



RETAIL PROPERTY FOR SALE

DOLLAR GENERAL

4964 E NC Highway 33, Greenville, NC 27858

Exclusively listed by:

MATT WEBER

Senior Advisor

248.702.0285

mweber@encorereis.com

In conjunction with:

ADAM SLUTZKY

NC Broker #219628

Slutzky Realty Group, Inc.

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$810,000
NOI:	\$68,820
Cap Rate:	8.5%
Land Acreage:	0.51 Acres
Year Built:	2004
Building Size:	9,014
Price / SF:	\$89.86

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	6 Years
Original Lease Term:	10 Years
Commencement Date:	10/1/2004
Current Term Expiration:	9/30/2024
Options:	(2) Five-Year
Increases:	In Options
Guarantor:	Corporate Guarantee
Right of First Refusal:	No

PROPERTY HIGHLIGHTS

- Dollar General Recently Exercised a 5 Year Option
- Double Net Lease(NN) - Minimal Landlord Responsibilities
- Dollar General Has Occupied The Site Since 2004
- Leased to Dollar General - NYSE:DG
- Investment Grade Tenant - S&P:BBB
- (2) Five-Year Options With Rental Increases
- Dollar General Pays \$338/Month Towards CAM
- Over 12,000 Vehicles/Day Along North Carolina Highway 33
- Over 66,500 People Within 5 Miles of Subject Property
- Average Income Exceeds \$66,000 Within 5 Miles

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DG SEP2019

DOLLAR GENERAL®

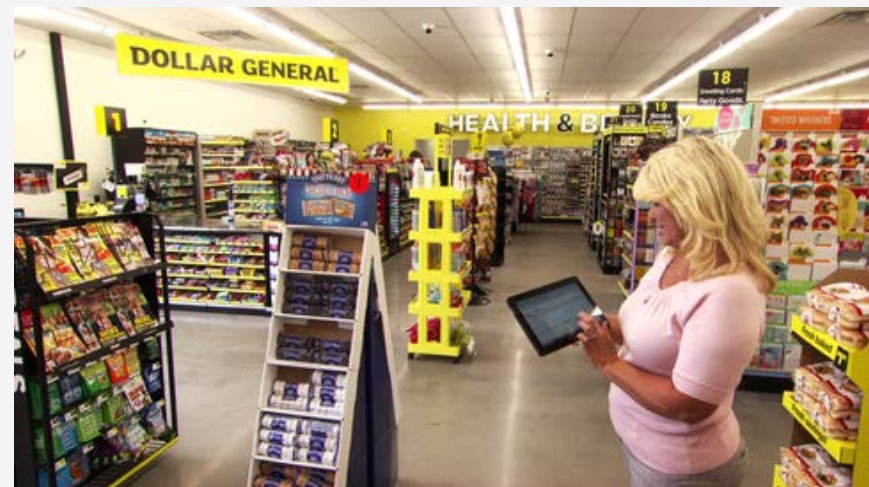
Save time. Save money. **Every day!**®

OVERVIEW

Total Revenue:	\$25.6 Billion (2018)
Net Income:	\$1.59 Billion (2018)
Headquarters:	Goodlettsville, TN
Website:	www.dollargeneral.com
Stock Symbol	DG(NYSE)
Standard & Poor's	BBB

TENANT HIGHLIGHTS

- 2018 Sales of \$25.6 Billion
- 975 New Store Openings Scheduled in 2019
- 15,600+ Stores in 44 States



TENANT OVERVIEW

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, Midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, such as paper towels, bath tissues, paper dinnerware, trash and storage bags, and laundry and other home cleaning supplies; packaged food comprising cereals, canned soups and vegetables, condiments, spices, sugar, and flour; and perishables that include milk, eggs, bread, refrigerated and frozen food, beer, and wine. Its consumable products also comprise snacks, which include candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, including over-the-counter medicines and personal care products, such as soaps, body washes, shampoos, cosmetics, and dental hygiene and foot care products; pet supplies and pet food; and tobacco products.

