



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
1351 Bricklanding Road
Shallotte, NC 28470

EXCLUSIVELY MARKETED BY:



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In Cooperation With:
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BoR: Chris Sands - Lic. # 29362

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 9,026 SF Dollar General Located at 1351 Bricklanding Road in Shallotte, NC. This Opportunity Includes a 10+ Year Corporate Guarantee Triple Net Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

| | |
|--------------|-------------|
| PRICE | \$1,350,000 |
| CAP | 6.61% |
| NOI | \$89,289 |
| PRICE PER SF | \$149.57 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 1351 Bricklanding Road Shallotte, NC 28470 |
| COUNTY | Brunswick |
| BUILDING AREA | 9,026 SF |
| LAND AREA | 2.0 AC |
| BUILT | 2015 |



HIGHLIGHTS

- 10+ Years Remaining on a Corporate Guaranteed Triple Net (NNN) Lease
- Zero Landlord Responsibilities
- Very Limited Competition in Nearby Area
- 1-Mile to the Brick Landing Plantation Golf Club & Restaurant - a Unique Course That Winds Along the Intracoastal Waterway and Through Coastal Marshes; The View Restaurant Has Been Voted One of the “Must Visit” Places in Ocean Isle Beach
- 10 Minutes to the Ocean Isle Beach Pier and the Coastline of North Carolina; The Beach Offers a Fishing Pier, Public Boat Launch, Direct Access to the Intracoastal Waterway and Beach Paths Every 500 Feet
- 3-Miles to the Ingram Planetarium and Museum of Coastal Carolina - Offers Learning Experiences and Draws in Tourists Each Year
- Shallotte Lies Between the Historic Port of Wilmington NC (1 Hour East) and the Tourist Attractions of Myrtle Beach SC (1 Hour West) Via Hwy 17; It's a Great Place For Vacationers to Stay Enjoy the Multitude of Golf Courses, Beaches, Restaurants and Attractions
- Over 18,306 Residents Within a 5-Mile Radius With an Average Household Income of \$59,434
- Nearby Tenants Include: Advance Auto Parts, Food Lion, Lowe's, Walmart Supercenter, Belk, Dairy Queen, Tractor Supply, Bojangles, McDonald's, Taco Bell, Chili's, Walgreen's, Big Lots, Office Depot, Home Depot, Murphy Express, CVS, Days Inn and Hardee's



