

Dollar General

2576 W Pine Street

Mount Airy, NC 27030

DOLLAR GENERAL®

2576



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

EXCLUSIVELY MARKETED BY:



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In Cooperation With:
Sands Investment Group North Carolina, LLC - Lic. # 29362
BoR: Amar Goli - Lic. # 310575

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,026 SF Dollar General Located at 2576 W Pine Street in Mount Airy, NC. With Roughly 10 Years Remaining on the Triple Net (NNN) Lease, This Deal is a Great Hands-Off Investment With a Strong Corporate Guarantee.

OFFERING SUMMARY

PRICE	\$1,341,504
CAP	6.17%
NOI	\$82,810
PRICE PER SF	\$148.63
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2576 W Pine Street Mount Airy, NC 27030
COUNTY	Surry
BUILDING AREA	9,026 SF
LAND AREA	1.21 AC
BUILT	2015



HIGHLIGHTS

- Long-Term 10 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporate Guarantee From Investment Grade Tenant Dollar General Corporation (NYSE: DG); Dollar General Has Been Deemed an Essential Business
- Dollar General Has Hired Over 50,000 New Employees to Support Operations Across Its Organization Amid Heightened Demand to Meet Customers Essential Needs
- Dollar General Makes a Compelling Investment Opportunity in Light of the Country's Current Economic Challenges; [Read More Here](#)
- Wells Fargo Believes Dollar General is Best-Positioned For COVID-19 Economic Fallout; [Read More Here](#)
- Residents Are Making an Average Household Income of Over \$60,748 Within a 5-Mile Radius
- Property Sits Adjacent to the Coca-Cola Bottling Company and the North Surry High School Providing For Ample Foot Traffic
- Mount Airy is the Birthplace and Hometown of Actor Andy Griffith; The Town Holds Annual “Mayberry Days” Each September and is Attended By 30,000 People and Believed to Bring in Over \$5 Million in Revenue Each Year
- Host to the Autumn Leaves Festival During the Second Weekend in October, Which Attracts Over 200,000 People to the City
- Located at the Foothills of the Blue Ridge Mountains and About 14-Miles From the Blue Ridge Parkway



LEASE SUMMARY

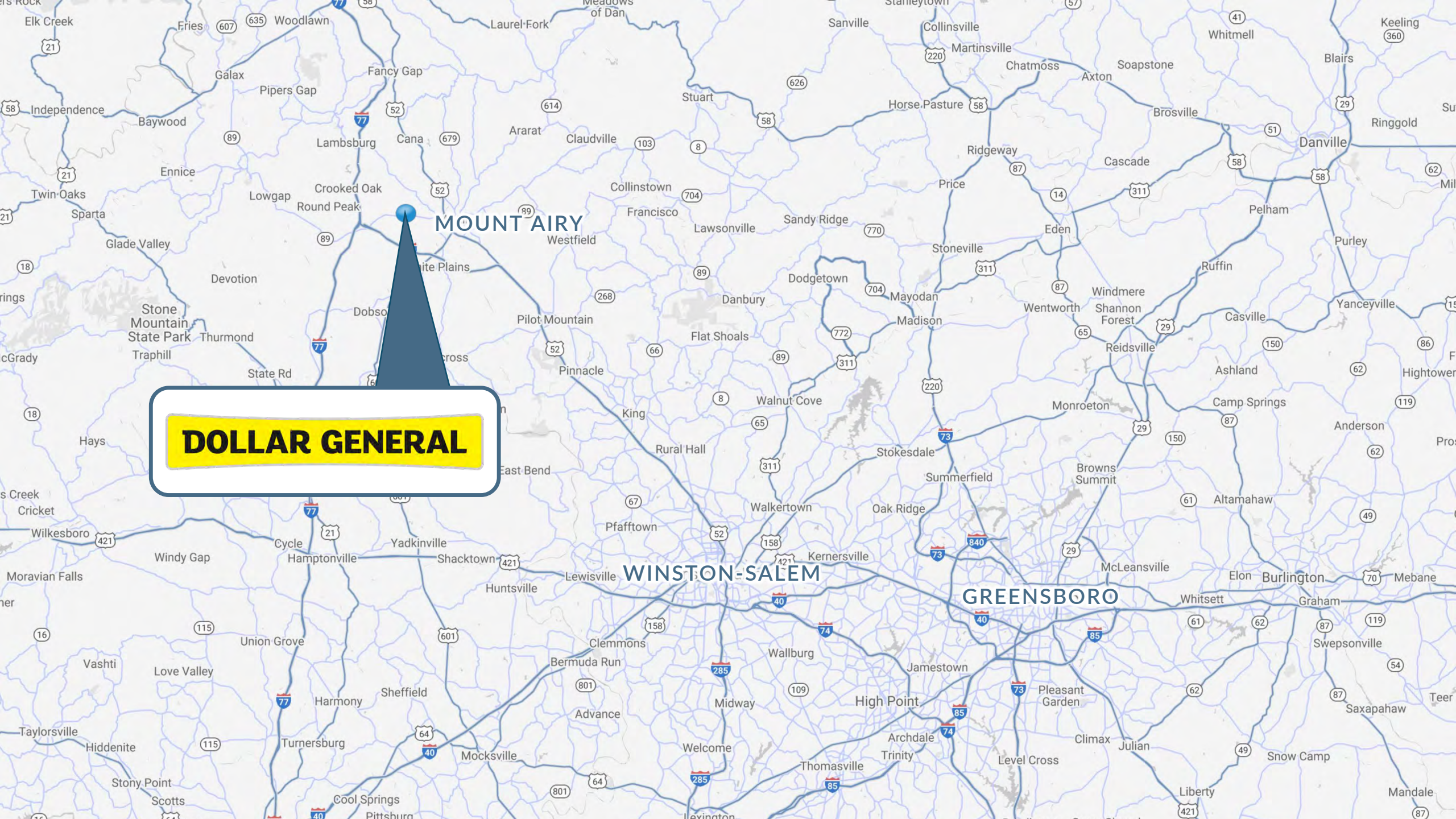
TENANT	Dollar General
PREMISES	A Building of Approximately 9,026 SF
LEASE COMMENCEMENT	May 10, 2015
LEASE EXPIRATION	May 31, 2030
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
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
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9,026 SF	\$82,810	\$9.17
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ACTUAL PROPERTY IMAGES



