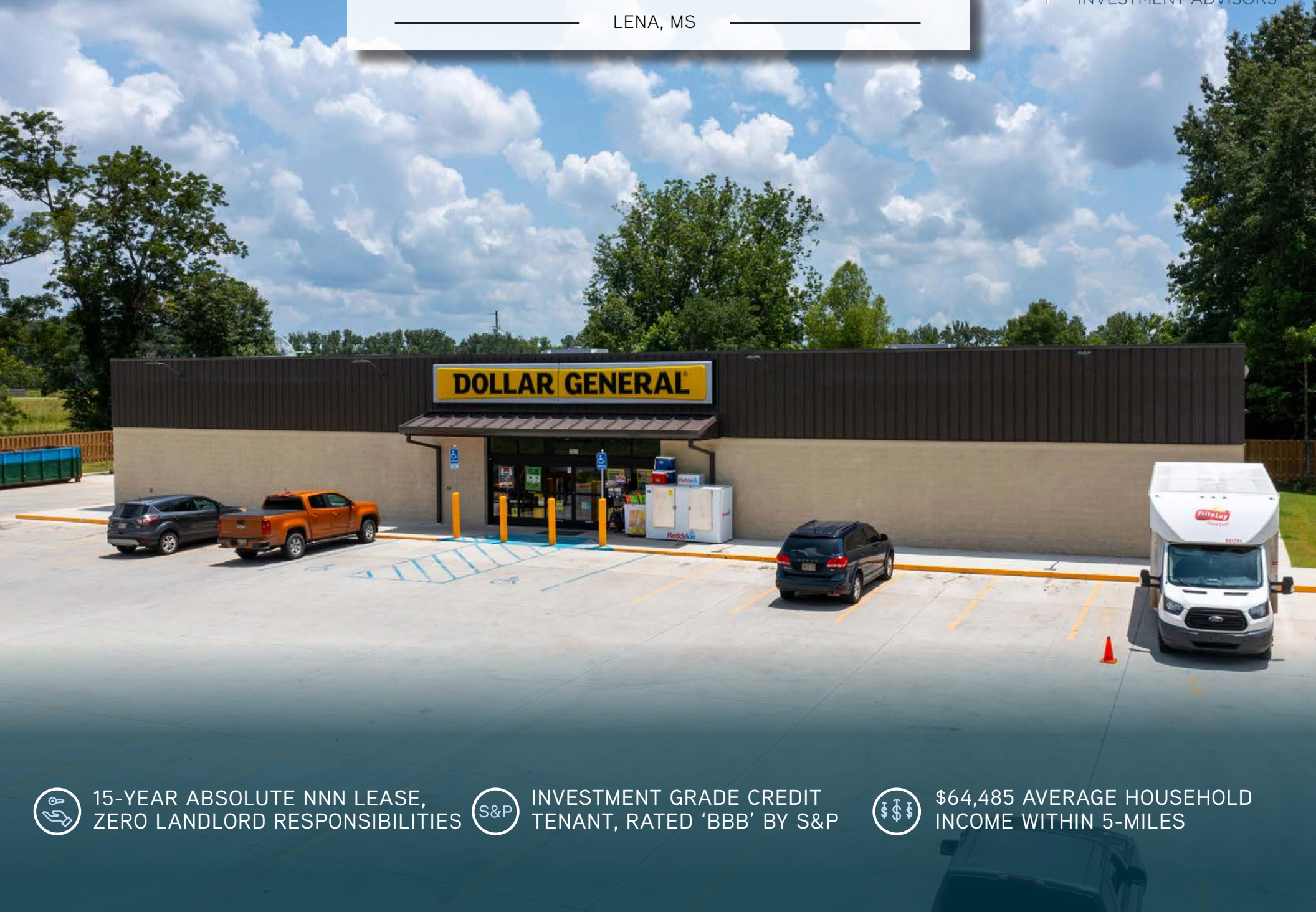


ACTUAL SITE

# DOLLAR GENERAL

LENA, MS

PLADT | PATEL  
INVESTMENT ADVISORS



15-YEAR ABSOLUTE NNN LEASE,  
ZERO LANDLORD RESPONSIBILITIES



INVESTMENT GRADE CREDIT  
TENANT, RATED 'BBB' BY S&P



\$64,485 AVERAGE HOUSEHOLD  
INCOME WITHIN 5-MILES



**DOLLAR GENERAL®**

2501 RIVER BEND RD.,  
LENA, MS 39094

**\$1,611,000**

**5.40% CAP RATE**



GROSS LEASABLE AREA

**9,100 SF**



LOT SIZE

**1.84 ACRES**



YEAR BUILT

**2021**



NOI

**\$86,972**

**LEASE SUMMARY**

LEASE TYPE	NNN
GUARANTOR	Dollar General Corporation
ROOF & STRUCTURE	Tenant Responsible
TENANT	Dolgencorp, LLC
LEASE TERM	15 Years
RENT COMMENCEMENT	4/1/2021
RENT EXPIRATION	4/30/2036
INCREASES	10% Increases Every 5 Years In Options
OPTIONS	Five, 5-Year

**RENT SUMMARY**


TERM	MONTHLY	ANNUAL
Years 1 - 15	\$7,247.67	\$86,972.04
Option 1	\$7,972.43	\$95,669.16
Option 2	\$8,769.68	\$105,236.16
Option 3	\$9,646.64	\$115,759.68
Option 4	\$10,611.31	\$127,335.72
Option 5	\$11,672.44	\$140,069.28





**HIGHWAY 25**

**25**

 **7,900 VPD**

**SUBJECT  
PROPERTY**

**RIVER BEND ROAD**



## INVESTMENT HIGHLIGHTS

- 15-Year Absolute NNN Lease, Zero Landlord Responsibilities
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General Has 31 Consecutive Years of Same Store Sales Growth
- \$64,485 Average Household Income in 5-Miles
- Competition Void, 18 Miles to Nearest Dollar Store Competitor
- Underserved Retail Trade Area, Need for Goods Offered by Tenant
- 36 Miles to Jackson