LEASE SUMMARY

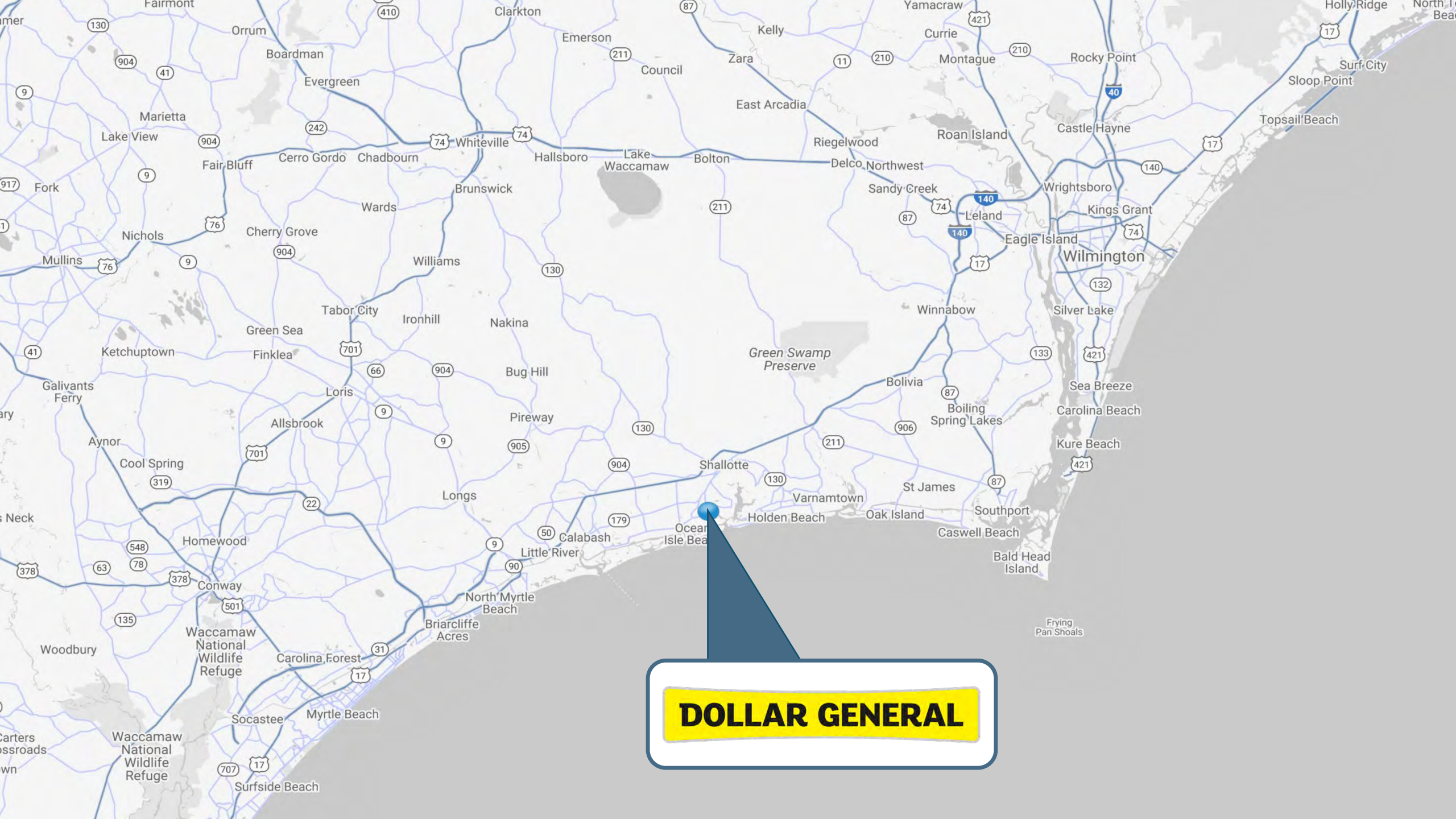
| | |
|------------------------|--------------------------------------|
| TENANT | Dollar General |
| PREMISES | A Building of Approximately 9,026 SF |
| LEASE COMMENCEMENT | March 09, 2015 |
| LEASE EXPIRATION | February 28, 2030 |
| LEASE TERM | 10+ Years Remaining |
| RENEWAL OPTIONS | 3 x 5 Years |
| RENT INCREASES | 10% at Options |
| LEASE TYPE | Triple Net (NNN) |
| PERMITTED USE | Retail |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Tenant's Responsibility |
| ROOF & STRUCTURE | Tenant's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |
| RIGHT OF FIRST REFUSAL | No |

| SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF |
|----------------|------------------|-------------|
|----------------|------------------|-------------|

| | | |
|----------|----------|--------|
| 9,026 SF | \$89,289 | \$9.89 |
|----------|----------|--------|



ACTUAL PROPERTY IMAGES



DOLLAR GENERAL

OCEAN ISLE BEACH



Bricklanding Rd

DOLLAR GENERAL





DOLLAR GENERAL



Bricklanding Rd





Walmart Supercenter
SUBWAY
NAPA
TACO BELL
Hardee's

Lowe's
Kentucky Fried Chicken
Waffle House
FIRST BANK
Exxon
Bojangles

THE HOME DEPOT
belk
AutoZone
Bath & Body Works
Office DEPOT
OfficeMax
BB&T
KANGAROO EXPRESS
O'Reilly AUTO PARTS
SUNOCO
DOLLAR TREE
Walgreens
MURPHY USA
PAPA JOHN'S
SALLY BEAUTY
Cato
Badcock & more HOME FURNITURE
Aaron's
GNC
bp
SUBWAY
SHOE DEPT.
Great Clips
cricket
CVS pharmacy