In addition, the company offers seasonal products comprising decorations, toys, batteries, small electronics, greeting cards, stationery, prepaid phones and accessories, gardening supplies, hardware, and automotive and home office supplies; and home products that include kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen, and bed and bath soft goods. As of March 3, 2019, Dollar General Corporation operated 15,597 stores in 44 states. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

LOCATION OVERVIEW



LOCATION OVERVIEW

Greenville is the county seat of and the most populous city in Pitt County, North Carolina. Greenville is the 11th-most populous city in the U.S. state of North Carolina. Greenville is the health, entertainment, and educational hub of North Carolina's Tidewater and Coastal Plain. The city's official population as of the 2017 United States census estimate is 92,156 residents while the Greenville Metropolitan Area includes 179,042 people, making Greenville one of the densest municipalities in the state. In January 2008 and January 2010, Greenville was named one of the nation's "100 Best Communities for Young People" by the America's Promise Alliance. In June 2012, Greenville was ranked in the top ten of the nation's "Best Small Places For Business And Careers" by Forbes magazine. In 2010 Greenville was ranked twenty-fourth in mid-city business growth and development by Forbes Magazine.

Greenville is the home of East Carolina University, the fourth-largest university in the University of North Carolina system, and Vidant Medical Center, the flagship hospital for Vidant Health and the teaching hospital for the Brody School of Medicine. The city has the fifth-highest percentage of residents in North Carolina – almost 30 percent – who have obtained bachelor's degrees.