DOLLAR GENERAL





# ADDITIONAL PHOTOS





# ADDITIONAL PHOTOS

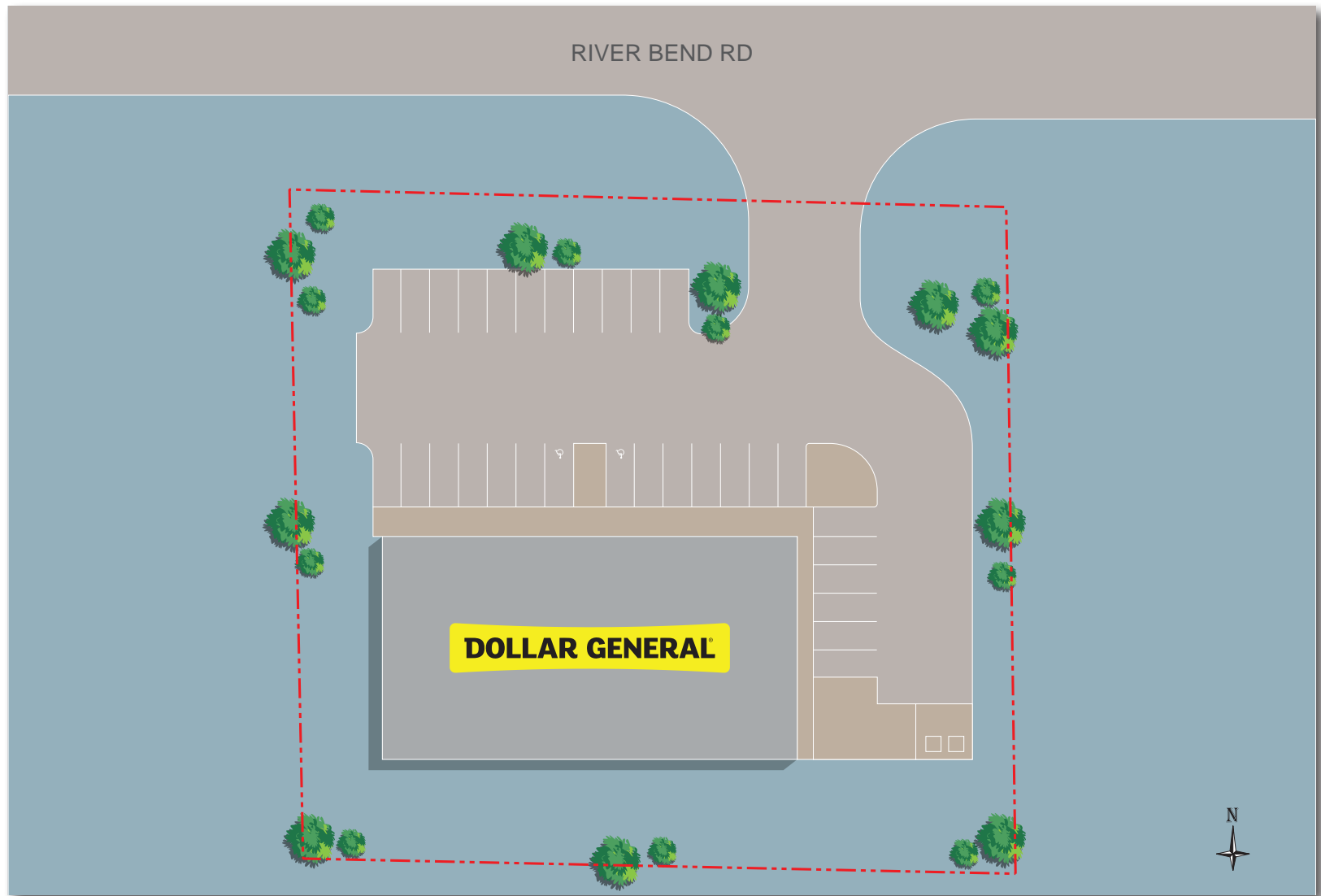




# DRONE FOOTAGE



CLICK TO WATCH



VPD  
**7,900**  
ON HIGHWAY 25

LOT SIZE  
**1.84**  
Acres

PARKING  
**31**  
Spaces



# TENANT OVERVIEW

## DOLLAR GENERAL

Dollar General Corporation (NYSE: DG) is the nation's largest small-box discount retailer with more than 12,000 stores in 43 states. The company offers a focused assortment of everyday items, including consumable merchandise, as well as home, apparel, and seasonal products. Dollar General sells products from America's most-trusted manufacturers such as Clorox, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestle, General Mills, and Pepsico. The Dollar General model stresses convenience, quality, and low prices, attracting value-conscious shoppers. Dollar General typically targets low, middle, and fixed-income shoppers and offers approximately 25% of its merchandise for \$1 or less. Dollar General possesses an investment grade rating from Standard and Poor's of BBB and a Moody's long term rating of Baa2. The company was founded in 1939 and is currently headquartered in Goodlettsville, Tennessee.

## IN THE NEWS

>> [Click News Story Here](#) <<

*"Dollar General opened 1,000 new stores, remodeled 1,670 stores, relocated 110 stores and closed 101 units during the 52 weeks ended Jan. 29. Those totals were up across the board from fiscal 2019, when the deep value retailer opened 975 new locations, remodeled 1,024 units, relocated 100 units and closed 67 stores. And on the e-commerce side in 2020, the company stepped up expansion of its click-and-collect service, DG Pickup, to more than 17,000 stores."*

