

# FOR SALE DOLLAR GENERAL

1177 AIRPORT ROAD | HAMLET, NC



2020 CONSTRUCTION | CORNER LOCATION | 5-MILE POPULATION 21,000+







## THE OPPORTUNITY

**1177 AIRPORT ROAD** is a new 2020 construction build located directly at a lighted intersection on a +/- 2.20 acre parcel on the corner of Airport Road and Route 177. The surrounding 5-mile population exceeds 21,000 and the store is just 1/2 mile from Interstate 74 and has combined average daily traffic counts exceeding 7,700 ADT. The property is just 6 miles from downtown Rockingham (which is the county seat for Richmond County) and just 5 miles from the South Carolina border.



**PROTOTYPE**



**LOCATED**

**+/- 9,100 SF • BRICK FACADE 1/2 Mile from Interstate 74**

**HAMLET, NC** presents the rare opportunity to own a well located corporately guaranteed asset with a long term lease. The property is located on one of the main corridors connecting the surrounding neighborhoods of Hamlet and Rockingham with combined traffic counts exceeding 7,700 ADT. The area is critical to the region, just 5 miles from the South Carolina border, the town of Hamlet sits at the junction of three major CSX rail lines that connect Raleigh, NC, Savannah, GA and Wilmington, NC. The town of Hamlet is located in Richmond County, sitting between the towns of Rockingham (county seat) and Laurinburg. Hamlet has a long history of being known as a railroad town with five spurs radiating from Richmond, Wilmington, Atlanta/Birmingham, Savannah/Charleston and Columbia. By 1936 Hamlet was dubbed the "Hub of the Seaboard" with five Seaboard Railroad line leading out of Hamlet and about thirty passenger trains leaving each day. Hamlet and the surrounding area is served with easy access to Interstate 74 along with multiple major state and US routes and

roadways. The Hamlet Passenger Station which is served by Amtrak sits downtown at junction of the rail lines and is the former Seaboard Air Line Railroad hub which was an impressive train station built around the turn of the century. The county's largest celebration is the Annual Seaboard Festival, which celebrates Hamlet's heritage as a railroad town and history as the "Hub of the Seaboard", is held on the last Saturday in October. Rockingham is the county seat and just 6 miles north, home to the famous Rockingham Speedway, formerly North Carolina Speedway, which was a staple in the NASCAR schedule for nearly 40 years. Recently renamed The Rock Speedway and Entertainment Complex, the new owners and the state are working together to renovate and return the venue to a huge area draw with motorsports, festivals and events. Rockingham Dragway is the Carolinas' premier drag racing facility with a capacity of 30,000 and having a 37 year streak with at least one major national drag racing championship. Richmond Community College has served over 10,000 students over the last 50 years offering 60 degrees, diplomas and certificates.