DOLLAR GENERAL



North Surry
High School

Warehouse
Outlet

Coca-Cola



North Surry
Recycling Center

DAN VALLEY
Power Equipment, LLC


DOLLAR GENERAL

W Pine St



DOLLAR GENERAL



 North Surry
High School

**Do it
Best**

W Pine St

52



INTERSTATE
74



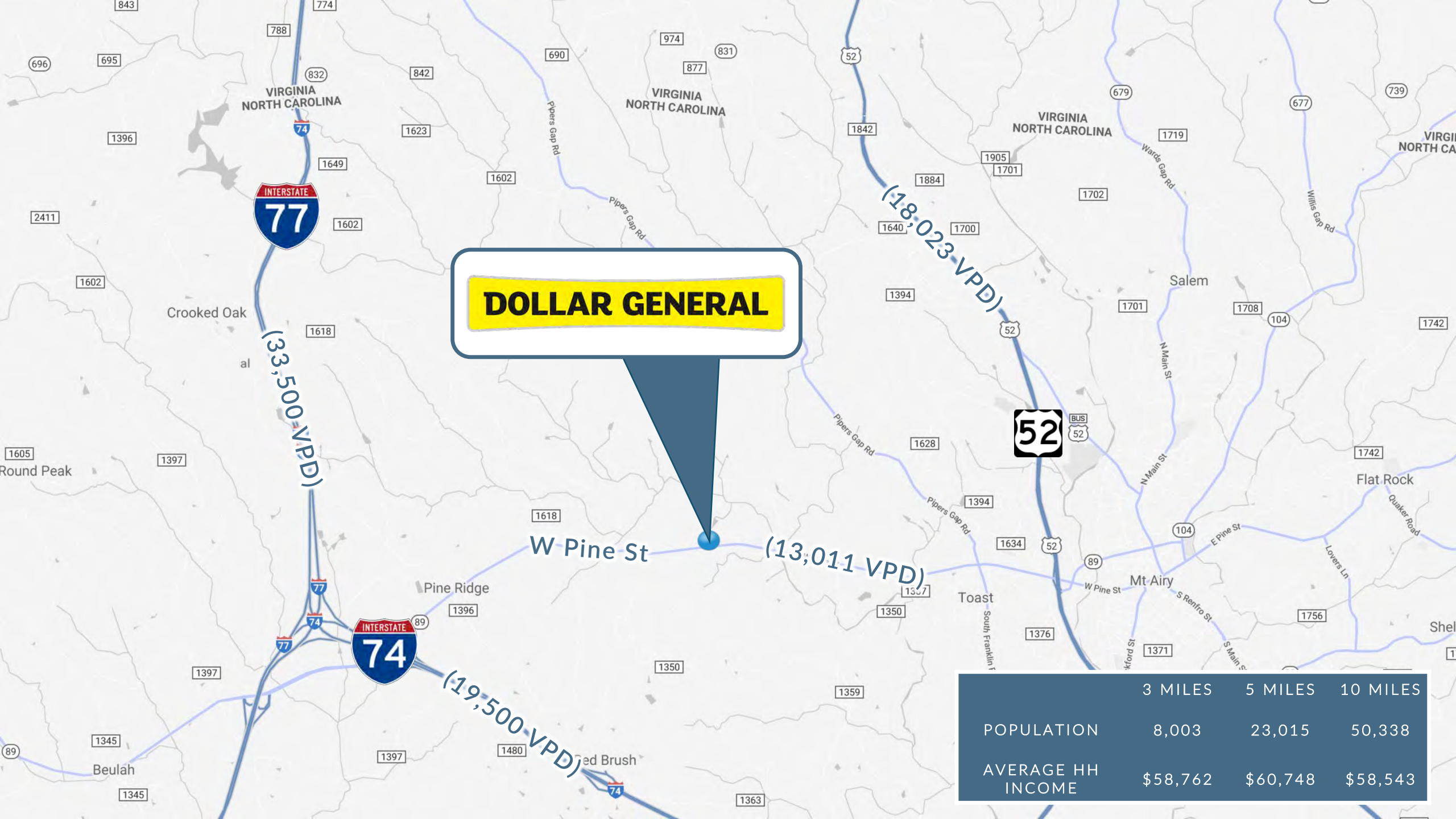
MOUNT AIRY | SURRY COUNTY | NC

Mount Airy is a town in Surry County in the state of North Carolina. The town's population was 10,208 residents at the 2019 census. The county, as a whole, has a total estimated population of 71,948 people. Actor Andy Griffith was born in Mount Airy, and the community holds an annual "Mayberry Days" celebration during the last weekend of September. Another great event, held the second weekend in October, the Autumn Leaves Festival attracts over 200,000 people to the city during the festival weekend.

Due to the city's close proximity, Winston-Salem economy affects Mount Airy's. Winston-Salem tied with Charlotte for the highest growth in small business. WalletHub ranked Winston-Salem the third most affordable large city to start a small business. The city is the location of the corporate headquarters of BB&T, HanesBrands, Inc., Krispy Kreme Doughnuts, Inc., Lowes Foods Stores, ISP Sports, Reynolds American, Reynolda Manufacturing Solutions, K&W Cafeterias and TW Garner Food Company. Public and private investment of \$713 million has created the Wake Forest Innovation Quarter, an innovation district in downtown Winston-Salem which features business, education in biomedical research and engineering, information technology and digital media, as well as public gathering spaces, apartment living and community events.

