



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



REPRESENTATIVE PHOTO

BRAND-NEW DOLLAR GENERAL | MOSS POINT, MS

FOR SALE // \$1,584,864 // 5.4% CAP RATE //

RETAIL PROPERTY

PRESENTED BY //

BRIAN PHILLIPS, CCIM

662.638.0722

BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM

662.234.4043

ERANDALL@RANDALLCG.COM

OFFICE: 662.234.4044 // 850 INSIGHT PARK AVE. UNIVERSITY, MS 38677 // RANDALLCOMMERCIALGROUP.COM

NEW DOLLAR GENERAL | MOSS POINT, MS



CONFIDENTIALITY & DISCLAIMER

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.

An owner/agency relationship exists with an Associate Broker of Randall Commercial Group, LLC, and the owner of the Subject Property located at 9000 Forts Lake Road, Moss Point, MS. The Associate Broker has an ownership interest in the Subject Property located at 9000 Forts Lake Road, Moss Point, MS, and other business with the Manager of the ownership entity.

BRIAN PHILLIPS, CCIM

662.638.0722

BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM

662.234.4043

ERANDALL@RANDALLCG.COM

NEW DOLLAR GENERAL | MOSS POINT, MS



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,584,864
NET OPERATING INCOME:	\$85,582
OFFERING CAP RATE:	5.4%
YEAR BUILT:	2021
BUILDING SIZE:	9,100 SF
LOT SIZE:	2.26 Acres
PROPERTY ADDRESS	9000 Forts Lake Road
CITY, STATE, ZIP:	Moss Point, MS 39562
3 MILE POPULATION:	2,889

LOCATION DESCRIPTION

The subject property is located on Forts Lake Road in Moss Point, Mississippi situated on the eastern border of Jackson County, the 5th most populous Mississippi County*. Jackson County is a center for economic development on the Mississippi Gulf Coast and features the Port of Pascagoula, the largest seaport in Mississippi annually moving 30 million tons of cargo. Local industry is led by Ingalls Shipyard with its 11,500 employees that have built nearly 70% of the U.S. Navy's fleet of warships*. Chevron, Omega Protein, and Singing River Health Systems also provide of 10,000 jobs for the area as well.

* Jackson County Economic Development Foundation



BRIAN PHILLIPS, CCIM

662.638.0722

BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM

662.234.4043

ERANDALL@RANDALLCG.COM

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$85,582.68
RENT PSF:	\$9.40
BLDG. DELIVERY DATE:	April 2021
RENT COMM. DATE:	May 1, 2021
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation

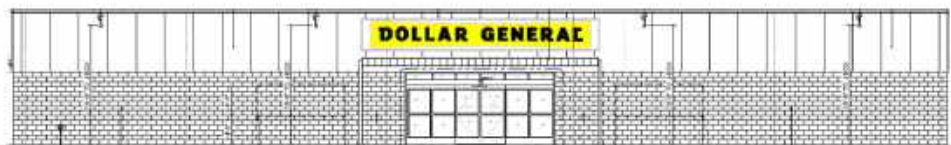
PROPERTY DESCRIPTION

Randall Commercial Group, LLC is pleased to exclusively offer for sale this brand new, free-standing Dollar General located in Moss Point, Mississippi. The subject property has a 15-year NNN lease with a rent commencement date of May 1, 2021. The property is located along Forts Lake Road and highly traveled Interstate 10. Dollar General is an investment-grade tenant with a Standard & Poor's "BBB" credit rating.

