

Click to View Google Map:  
[TBD Lake Road - Hwy 85 SB Entrance, Thomasville, NC 27360](#)

Excellent Demographics - Over 45,000 People within Five Miles | Brand  
New 2021 Upgraded Construction



## HIGHLIGHTS

- Brand New 2021 Upgraded Construction - 15 Year Corporate Net Lease
- Rare corner location - Traffic counts more than 6,400 Cars Per Day
- Just off state highway 85 - great location for locals to stop on their way home from work
- Excellent Demographics - Over 45,000 People within five miles
- Tenant is the Nation's Largest Small-Box Discount Retailer with Over 17,000 Locations in 46 States
- Standard & Poor's Investment Grade (S&P. "BBB") Tenant | The Only Small-Box Retailer with Investment Grade Credit
- Dollar General has \$27.8 Billion in Sales Volume and is Ranked #119 in Fortune 500 as of 2019



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## PRICING

|                                     |             |
|-------------------------------------|-------------|
| Price                               | \$1,905,164 |
| Cap Rate                            | 5.50%       |
| Approximate Building Square Footage | 9,100 SF    |
| Year Built                          | 2021        |
| Approximate Lot Size                | 2.96 AC     |

## ANNUALIZED OPERATING DATA

| Lease Year             | Annual Rent | Monthly Rent |
|------------------------|-------------|--------------|
| Year 1 - 15            | \$104,784   | \$8,732      |
| Option 1: Year 16 - 20 | \$115,262   | \$9,605      |
| Option 2: Year 21 - 25 | \$126,789   | \$10,566     |
| Option 3: Year 26 - 30 | \$139,468   | \$11,622     |
| Option 4: Year 31 - 35 | \$153,414   | \$12,785     |
| Net Operating Income   | \$104,784   |              |

## LEASE OVERVIEW

|                    |   |
|--------------------|---|
| Lease Commencement | June 2021                               |
| Lease Expiration   | June 2036                               |
| Original Term      | 15-Year Lease                           |
| Lease Type         | Absolute NNN                            |
| Option Term        | Four, 5-Year Options                    |
| Increases          | Four, 5-Year Options with 10% Increases |
| Guarantee          | Corporate                               |

## FINANCING OPTIONS

Multiple financing options are available based on buyer requirements. Please contact listing agents to discuss options in detail.

|                  |                           |
|------------------|---------------------------|
| Approximate Rate | 3.50%                     |
| Loan to Value    | 65% LTV                   |
| Fixed Term       | 5 Year Fixed              |
| Amortization     | 25 - 30 Year Amortization |

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# DOLLAR GENERAL®

## AMERICA'S FAVORITE NET LEASED INVESTMENT

Dollar General could quite possibly be the most desired net leased investment in America. Real Estate Investors in nearly every category are investing to become Dollar General Landlords. Every week nearly five transactions are closed with Dollar General as the tenant.



Zero or Minimal Landlord Responsibilities



Multiple Competitive Financing Options



\$27.8 Billion in 2019 Revenue | More than Starbucks, McDonalds, and Jack in the Box



30 Straight Years of Sales Growth | 81 Successful Years in Business



Best in Class Industry Leader



Direct Rent Payments



Organized and Automated Landlord Communication



**Marcus & Millichap**  
**BOEVE BLATT TEAM**



# DOLLAR GENERAL OVERVIEW

Dollar General (NYSE: DG) is a chain of more than 17,000 discount stores in 46 states, primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food. The target is low, middle, and fixed-income shoppers. One of Dollar General’s main advantages is that it offers prices as low or lower than Walmart but in more convenient locations.

|              |                           |
|--------------|---------------------------|
| Founded      | 1939 (82 Years Ago)       |
| Type         | Public                    |
| Headquarters | Goodlettsville, Tennessee |
| Website      | www.dollargeneral.com     |

STANDARD  
& POOR'S

Rating:  
BBB

FORTUNE  
500

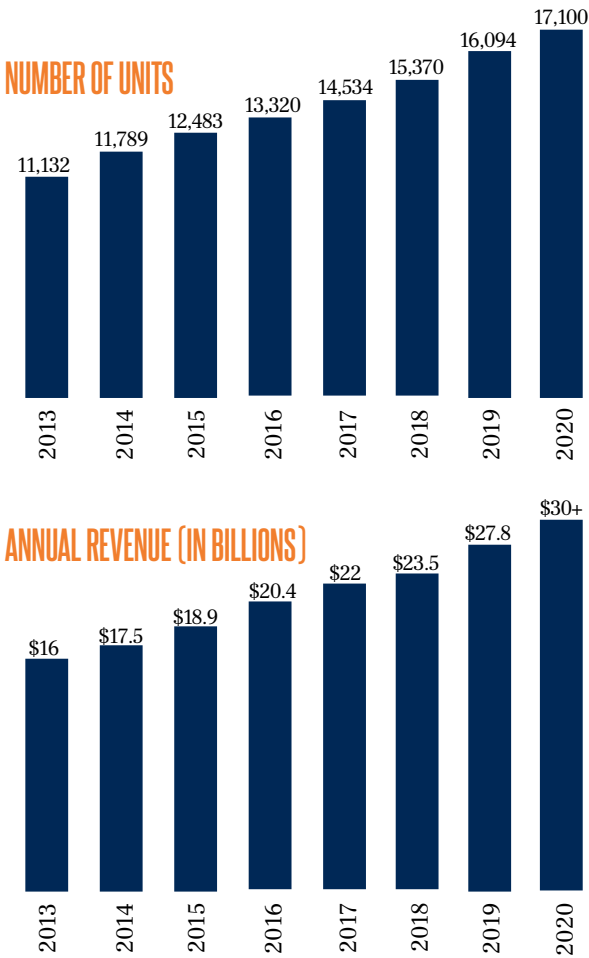
Ranking:  
#119

Revenue:  
\$27.8B (2019)

