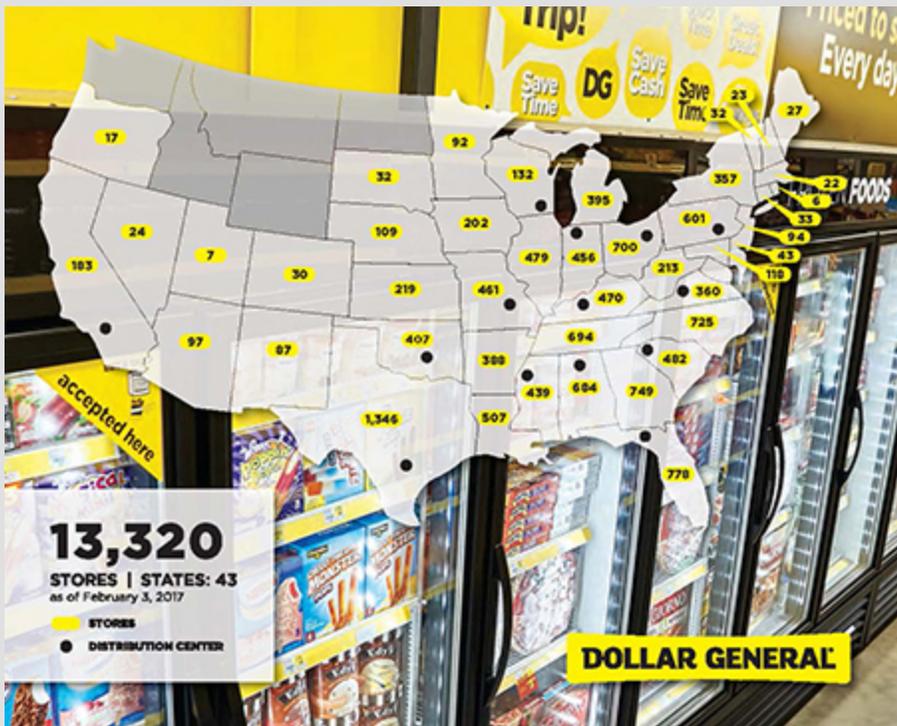
TENANT SUMMARY

Dollar General Corporation has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money. Every day!® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, clothing for the family, housewares and seasonal items at low everyday prices in convenient neighborhood locations. Dollar General operated 14,000 stores in 44 states as of August 19, 2017. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

STRATEGY

Dollar General sells similar products as wholesale retailers Wal-Mart (WMT) and Target (TGT), but typically at lower prices. Because of this, during harsh economic conditions, many consumers may make the change of shopping at Dollar General instead of a regular wholesale retailer.

Dollar General's (DG) business strategy revolves around driving profitable top line growth while enhancing its low-cost operator position and capturing new growth opportunities. The company attempts to drive profitable top line growth through strategies like improving the in-stock position of its stores and continuously offering products at competitive prices.



TENANT DETAILS:

Tenant Name:	Dollar General
Tenant Type:	Net-Leased Dollar Store
Parent Company Trade Name:	Dollar General
Ownership:	Public (NYSE: DG)
No. of Locations:	14,000 (as of August 2017)
Website:	dollargeneral.com
Year Founded:	1939
Credit Rating (S&P):	BBB
No. of Employees:	127,000+
Headquartered:	Goodlettsville, Tennessee

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Representative Photo