NEW DOLLAR GENERAL | MOSS POINT, MS



Front Elevation



LOCATION INFORMATION

BUILDING NAME	Brand-New Dollar General Moss Point, MS
STREET ADDRESS	9000 Forts Lake Road
CITY, STATE, ZIP	Moss Point, MS 39562
COUNTY	Jackson
SIGNAL INTERSECTION	No

BUILDING INFORMATION

NOI	\$85,582.68
CAP RATE	5.4
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2021
CONDITION	Excellent
FREE STANDING	Yes

BRIAN PHILLIPS, CCIM

662.638.0722

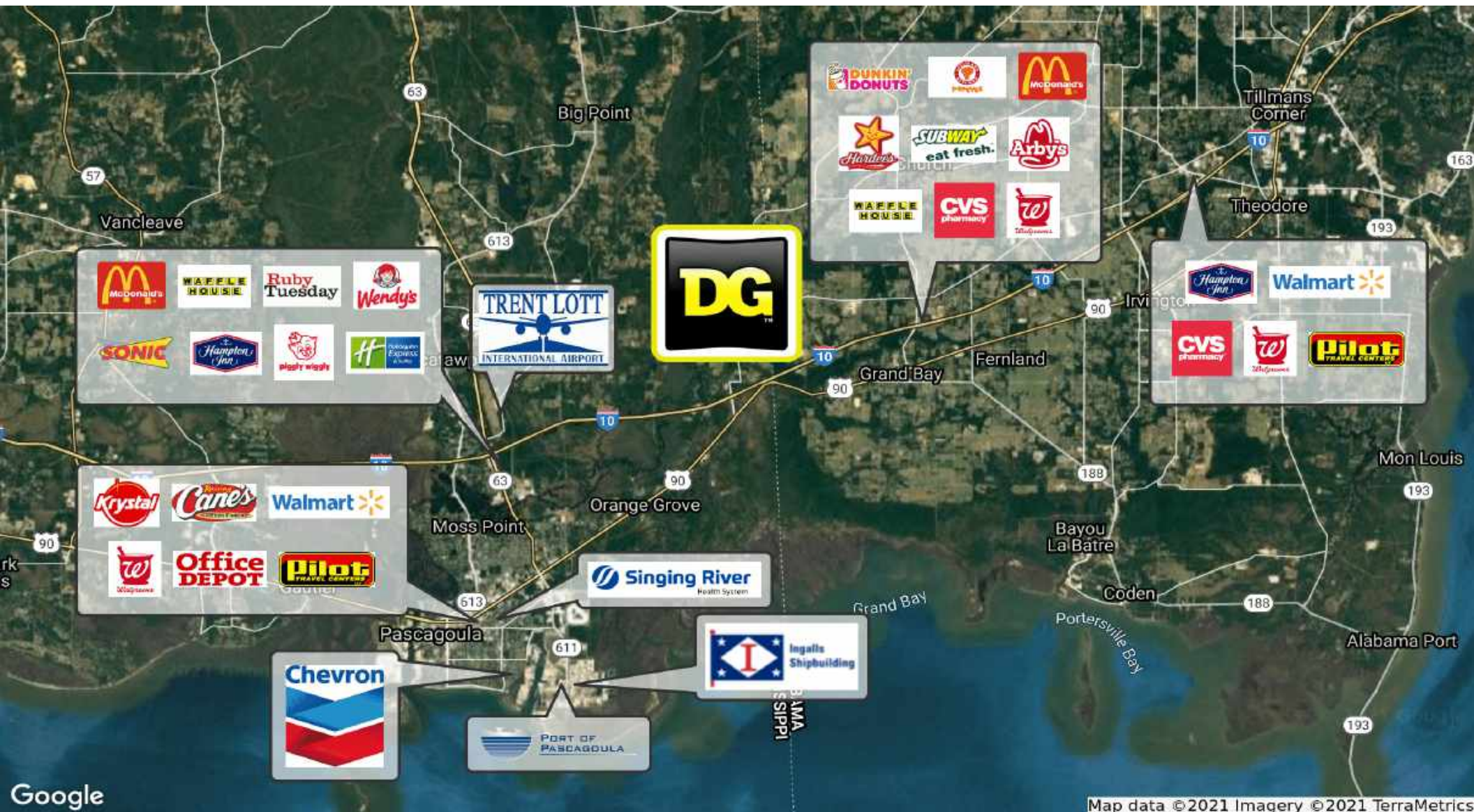
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM

