

FOR SALE

DOLLAR GENERAL

7830 TURKEY HIGHWAY (NC 24) | TURKEY, NC



REPRESENTATIVE DG PLUS PHOTO - NOT ACTUAL STORE

NEW 2021 CONSTRUCTION | 10,640 SF - DG PLUS PROTOTYPE

REPRESENTATIVE DG PLUS PHOTO - NOT ACTUAL STORE



THE OPPORTUNITY

7830 TURKEY HIGHWAY (NC 24) is a new 2021 construction DG Plus prototype located directly on a +/- 2.10 acre parcel just 3 miles from Interstate 40 and in between the towns Clinton and Warsaw. The surrounding 5-mile population exceeds 12,000 and NC-24 has average daily traffic counts exceeding 8,200 ADT. The property is just 5.5 miles from downtown Warsaw and 8.2 miles from downtown Clinton - which is a National Register Historic District and boasts a growing number of shops, restaurants, businesses while playing host to a number of annual festivals.



REPRESENTATIVE DG PLUS PHOTO - NOT ACTUAL STORE



DG PLUS PROTOTYPE

+/- 10,640 SF • BRICK FACADE



LOCATED

3 Miles from I-40

TURKEY, NC presents the rare opportunity to own a DG PLUS prototype asset that is brand new construction while being ideally positioned with a long term lease and a corporate guaranty. The property is located on one of the main corridors connecting the surrounding towns including Clinton and Warsaw. With traffic counts exceeding 8,200 ADT on NC-24, the location has excellent visibility and area is easily accessible with Interstate 40 just 3 miles from the property. Turkey and the surrounding area are located in the heart of one of Sampson counties most important sections featuring several large scale processing, packing and feed plants for national powerhouse brands like Butterball and Smithfield Foods. Turkey is located in Sampson county which is home to Clinton which is the largest and oldest city, incorporated in 1822. Clinton is located just 35 miles to the east of Fayetteville, 62 miles northwest of Wilmington (directly connected via US-421) and 65 miles south of Raleigh. Downtown

Clinton boasts a growing number of shops, restaurants and businesses. The area has been designated as both a National Register Historic District and local historic district. Throughout the year there are many street festivals and events that bring the surrounding communities together. Some of those events include: Christmas in Clinton, Rocking for the Arts, Courthouse Square, Halloween on the Square, Alive After 5, Court Square Street Fair and more. Sampson County was formed in 1784 and is the second-largest in North Carolina with over 63,000 residents. Sampson County is a major contributor to several industry sectors: it is the largest producer of hay and flue-cured tobacco in North Carolina, the largest grower of turkeys and is one of the largest producers of hogs in the nation and second in the state with a population of over 2 million hogs.

