

# Dollar General

Eden, NC

 Offering Price: **\$1,837,000**  Cap Rate: **5.40%**

[Click Here for Website & Full Offering Memorandum](#)



Representative Photo

## Investment Summary

**Stan Johnson Company** is pleased to offer to qualified investors, a brand new retail property which is 100% leased to Dollar General in Eden, NC.

Dollar General is operating under a fifteen (15) year NNN lease featuring four (4) five (5) year renewal options and 10% rental increases in each option.

Dollar General Corporation is an investment-grade company currently holding a Standard & Poor's rating of BBB/Stable.

**DOLLAR GENERAL®**

## Investment Highlights



**Investment-Grade Tenant**



**New Build-to-Suit**



**New Long-Term Lease**



**Absolute NNN**

Brett Butler  
Senior Director  
bbutler@stanjohnsonco.com  
(949) 662-1277

David Wirgler  
Associate Director  
dwirgler@stanjohnsonco.com

Chris Whelan  
Senior Analyst  
cwhelan@stanjohnsonco.com

In Association with  
Jeff Hughes  
NC License #101282

 **Stan Johnson Co.**