Ashley HOMESTORE
BW | Best Western Hotels & Resorts
DQ
Smithfield's CHICKEN 'N BAR-B-Q
golden corral Buffet & Grill

FOOD LION

TSC TRACTOR SUPPLY CO
Advance Auto Parts
Pizza Hut
ZAXBY'S
CARQUEST
RBC
First National Bank
First Citizens Bank
BB&T

Odell Williamson Municipal Airport



FOOD LION
Bank of America
PAPA JOHN'S
SUBWAY
SUNOCO
Great Clips
CVS pharmacy

FAMILY DOLLAR
Hardee's
BB&T

Lowes
DOLLAR TREE

Walgreens
SOUTH STATE BANK

Publix
SUBWAY
FIRST BANK
Little Caesars
BB&T

DOLLAR GENERAL



SHALLOTTE | BRUNSWICK COUNTY | NC

Shallotte is a town in Brunswick County in the state of North Carolina. The town's population was 4,092 residents at the 2017 census. The county, as a whole, has a total estimate population of 130,897 people. The Shallotte River passes through the town. U.S. Route 17 passes through the town, bypassing the town center to the northwest. The city is 33 miles to Wilmington and 38 miles to Myrtle Beach, South Carolina.

Due to the cities close proximity, Wilmington's economy affects Shallote's. Wilmington's industrial base includes electrical, medical, electronic and telecommunications equipment; clothing and apparel; food processing; paper products; nuclear fuel; and pharmaceuticals. Wilmington is part of North Carolina's Research coast, adjacent to the Research Triangle Park in Durham, NC. Also important to Wilmington's economy is tourism due to its close proximity to the ocean and vibrant nightlife. Located on the Cape Fear River, which flows into the Atlantic Ocean, Wilmington is a sizable seaport, including private marine terminals and the North Carolina State Ports Authority's Port of Wilmington. Companies with their headquarters in Wilmington include Live Oak Bank and HomeInsurance.com.