Mount Airy resides at the doorstep of the Blue Ridge Mountains where urban living is enhanced by arts, entertainment, local wine, and traditional music roots. Fostering a diverse variety of small businesses favored with authentic dining experiences, Mount Airy is a true southern town with all the charm of Mayberry. Mount Airy has easy access to many attractions. The city is a 40-minute drive to Winston-Salem, which is a great place to spend the day. the city has eight institutions of higher learning, 80 parks, numerous galleries and museums, 40 wineries, wedding venues, 450 restaurants, 12 golf courses and Salem College, the oldest college for women in the country.





DOLLAR GENERAL

	3 MILES	5 MILES	10 MILES
POPULATION	8,003	23,015	50,338
AVERAGE HH INCOME	\$58,762	\$60,748	\$58,543

D O L L A R G E N E R A L

TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 80 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 16,500 stores in 46 states as of May 1, 2020. Fiscal year 2019 net sales increased 8.3% to \$27.8 billion, compared to \$25.6 billion in fiscal year 2018. This net sales increase included positive sales contributions from new stores and growth in same-store sales, modestly offset by the impact of store closures. Same-store sales increased 3.9% compared to fiscal year 2018, driven by increases in both average transaction amount and customer traffic. The Company reported net income of \$1.7 billion for fiscal year 2019 compared to \$1.6 billion for fiscal year 2018.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
16,500+



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.





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