



TRINITY

REAL ESTATE INVESTMENT SERVICES

Under
Construction

**DOLLAR
GENERAL**



DOLLAR GENERAL - ASHEVILLE MSA - NEW DEVELOPMENT - 6.20% CAP

OLD MARS HILL HIGHWAY, WEAVERVILLE, NC 28787

\$1,846,645
6.2% CAP

TRINITYREIS.COM

Representative Photo

**DOLLAR
GENERAL**

WEAVERVILLE, NC

\$1,846,645 | 6.2% CAP

- New Development Dollar General - Rent Commences October of 2020
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- Situated on Corner of Old Mars Hill Hwy (6,600+ VPD) With Direct Access to I-26 (40,500+ VPD)
- Located Just 9 Miles North of Asheville - MSA Population of 425,000+ Residents
- Strong 5 Mile Population of 27,460+ Residents With a Growth Rate of 6.15% (2020-2025)
- Dollar General is an Investment Grade & Recession Proof Tenant - Thriving in Uncertain Times (NYSE:DG)

EXCLUSIVELY MARKETING BY:

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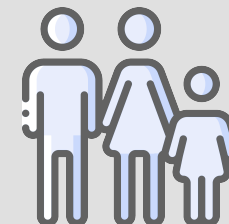
CODY CRIST | Associate Director
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INVESTMENT OVERVIEW:

| | |
|-------------------------|--------------|
| Base Annual Rent: | \$114,492 |
| Rent Per SF: | \$12.72 |
| Rent Commencement Date: | 10/5/2020 |
| Lease Expiration Date: | 10/31/2035 |
| Lease Term Remaining: | 15 Years |
| Lease Type: | Absolute NNN |
| Type of Ownership: | Fee Simple |



Dollar General had
27.8B in Sales
in 2019



75% of the US
Population is
Within 5 Minutes
of a Dollar General



Dollar General
Ranks #119 on the
Fortune 500 List

PROPERTY DETAILS:

| | |
|----------------|--------------------------------|
| Building Area: | 9,002 SF |
| Land Area: | 1.54 AC |
| Year Built: | 2020 |
| Guarantor: | Dollar General Inc. (NYSE: DG) |
| Price Per SF: | \$205.14 |

LEASE ABSTRACT

OLD MARS HILL HIGHWAY | WEAVERVILLE, NC

ANNUALIZED OPERATING DATA

| | Term | Annual Rent | Rent per SF | Cap Rate |
|---|-------------------------|-------------|-------------|----------|
| Primary Term | 10/05/2020 - 10/31/2035 | \$114,492 | \$12.72 | 6.20% |
| Five (5), 5 -Year Options 10% Increase | 11/01/2035 - 10/31/2040 | \$125,940 | \$13.99 | 6.82% |
| | 11/01/2040 - 10/31/2045 | \$138,540 | \$15.39 | 7.50% |
| | 11/01/2045 - 10/31/2050 | \$152,388 | \$16.93 | 8.25% |
| | 11/01/2050 - 10/31/2055 | \$167,628 | \$18.62 | 9.08% |
| | 11/01/2055 - 10/31/2060 | \$184,392 | \$20.48 | 9.99% |



RESPONSIBILITIES BREAKDOWN

TAXES

REIMBURSED BY **TENANT**

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes.

INSURANCE

PAID BY **TENANT**

Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Demised Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant. Tenant further agrees to maintain a "special cause of loss" policy insuring all improvements on the Demised Premises.

ROOF & STRUCTURE

PAID BY **TENANT**

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

PARKING LOT & HVAC

PAID BY **TENANT**

Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION

| | 1 Mile | 3 Mile | 5 Mile |
|--|--------|--------|--------|
|  2010 Census | 1,429 | 12,353 | 24,293 |
| 2020 Estimated | 1,669 | 14,134 | 27,464 |
| 2025 Projected | 1,807 | 15,106 | 29,153 |

POPULATION GROWTH

| | 1 Mile | 3 Mile | 5 Mile |
|--|--------|--------|--------|
|  2010 - 2020 | 16.79% | 14.42% | 13.05% |
| 2020 - 2025 | 8.27% | 6.88% | 6.15% |

HOUSEHOLD INCOME

| | 1 Mile | 3 Mile | 5 Mile |
|--|----------|----------|----------|
|  Median | \$63,125 | \$62,240 | \$58,843 |
| Average | \$84,577 | \$84,885 | \$80,235 |