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ADDITIONAL PHOTOS



AERIAL

Dollar General

Edgebrook Dr

33

Stone Gate Dr

33

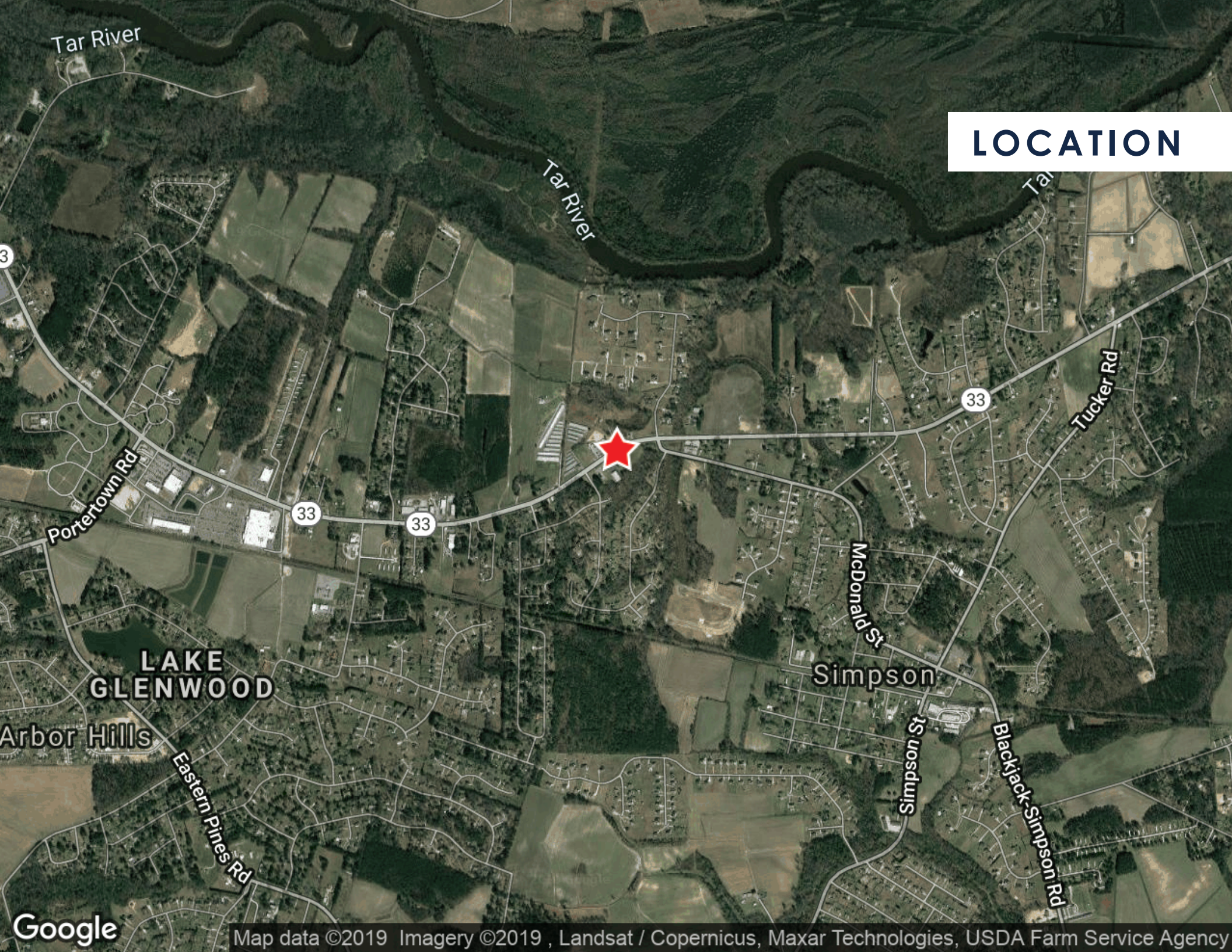
Britt Rd

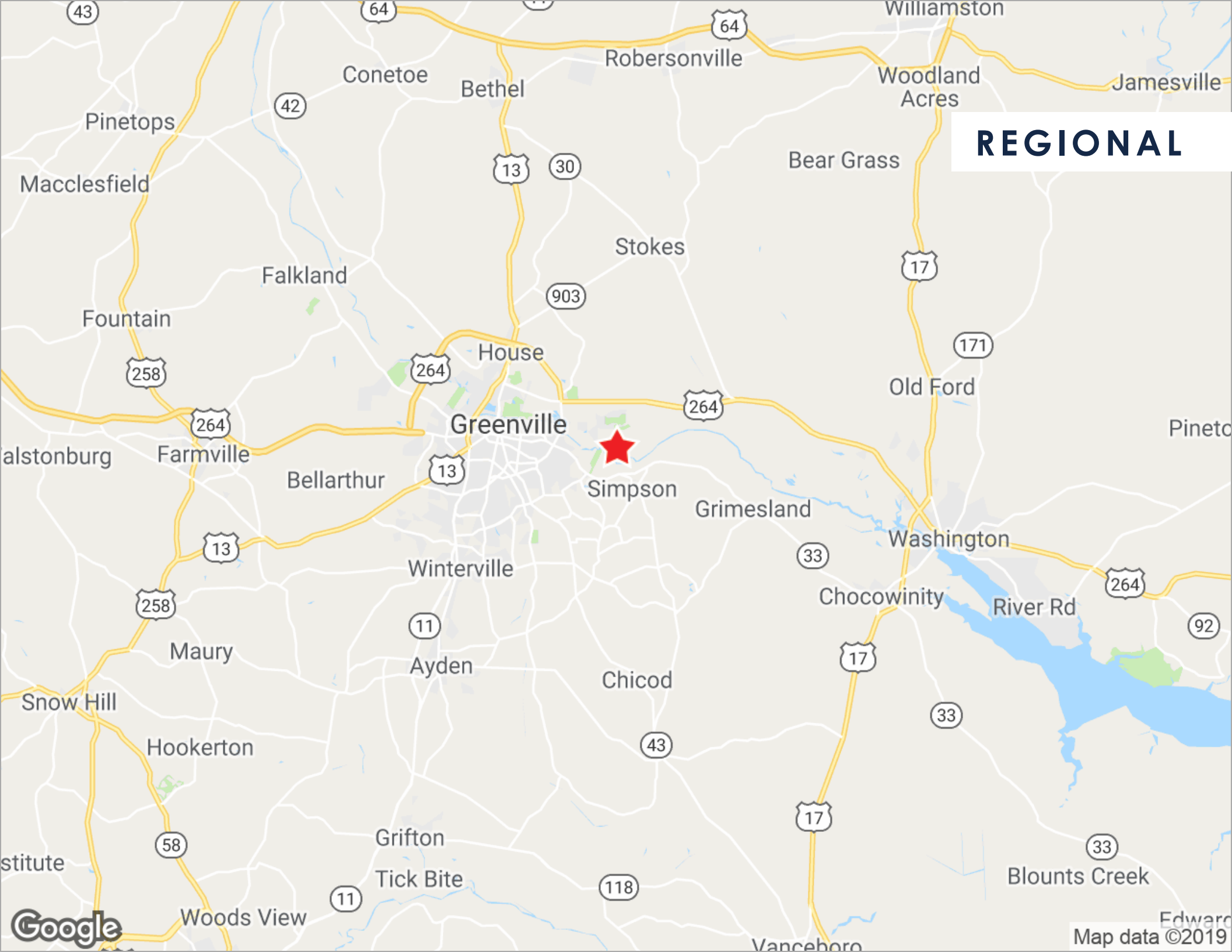
Circle Dr

Stone Gate Dr

Circle Dr

LOCATION





REGIONAL

DEMOGRAPHICS REPORT

	2.5 MILES	5 MILES	7.5 MILES
Total population	10,130	48,122	98,780
Median age	33.0	30.6	30.3
Median age (Male)	32.4	30.0	30.0
Median age (Female)	34.1	31.7	30.8
Total households	3,712	18,989	38,882
Total persons per HH	2.7	2.5	2.5
Average HH income	\$66,992	\$59,283	\$56,468
Average house value	\$178,746	\$180,413	\$189,212

