



## **Dollar General # 16504 6159 U.S. Hwy # 19E Spruce Pine, NC 28777**

10 years remain on a 15 year corporate guaranteed absolute NNN lease including (5) Five-year options with 10 % rental increases.

Dollar General (NYSE: DG; S&P – BBB; Fortune, # 91) has over 17,000 locations in 46 states while boasting a \$ 51.52 Billion market cap. (2020)

Over 11,000 V.P.D. pass this location on U.S. # 19 as Spruce Pine's main east-west corridor and having supreme visibility from either direction.

Ideally matched income demographic with over 73 % of local households earning less than \$ 59,000 a year.

Dollar General's 2020 sales up over 17 % to \$ 8.4 Billion from 2019. Same store sales up over 16 % from 2019.

An E-commerce, economic recession, market crash, credit crisis and COVID proof investment asset most capable of multi generational income

Excellent for a 1031 tax deferred exchange replacement property or for a self funded acquisition preserving a long term stable income.

Dollar General's prototype "D" store with 9100 SF is constructed with center split glass front, block façade and a metal wrap.

Easy dual ingress and egress, with rear drive to a 'back' road (Cabin Rd.) for more ease of accessibility

Dollar General's historical record breaking 31 quarters of consecutive same store sales increasing proves they are the ultimate affordable national credit tenant in the retail essential business asset class.

Due Diligence package (over 160 documents) is impeccable. Complete and current with the developers' original file (plans, site plan, phase 1, as-built survey, title policy and all tenant exhibits).

**Edward Wingate**  
**Founding Advisor**  
**(864) 982-8281**

GA # 378936  
NC # 295698  
TN # 262686  
SC # 84835 BIC

**Ask - \$1,851,849**  
**Cap - 5.3 %**  
**NOI - \$98,148**  
**Parcel Size 1.15 AC**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.