# of Locations:  
17,100 +

## DOLLAR GENERAL JUST KEEPS ON GROWING

Dollar General has more locations than Target and Walmart Combined



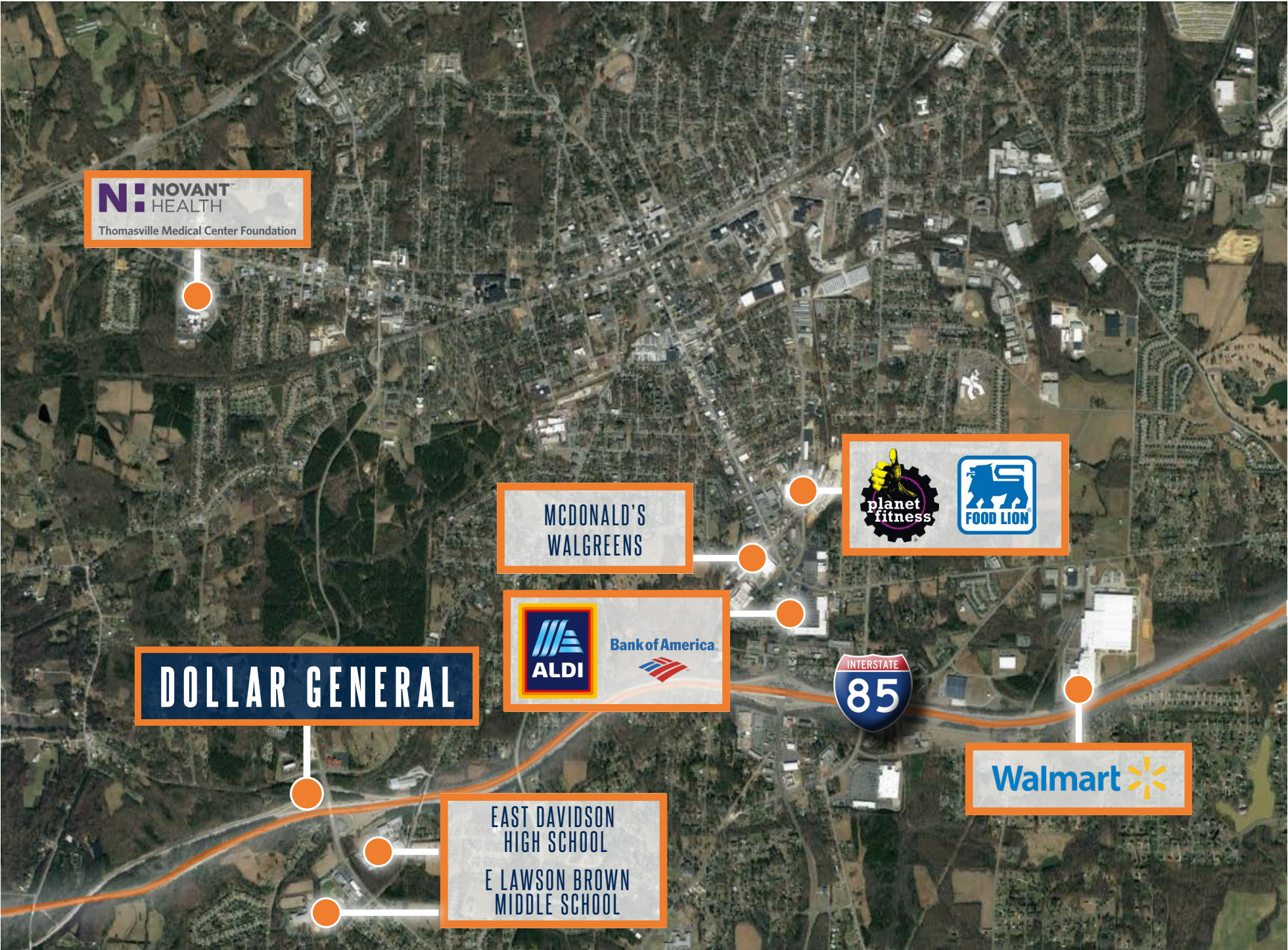
# DEMOGRAPHICS

|                    | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Population         | 2,175    | 23,114   | 45,816   |
| Households         | 897      | 9,119    | 17,694   |
| Average Income     | \$54,460 | \$52,112 | \$58,502 |
| Daytime Population | 1,996    | 21,377   | 38,357   |

# DOLLAR GENERAL NEWS

- Dollar General has Record Second Quarter 2020
- Dollar General Continues to Push into more Grocery Options
- Store Visits Surge at Dollar General VS. Walmart and Competitors

DOLLAR GENERAL







*\*Location Rendering*

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