1177 AIRPORT ROAD  
HAMLET, NC

# THE NEIGHBORHOOD

**6 Miles**  
from Rockingham

**58 Miles**  
from Fayetteville



**21,000+**  
5 Mile Population



**TRADE AREA**  
Nearest Competition  
3 Miles East  
4.2 Miles North



**TRAFFIC**  
Combined (Airport Rd. & 177)  
7,700 ADT



**\$60,828**  
Avg. HH Income  
1 mile





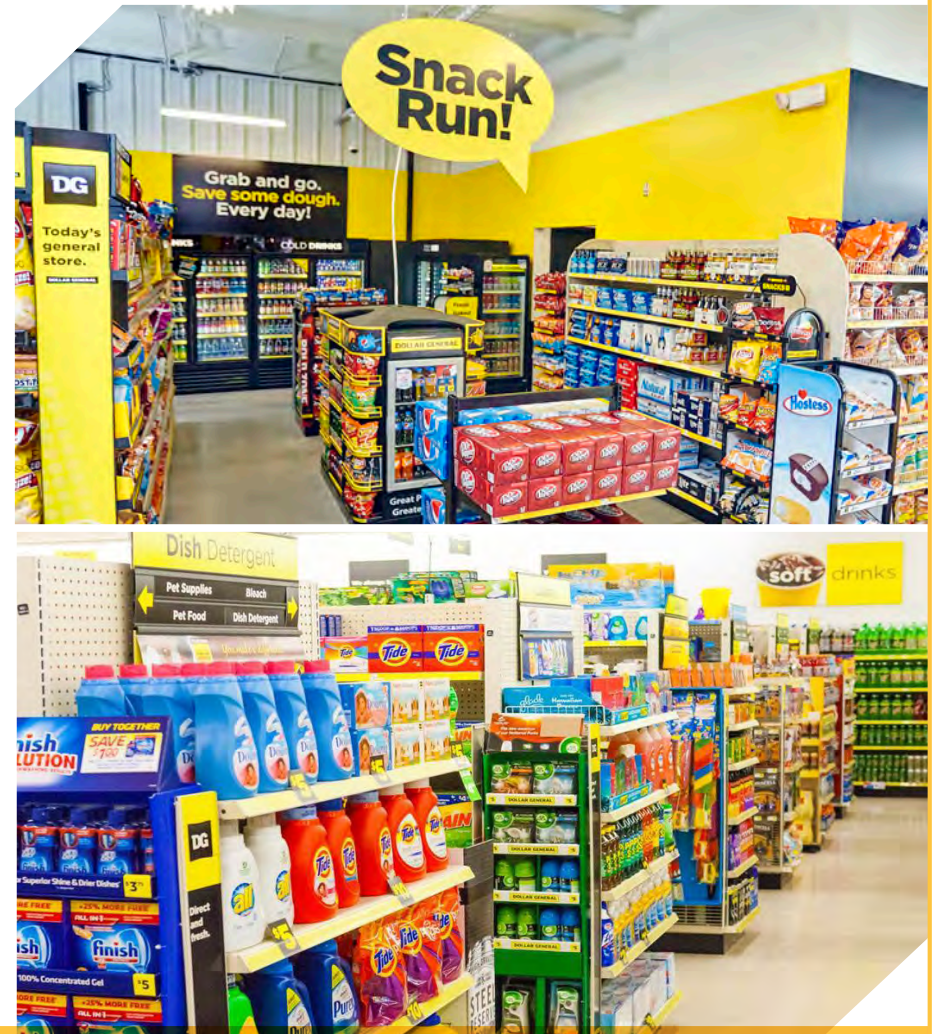
# THE TENANT

## DOLLAR GENERAL HAMLET, NC

### DOLLAR GENERAL

DOLLAR GENERAL IS THE LARGEST "SMALL BOX" DISCOUNT RETAILER IN THE UNITED STATES. HEADQUARTERED IN GOODLETTSVILLE, TN, THE COMPANY WAS ESTABLISHED IN 1939. AS OF JANUARY 29, 2021, THERE ARE MORE THAN 17,177 STORES WITH MORE THAN 157,000 EMPLOYEES LOCATED ACROSS 46 STATES. DOLLAR GENERAL HAS MORE RETAIL LOCATIONS THAN ANY RETAILER IN AMERICA. THE DOLLAR GENERAL STORE FORMAT HAS TYPICALLY BEEN IN RURAL AND SUBURBAN MARKETS. DURING THE FISCAL YEAR 2020, THE COMPANY OPENED 1,000 NEW STORES, REMODELED 1,670 STORES AND RELOCATED 110 STORES. THE DOLLAR GENERAL STRATEGY IS TO DELIVER A HASSLE-FREE EXPERIENCE TO CONSUMERS, BY PROVIDING A CAREFULLY EDITED ASSORTMENT OF THE MOST POPULAR BRANDS IN BOTH RETAIL AND CONSUMER PRODUCTS. IN ADDITION TO CARRYING HIGH QUALITY PRIVATE BRANDS, DOLLAR GENERAL SELLS PRODUCTS FROM AMERICA'S MOST-TRUSTED BRANDS SUCH AS CLOROX, ENERGIZER, PROCTER & GAMBLE, HANES, COCOA-COLA, MARS, UNILEVER, NESTLE, KIMBERLY-CLARKE, KELLOGG'S, GENERAL MILLS AND PEPSICO.

- \$33.7 BILLION IN SALES IN FY 2020
- 17,177+ STORES IN 46 STATES WITH 157,000+ EMPLOYEES
- Q4 2020 NET SALES INCREASED 17.6% TO \$8.4 BILLION
- FY 2020 SAME STORE SALES INCREASED 16.3%
- #112 ON FORTUNE 500
- 18 DISTRIBUTION CENTERS
- 31 CONSECUTIVE YEARS OF SAME STORE SALES GROWTH
- S&P CREDIT RATING: BBB (STABLE) "INVESTMENT GRADE"



17,177+ Stores  
#112 on FORTUNE 500

# DOLLAR GENERAL HAMLET, NC

## SITE SUMMARY

PRICE	\$1,625,672
CAP	5.50%
NOI	\$89,412
PARCEL SIZE	+/- 2.20 ACRES
BUILDING SIZE	+/- 9,100 SF
LEASE TERM	15 YEAR INITIAL TERM
COMMENCEMENT	JULY 29, 2020
EXPIRATION	JULY 31, 2035
OPTIONS	5 x 5 YEARS - 10% INCREASES
TENANT	DOLGENCORP, LLC
GUARANTY	DOLLAR GENERAL (NYSE: DG)
LEASE TYPE	NNN



**AIRPORT ROAD**  
**Approx. 130 Feet**  
**CHERAW ROAD (RT 177)**  
**Approx. 70 Feet**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to rents, expenses, expense reimbursements, lease terms, square footage, demographics, traffic count or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# 1177 AIRPORT ROAD HAMLET, NC



