



# RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

**DOLLAR GENERAL MARKET | FORMER FRED'S GROUND LEASE | TERRY, MS**  
**FOR SALE // \$1,262,423 // 7.5% CAP RATE //**  
**RETAIL PROPERTY**

PRESENTED BY //

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# DISCLAIMER



## DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.



# INVESTMENT SUMMARY



## INVESTMENT SUMMARY

OFFERING PRICE:	\$1,262,423
NET OPERATING INCOME:	\$94,681
OFFERING CAP RATE:	7.5%
YEAR BUILT:	2013
BUILDING SIZE:	16,847 SF
LOT SIZE:	1.62 Acres
PROPERTY ADDRESS	422 W. Cunningham Street
CITY, STATE, ZIP:	Terry, MS 39170
3 MILE POPULATION:	1,450

## TERRY, MS > JACKSON, MS MSA

The Subject Property is ideally located just off I-55 and across from Terry High School. Terry, MS is located in the southeast portion of Hinds County and is part of the Jackson, MS MSA. The Jackson MSA covers 5 counties: Copiah, Hinds, Madison, Rankin, and Simpson. The City of Jackson is the capital and Mississippi's most populous city.



## LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NN
PRIMARY LEASE TERM:	10-years
ANNUAL RENT:	\$94,681.75
RENT PSF:	\$5.62
BLDG. DELIVERY DATE:	September 2020
RENT COMM. DATE:	September 10, 2020
RENEWAL OPTIONS:	Three (3), Five (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	

## PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this free-standing Dollar General Market located in Terry, MS. Dollar General Market is a combo store with fresh produce, milk, meats, and other groceries added to Dollar General's usual mix of low-price general merchandise. The subject property is a Fred's back-fill location and has a 10-year, NN with a rent commencement date of September 10, 2020. The building is on a 40-year ground lease - leased from the Hinds County Board of Education. The Terry DG Market is in an ideal location just off I-55 and across from Terry High School. Terry, MS is part of the Jackson, MS MSA. Dollar General is an investment grade tenant with a Standard & Poor's "BBB" credit rating.



# COMPLETE HIGHLIGHTS



REPRESENTATIVE PHOTO

## LOCATION INFORMATION

BUILDING NAME	Dollar General Market   Former Fred's Ground Lease   Terry, MS
STREET ADDRESS	422 W. Cunningham Street
CITY, STATE, ZIP	Terry, MS 39170
COUNTY	Hinds
SIGNAL INTERSECTION	No

## BUILDING INFORMATION

NOI	\$94,681.75
CAP RATE	7.5
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2013
CONSTRUCTION STATUS	Existing
CONDITION	Excellent
FREE STANDING	No

Proposed Front Elevation





# AERIAL MAPS







# SITE PLAN

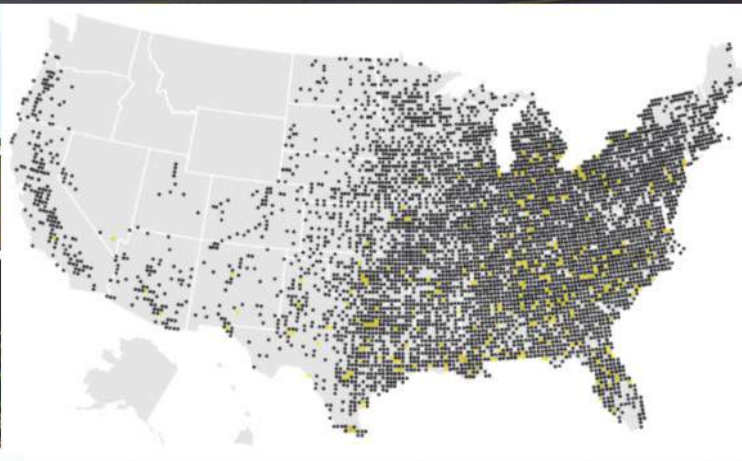


FOR SALE // RETAIL PROPERTY

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# TENANT PROFILE



**Dollar General Corporation** has been delivering value to shoppers for 80 years. Headquartered in Goodlettsville, TN, the BBB S&P rated, company 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 everyday low prices in convenient neighborhood locations. Dollar General operates over 16,000 stores as of February 2020. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

<https://www.dollargeneral.com/>



**4.6% Increase**  
Same Store Sales Q3



**\$25.6 Billion**  
In Sales



**1,000**  
Stores to Open in  
2020



**80**  
Years in Business



**32 Quarters**  
Same Store Growth



# DEMOGRAPHICS MAP & REPORT



## DEMOGRAPHIC PROFILE (2020)

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	857	3,783	7,633
HOUSEHOLDS	348	1,450	2,891
AVERAGE HOUSEHOLD SIZE	2.46	2.61	2.64
MEDIAN AGE	43.3	43.6	43.5
MEDIAN HOUSEHOLD INCOME	\$51,005	\$53,977	\$59,057
AVERAGE HOUSEHOLD INCOME	\$68,813	\$73,019	\$79,919

\* Demographic data derived from Site to Do Business (Esri)

# JACKSON, MS MSA

## JACKSON MSA

- ✓ Covers the counties of Copiah, Hinds, Madison, Rankin, and Simpson.
- ✓ Population increase from 2010-2018: 7.61%
- ✓ Jackson, MS hosts the largest city population in Mississippi, with approximately 170,000 people.
- ✓ The next largest cities in the MSA are Clinton, Madison, and Pearl
- ✓ Jackson is roughly halfway between New Orleans, LA and Memphis, TN
- ✓ Jackson is intersected north-south by I-55, connecting Chicago, St. Louis, Memphis, Jackson, and New Orleans; and east-west by I-20, connecting Atlanta, Birmingham, Meridian, Jackson, Shreveport, and Dallas-Fort Worth.
- ✓ Venues in Jackson include the Mississippi Coliseum, a 6,500 seat multi-purpose arena, and the State Fairgrounds, which hosts the annual state fair and attracts 600,000 attendees annually.
- ✓ Greater Jackson outpaces the state averages in population growth, college degree rate, and household income. The cost of living is also much lower than the US average.
- ✓ The 3,339 acre Jackson-Evers International airport is a United Customs port of entry and Foreign Trade Zone. 1,200 acres are allocated for economic development opportunities, including the recent completed Phase 1 of the Mississippi Air Cargo Logistics Center, which plans to include a total of 450,000 SF of warehouse space.
- ✓ Also included in the Greater Jackson Region is the Port of Vicksburg, a US Customs port of entry connected to the Mississippi River by a 4,800 foot long channel. The Port employs approximately 4,000 people.



## JACKSON MSA DEMOGRAPHICS (Source: Ersi 2020)

Population:	605,079
Households:	224,317
Families:	151,270
Avg. HH Size:	2.59
Median Age:	36.7
Avg. HH Income:	\$82,326





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## ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.