7830 TURKEY HIGHWAY
TURKEY, NC

THE NEIGHBORHOOD

5.5 Miles
from Warsaw

8.2 Miles
from Clinton



12,100+
7 Mile Population



TRADE AREA
Nearest Competition
5.1 Miles East
7.5 Miles West



TRAFFIC
NC - 24
8,200 ADT
Union Road
1,300 ADT



\$116,052
Avg. HH Income
1 mile



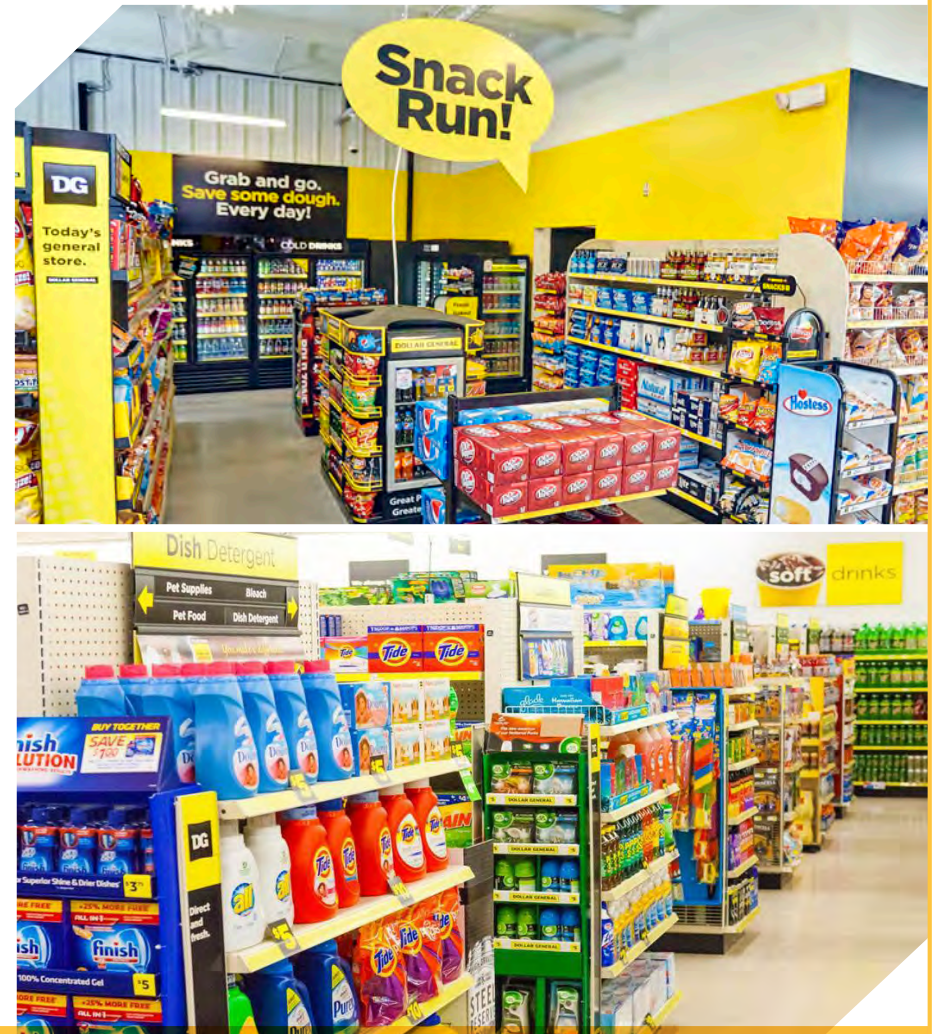
THE TENANT

7830 TURKEY HIGHWAY
TURKEY, 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 TURKEY, NC

SITE SUMMARY

PRICE	\$1,855,314
CAP	5.25%
NOI	\$97,404
PARCEL SIZE	+/- 2.10 ACRES
BUILDING SIZE	+/- 10,640 SF
LEASE TERM	15 YEAR INITIAL TERM
COMMENCEMENT	SEPTEMBER 15, 2021 (estimated)
EXPIRATION	SEPTEMBER 31, 2036 (estimated)
OPTIONS	5 x 5 YEARS - 10% INCREASES
TENANT	DOLGENCORP, LLC
GUARANTY	DOLLAR GENERAL (NYSE: DG)
LEASE TYPE	NNN

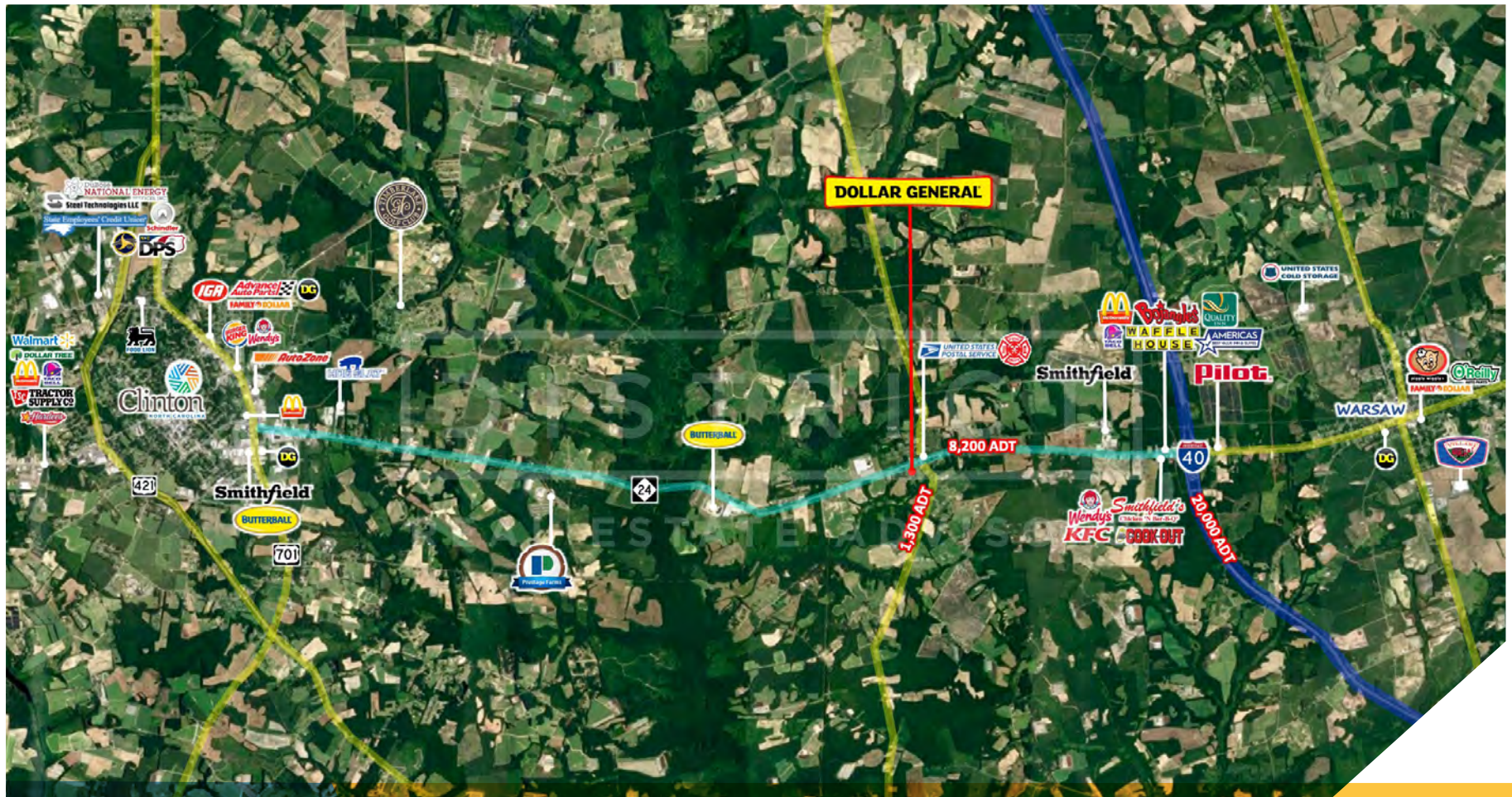



Frontage

NC ROUTE 24
Approx. 140 Feet

THE LOCATION

7830 TURKEY HIGHWAY
TURKEY, NC



 Clinton - 8.2 Miles West
Warsaw - 5.5 Miles East

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.



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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.



DISTRICT
REAL ESTATE ADVISORS

CONTACT:

TIM BULMAN

617.448.5616

tbulman@districtadvisors.com

District Real Estate Advisors

32 Fairfield Street | Suite #2

Boston, MA 02116

857.284.7971

districtadvisors.com

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