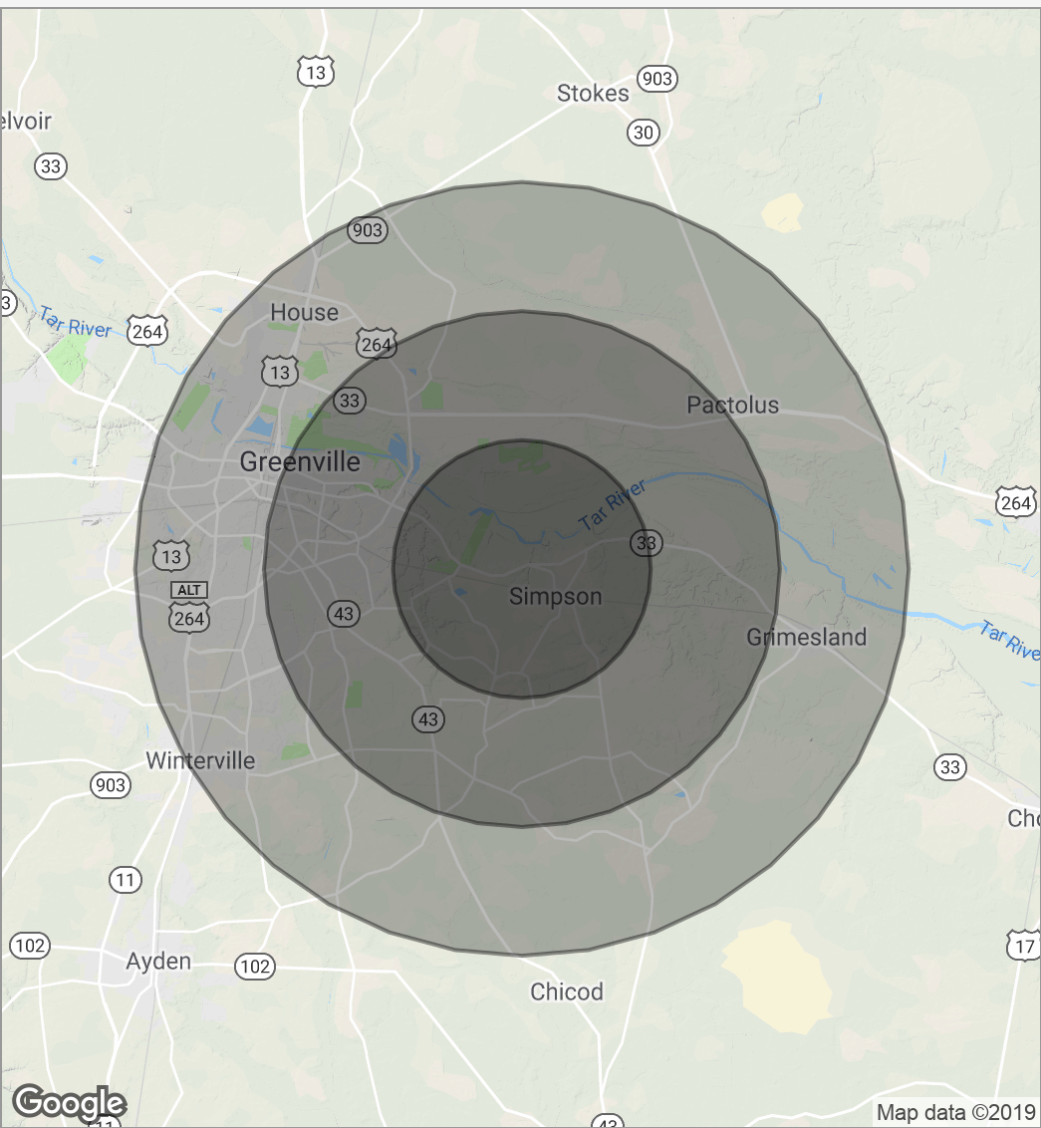
* Demographic data derived from 2010 US Census

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Farmington Hills, MI 48334
Encoreinvestmentrealestate.com

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