662.234.4043

ERANDALL@RANDALLCG.COM

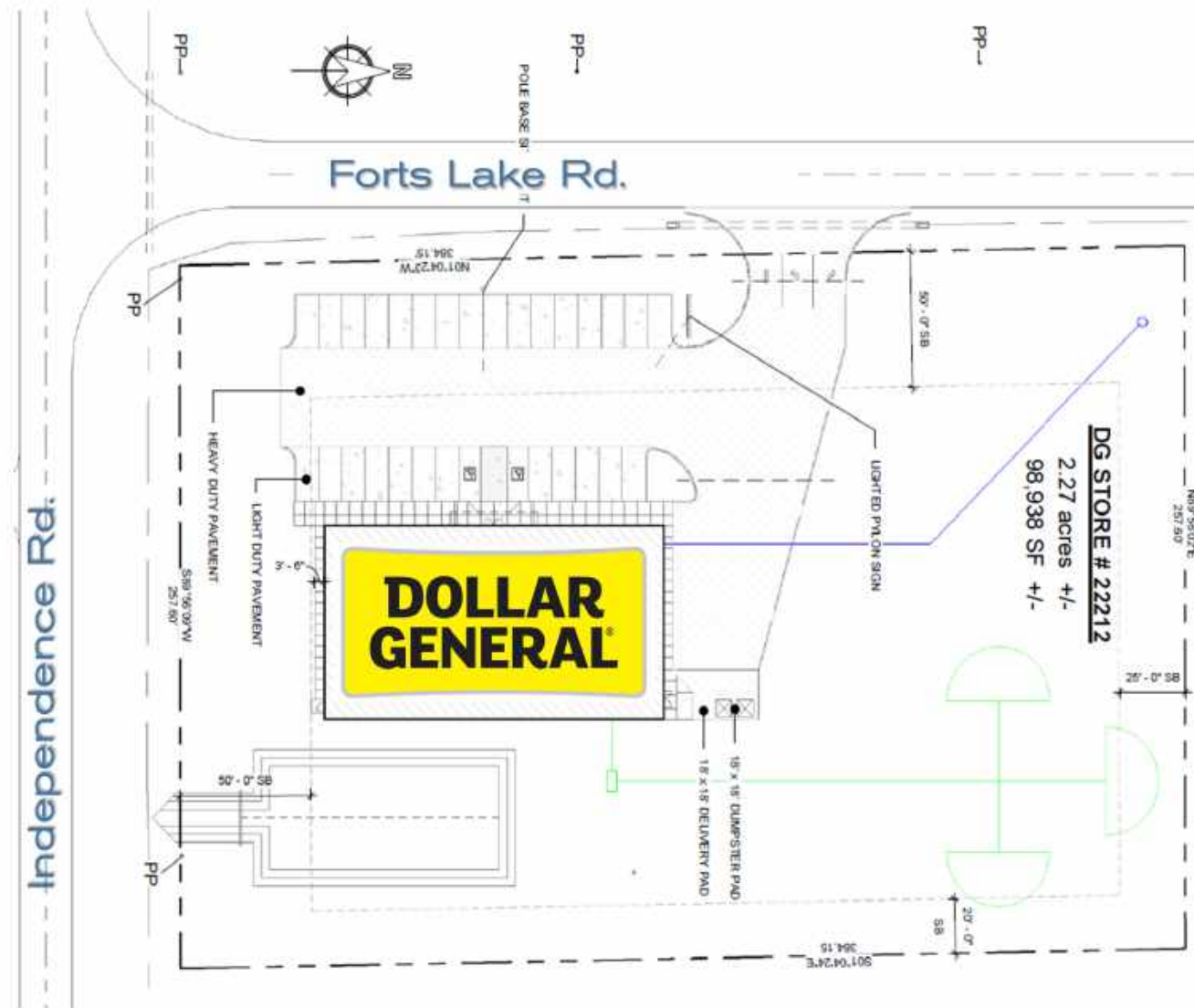
NEW DOLLAR GENERAL | MOSS POINT, MS



BRIAN PHILLIPS, CCIM
 662.638.0722
 BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
 662.234.4043
 ERANDALL@RANDALLCG.COM