Demographic data provided by CoStar



Google

Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

RETAIL MAP

OLD MARS HILL HIGHWAY | WEAVERVILLE, NC

Under Construction

DOLLAR GENERAL

2.2 MILES AWAY



NorthWindy Ridge Intermediate School

Flat Creek Village Apartments

Mountain Lock Storage

North Buncombe Middle School



40,500+ VPD

Murphy Hill Road
1,300+ VPD

Discount Bakery

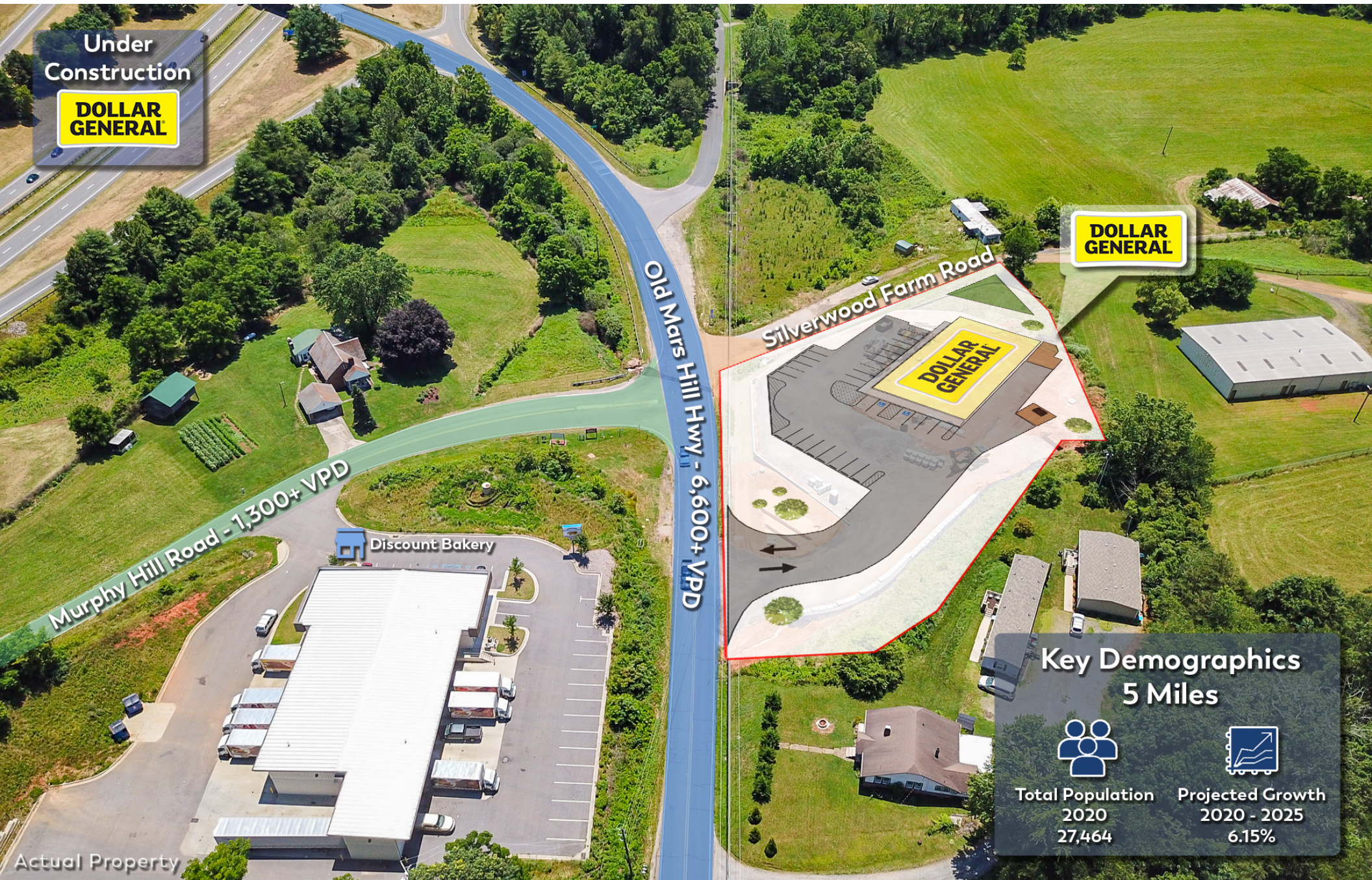
Silverwood Farm Road

Old Mars Hill Hwy - 6,600+ VPD

DOLLAR GENERAL

DOLLAR GENERAL

Actual Property



Under
Construction

**DOLLAR
GENERAL**

North Buncombe
High School

Weaverville
Tire & Wheel



Claxton Farms

Flat Creek
Baptist Church



Brookstone Church



