



Dollar General
470 Metacom Ave. (136), Warren, RI

Price: \$1,723,000 | Cap: 6.50% | NOI: \$112,000

DOLLAR GENERAL®

- Dollar General Corp | NYSE: DG | S&P Rating: "BBB-" Investment Grade
- New 10 year net Lease with 8% increase after 5th year
- Approximately 10-miles from downtown Providence, RI
- Providence is home to Brown University and Johnson & Wales University
- Roger Williams University is just south on Metacom
- 3-mile radius: average household income \$110,000+



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This information has been obtained from sources deemed reliable, however EXP Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

PROPERTY OVERVIEW:

EXP Realty Advisors exclusively presents for sale a new Dollar General located in Warren, RI. The property is located on Metacom Ave (136) which is a main thoroughfare with many national retailers. Retailers in the immediate area include Advance Auto, Burger King, McDonald's, Dunkin' and CVS among others. In addition, Roger Williams University is a short drive south. The university is home to approximately 5,000 students and over 480 academic staff.

Warren, which is located in Bristol County is comprised of the Towns of Barrington, Bristol and Warren, more affectionately known as the East Bay. The East Bay employs more than 13,000 workers in industries such as manufacturing, high-tech, health care, financial, industrial and service-oriented businesses. The East Bay is home to several national and international companies, such as Taylor Box, WaterRower, Tri-Mack Plastics, and Huestis, to name a few.

The presence of so many notable companies means a low unemployment rate —4.8 to 3.6 percent compared to 5.1 percent statewide and 5 percent nationwide (June 2016) — and an enviable debt ratio. Moody's Investor Services has rated Barrington, Bristol and Warren, collectively, with an Aa2 rating, representing the area's high intrinsic, or standalone, financial strength.

This 7,488 s/f building was previously used as office space. The property was completely renovated for Dollar General in 2019. All of the building systems were replaced including brand new electrical, plumbing, HVAC. The parking lot and sidewalks are also new. The roof is approximately 2 years old.

LEASE SUMMARY:

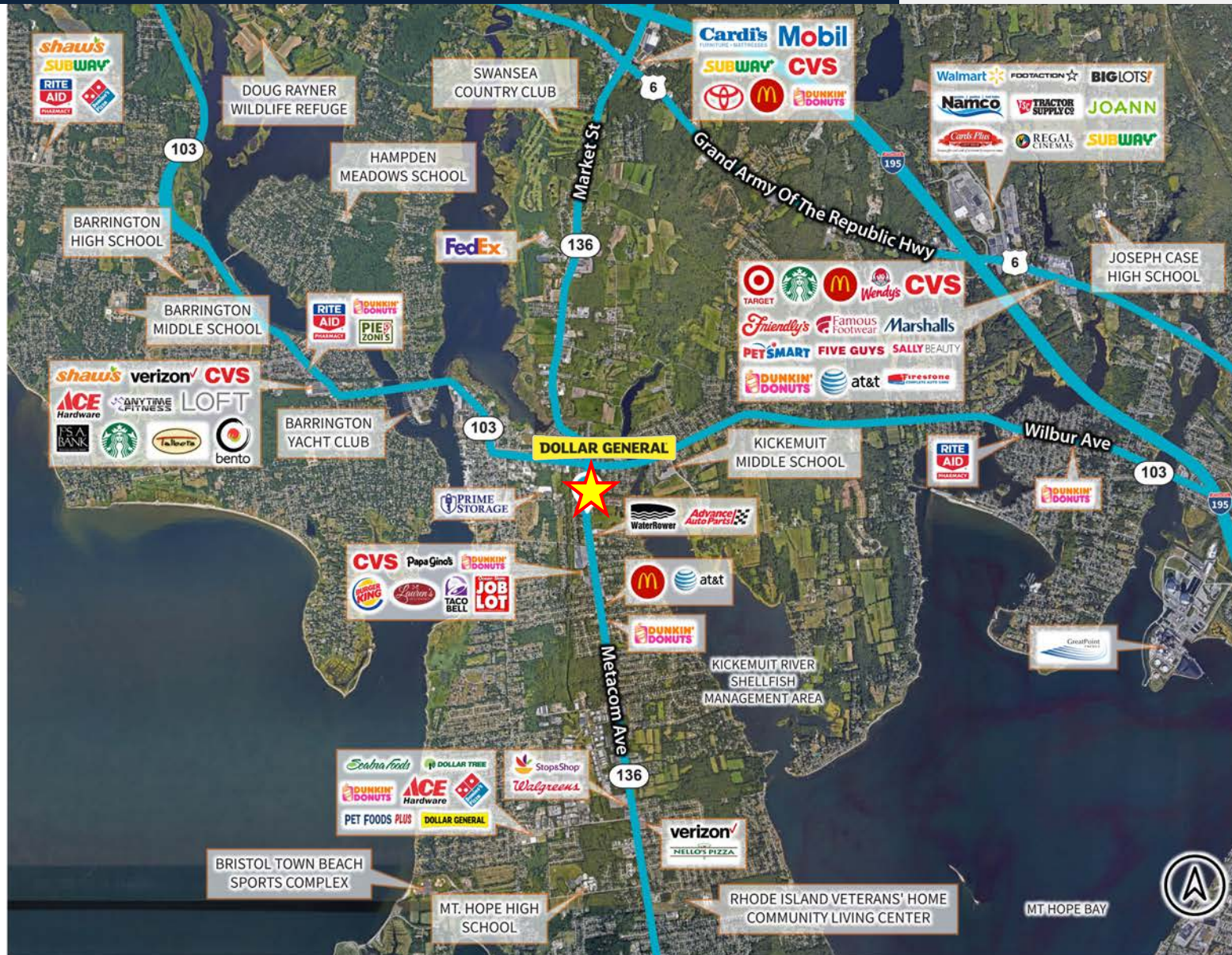
Rent Commencement:	July 2019
Lease Expiration Date:	July 2029
Current Rent:	\$112,000 with 8% increase after 5 th year
Options:	Three – (5) year options
Options Escalations:	10% every 5 years
Lease Type:	Net Lease – Landlord responsible for roof and structure. Landlord is responsible for maintaining and repairing the parking area as well as landscaping and snow removal (PARKING AREA MAINTENANCE). Tenant pays landlord \$300 m/o / \$3,600 per year for Parking Area Maintenance. Tenant is responsible for interior, non-structural components including maintaining and repairing the HVAC system. Tenant reimburses (over remaining lease term) for the cost in the event a replacement of the HVAC is needed.