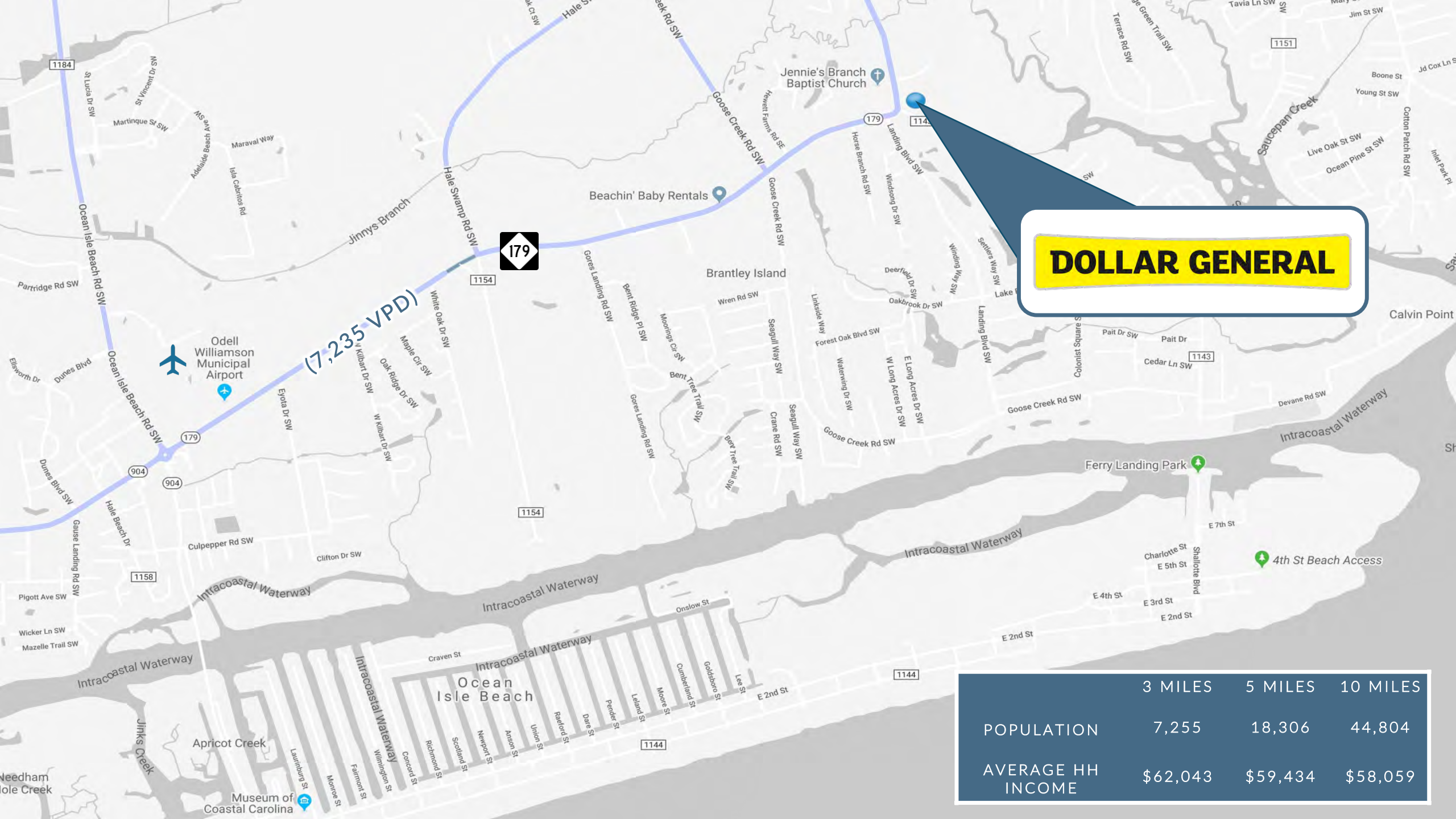
When visiting Shallotte guests enjoy the local shops, great fishing, golf courses, as well as many other activities. Located between Wilmington and Myrtle Beach, S.C., Shallotte has easy access to many attractions. The city is a 45 minute drive to Wilmington, which is a great place to spend the day. Wilmington is a port city in North Carolina. It's known as a gateway to Cape Fear Coast beaches like Wrightsville, with its strong surf, and Carolina, with its long boardwalk. Part of downtown's Historic District, the Riverwalk is lined with restaurants, galleries and shops. It runs along the Cape Fear River, where the Battleship North Carolina is moored. Artifacts on the ship explore World War II naval combat history.



BRUNSWICK COUNTY COURTHOUSE



WILMINGTON SEAPORT



DOLLAR GENERAL

| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 7,255 | 18,306 | 44,804 |
| AVERAGE HH INCOME | \$62,043 | \$59,434 | \$58,059 |

DOLLAR GENERAL

TENANT PROFILE

Dollar General Corporation (NASDAQ: DG) was founded in 1939 and 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, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General operates over 15,836 stores in 44 states as of August 2, 2019 with 16 different distribution centers. For fiscal 2018, Dollar General executed approximately 2,000 real estate projects comprised of 900 new stores, 1,000 store remodels and 100 store relocations. For fiscal 2018, the company has also had \$25.6 billion in sales. Dollar General is excited to announce it is currently under construction on new stores in Washington and Wyoming. When completed, these stores are expected to expand the Company's presence to 46 states throughout the country.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
15,836+



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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