NorthWindy Ridge
Intermediate School



40,500+ VPD



Discount Bakery

Old Mars Hill Hwy - 6,600+ VPD

Murphy Hill Road
- 1,300+ VPD

**DOLLAR
GENERAL**

**DOLLAR
GENERAL**

Silverwood
Farm Road

Actual Property



North Buncombe High School

Flat Creek Self Storage

Exit 17 Mini Storage

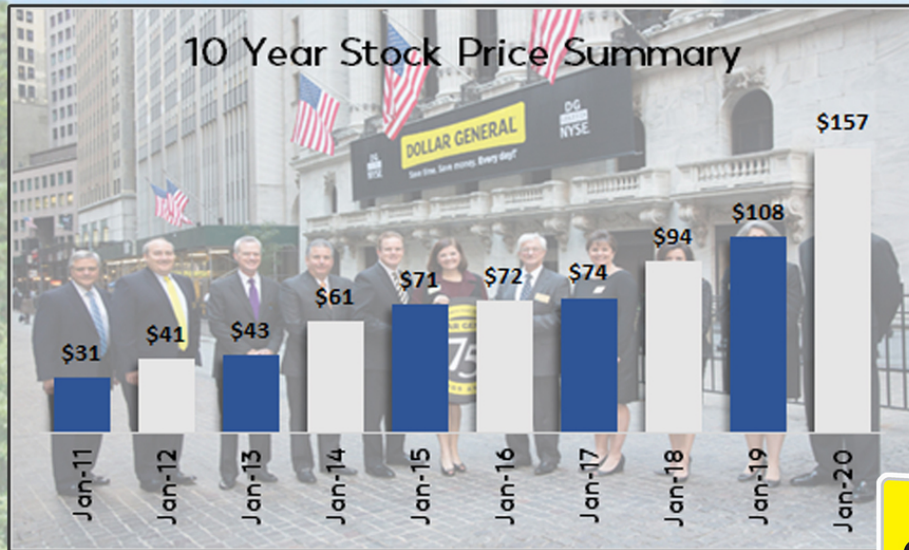
Weaverville Tire & Wheel

Old Mars Hill Hwy - 6,600+ VPD

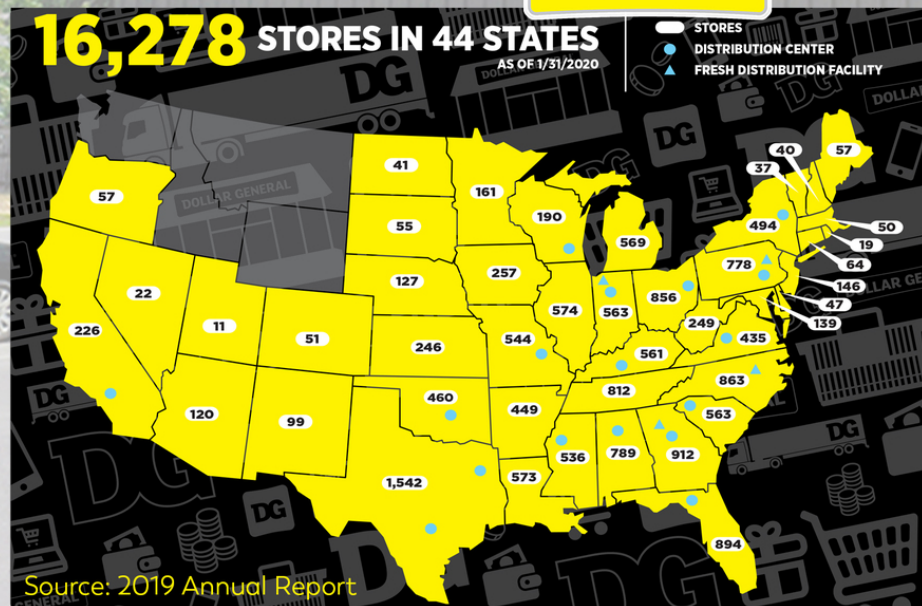
Discount Bakery

WEAVERVILLE, NC

Actual Property



DOLLAR GENERAL



**80 Years
of Success**



**Publicly
Traded Co.**
NYSE: DG



**BBB
S&P Rated**



**\$48B
Market Cap**



**16,200+
Locations**

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