INVESTMENT SUMMARY

Price:	\$1,723,000
Cap Rate:	6.50%
NNN Rent:	\$112,000
Bld. Sq Ft:	7,488 sf
Land Size:	.97 AC

Dollar General – Warren, RI Retail Map

DOLLAR GENERAL

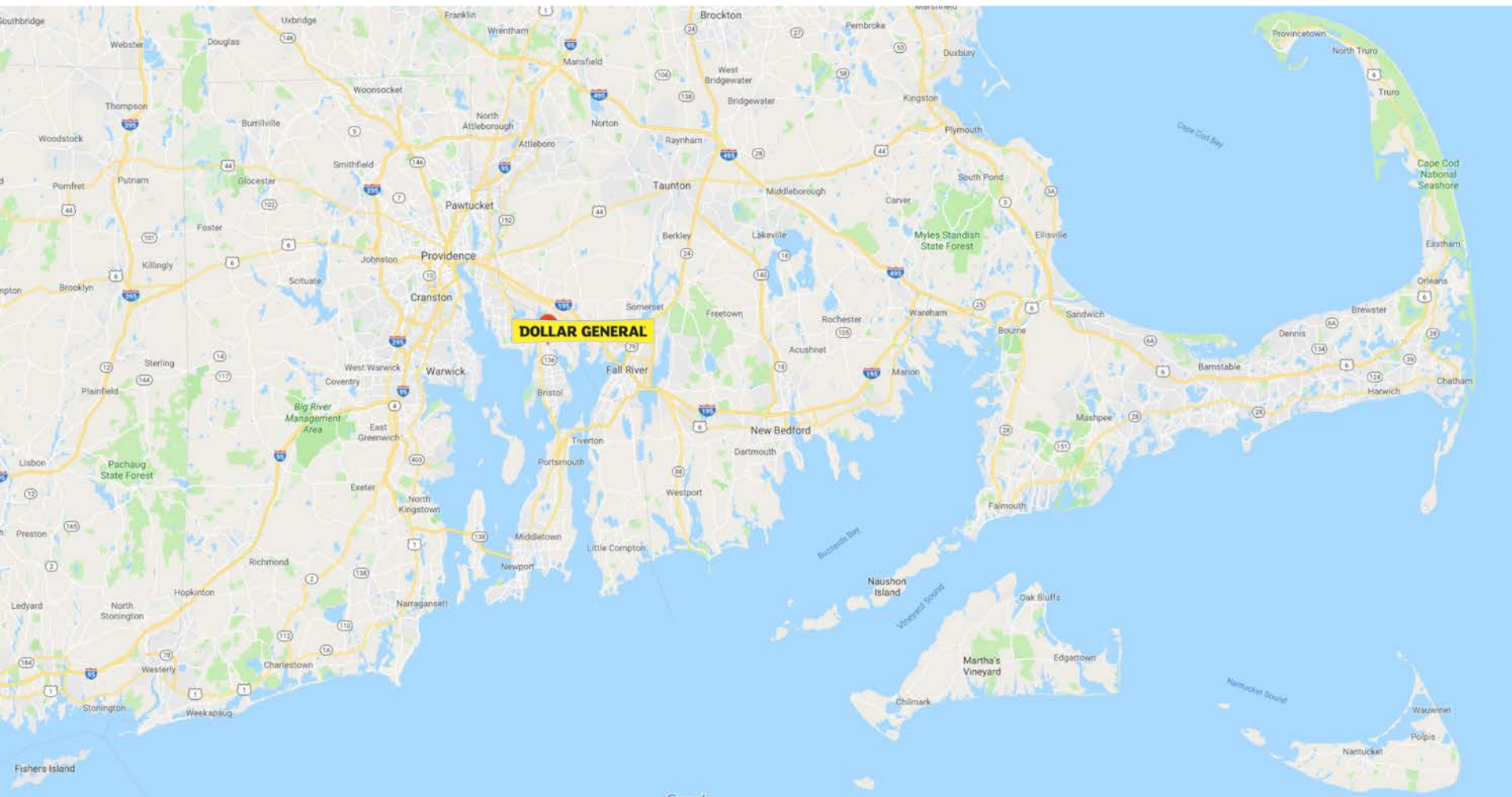


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RETAIL MAP

TENANT OVERVIEW: Dollar General | NYSE: DG | S&P Rating: BBB- Investment Grade

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. In 2007 Kohlberg Kravis Roberts & Co. (KKR) (NASDAQ: KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of March 1, 2019, Dollar General Corporation operated 15,472 stores in 44 states.



Bristol County At A Glance

Population	50,648
Median Age (years)	39.3
Bachelor's Degree	6,923
Graduate or Professional Degree	4,805
Total Housing Units	19,881
2015 Employment (RI DLT)	13,642

(Source: 2000 US Census)

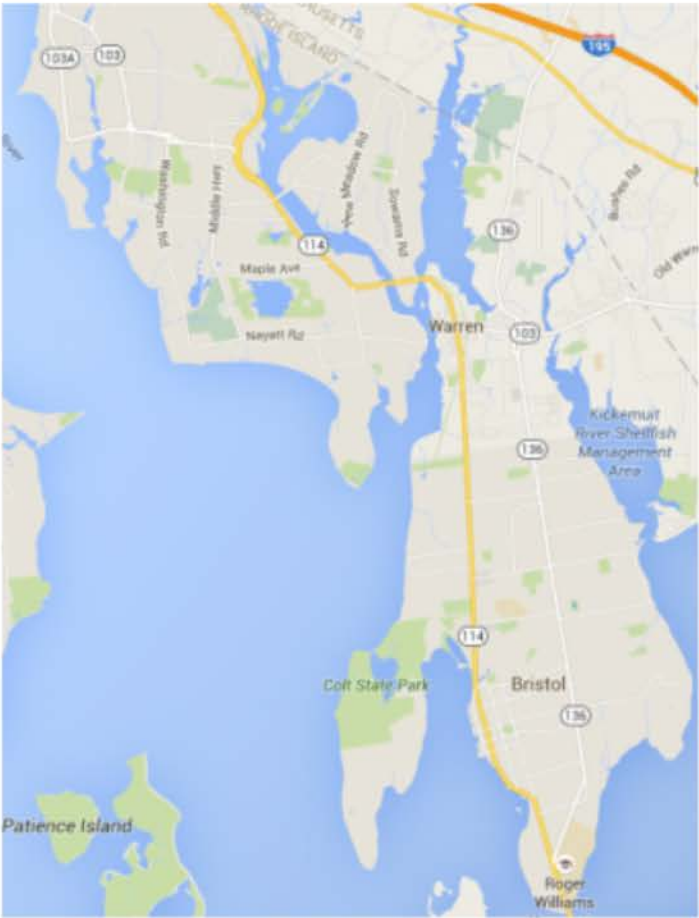
Top Industries

Manufacturing	1,633
Healthcare & Social Assistance	1,896
Accommodation & Food Services	1,636

(Source: RI DLT)

Economic Data by Town

- Bristol
- Barrington
- Warren





Warren is located on Rhode Island's scenic East Bay, between Providence and Newport. Warren is a unique town with both sandy beaches and rolling farmland. You can explore shops, galleries, theatre and restaurants or ride down the stunning East Bay Bike Path that stretches from Providence to its