1/2 MILES FROM INTERSTATE 74



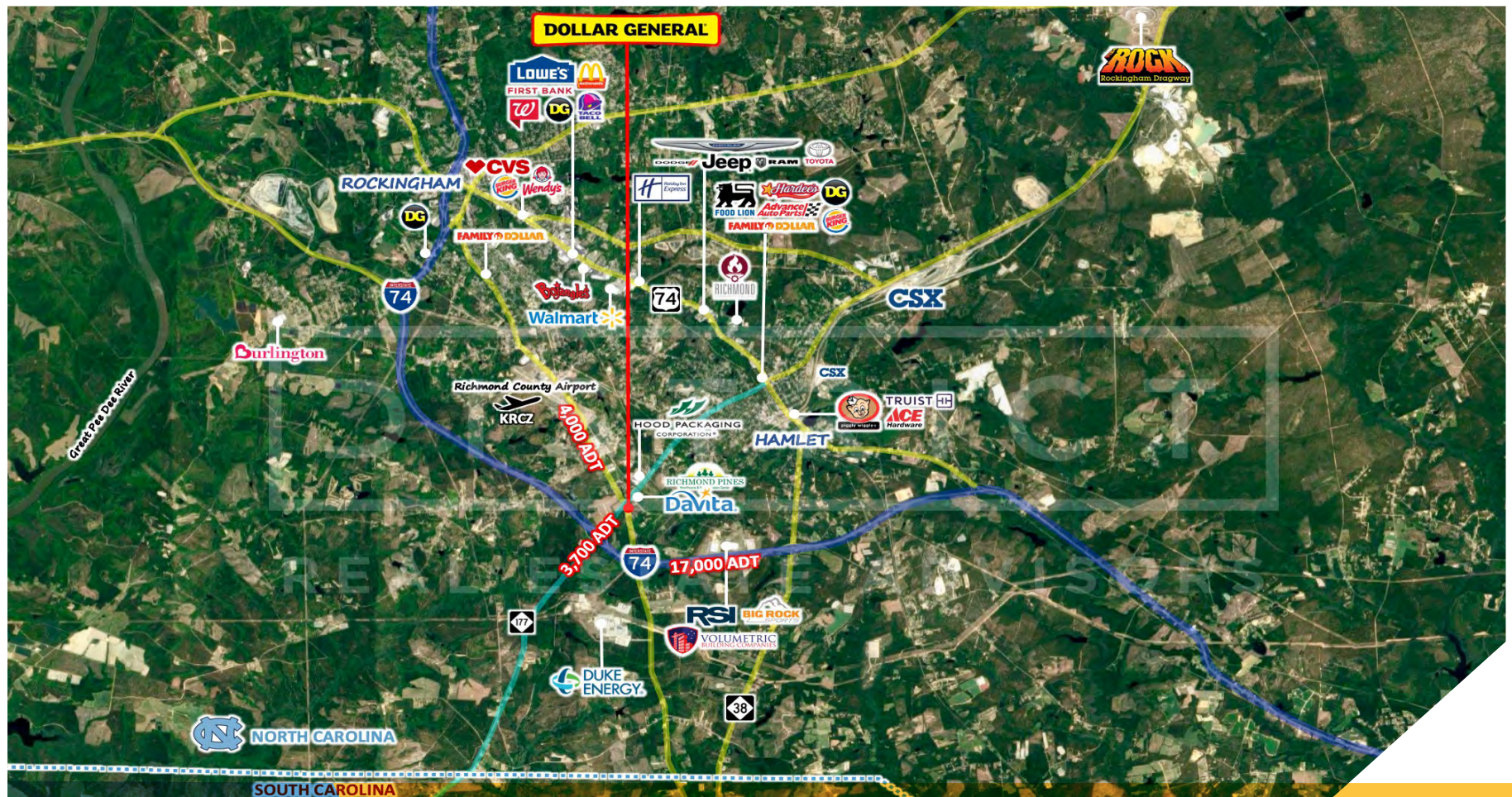
JUST 5.8 MILES FROM ROCKINGHAM

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# THE LOCATION

1177 AIRPORT ROAD  
HAMLET, NC



 ROCKINGHAM - 5.8 Miles North  
SOUTH CAROLINA - 5 Miles South



# DISCLAIMER CONFIDENTIALITY

This Offering Memorandum has been prepared by District Real Estate Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it claim to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by District Real Estate Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by District Real Estate Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, District Real Estate Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to District Real Estate Advisors. The information contained in the following offering memorandum is proprietary and strictly confidential.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser. District Real Estate Advisors makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, District Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has District Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





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LISTED AS A LIMITED NONRESIDENT COMMERCIAL REAL ESTATE LICENSEE #LC 470 IN AFFILIATION WITH NC BROKER CHARLES NEIL #190508 OF DIVARIS REAL ESTATE

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