SITE PLAN



BRIAN PHILLIPS, CCIM
662.638.0722
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
662.234.4043
ERANDALL@RANDALLCG.COM

NEW DOLLAR GENERAL | MOSS POINT, MS



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

BRIAN PHILLIPS, CCIM
662.638.0722

BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
662.234.4043

ERANDALL@RANDALLCG.COM

BRAND-NEW DOLLAR GENERAL | MOSS POINT, MS



MISSISSIPPI GULF COAST HIGHLIGHTS

- Ingalls Shipbuilding boasts over 11,500 employees and is the largest supplier of U.S. Navy warships. (huntingtoningalls.com)
- Chevron's largest US refining facility has been in Pascagoula since 1963.
- The Port of Pascagoula is ranked 23rd in terms of total trade by tonnage in the US.
- The Gulf Intracoastal Waterway – The sheltered water barge route stretching from Florida to Texas and providing barge facilities at multiple points along the Mississippi Gulf Coast.
- Trent Lott International Airport, complimenting the Port of Pascagoula, caters to local corporate clients including Northrop Grumman, Chevron, Omega Protein, and ERA Helicopters.
- Omega Proteins, the world's largest manufacturer of human consumed Omega-3 fish oils, is located nearby. (jcdf.org)
- Singing River Health System has 2 Hospitals in Jackson County, Pascagoula and Ocean Springs, along with community medical clinics throughout the area.
- The Mississippi Gulf Coast is home to 6 of the top 20 High Schools in the State. (US News and World Report)
- The Mississippi Gulf Coast is home to all branches of the military – Keesler Air Force Base, Naval Construction Battalion Center, the U.S. Navy at John C. Stennis Space Center, the U.S. Coast Guard, and Air and Army National Guard locations totaling over 19,900 employees. (mscoastalliance.com/military/)
- Cruisin' the Coast, "America's Largest Block Party." is an annual festival celebrating antique, classic, and hot rod vehicles. In 2018, the festival had 8,444 registrants from 44 states. Canada, Germany and Australia.
- Jimmy Buffet, ABC News anchor Robin Roberts and Brett Favre have all called the Mississippi Gulf Coast home at one point.

BRIAN PHILLIPS, CCIM
662.638.0722
BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM
662.234.4043
ERANDALL@RANDALLCG.COM

NEW DOLLAR GENERAL | MOSS POINT, MS



DEMOGRAPHICS (2020)	3 MILES	5 MILES	10 MILES
POPULATION	2,322	7,845	51,973
HOUSEHOLDS	833	2,889	19,248
FAMILIES	623	2,166	13,794
AVG HH SIZE	2.75	2.69	2.69
MEDIAN AGE	41.5	40.7	39.7
MEDIAN HH INCOME	\$49,365	\$51,019	\$43,108
AVG HH INCOME	\$58,366	\$60,575	\$56,724

* Demographic data derived from 2020 ESRI

BRIAN PHILLIPS, CCIM

662.638.0722

BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM

662.234.4043

ERANDALL@RANDALLCG.COM



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED

RANDALL COMMERCIAL GROUP, LLC

PRESENTED BY //

BRIAN PHILLIPS, CCIM

PRINCIPAL BROKER

662.638.0722

BPHILLIPS@RANDALLCG.COM

ELIZABETH RANDALL, CCIM

PRESIDENT, BROKER

662.234.4043

ERANDALL@RANDALLCG.COM

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.