neighbor, Bristol. Warren is steeped in Native American and colonial history, is a former whaling and shipbuilding port, and continues to be one of the last working waterfronts in the area. It is home to outdoor-recreation options and an eclectic collection of enticing locally owned shops, restaurants, antiques dealers, and art galleries.

Source: https://www.townofwarren-ri.gov/town_government/boards_and_commissions/economic_development_board.php
<https://newengland.com/today/travel/rhode-island/exploring-warren-rhode-island/>

2019 Summary	1 Mile	3 Miles	5 Miles
Population	8,504	36,200	71,536
Households	3,809	14,104	28,218
Families	2,143	9,878	19,013
Average Household Size	2.18	2.53	2.45
Owner Occupied Housing Units	1,836	10,275	19,845
Renter Occupied Housing Units	1,973	3,829	8,372
Median Age	46.0	47.1	46.4
Median Household Income	\$47,575	\$78,834	\$74,480
Average Household Income	\$71,967	\$110,909	\$102,571
2024 Summary	1 Mile	3 Miles	5 Miles
Population	8,859	36,652	72,234
Households	3,996	14,335	28,520
Families	2,236	9,993	19,180
Average Household Size	2.17	2.52	2.45
Owner Occupied Housing Units	1,857	10,357	20,105
Renter Occupied Housing Units	2,138	3,978	8,416
Median Age	45.8	47.9	47.0
Median Household Income	\$56,092	\$88,882	\$84,332
Average Household Income	\$85,889	\$125,859	\$117,785

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