*As of the close of fiscal 2020, Dollar General operated 17,177 stores in 46 states, a net increase of 899 from 16,278 stores in 44 states in 2019. Its stores are located within five miles of about 75% of the U.S. population."*

WWW.DOLLARGENERAL.COM

CREDIT RATING  
**BBB/ BAA2**  
S&P & MOODY'S

LOCATIONS  
**17,177+**

EMPLOYEES  
**143,000+**

STOCK SYMBOL  
**DG**  
NASDAQ

TOTAL REVENUE  
**\$33.7B**  
2020

Q4 - 2020  
**\$8.4B**



REPRESENTATIVE PHOTO



# LENA, MISSISSIPPI



## OLE MISS REBELS

Lena is a town in Leake County and is the center of population of Mississippi and is situated approximately 55 miles northeast of Jackson, Mississippi. Known as the “Best of the New South,” Jackson is a major business force in Mississippi. Manufacturing remains an important economic sector, with nearly 500 manufacturers present in the area. Construction, distribution and trade, health care, retail, telecommunications, and travel and tourism are also vital to the local economy. One of the most promising sectors for Jackson is the automobile industry. For years, city officials had worked to lure automotive manufacturers to the area by highlighting its assets, namely the availability of large parcels of land, a well-developed energy and utility infrastructure, and low industrial expenses. Nissan Motor Co. responded to their efforts, and in 2003 produced the first truck in Jackson’s new, \$930 million automobile plant.



### ECONOMY

Jackson, Mississippi’s diversity of business and industry and its position as the state capital help insulate the metropolitan area from the economic downturns experienced by other cities. Jackson’s success in drawing high-paying industrial operations is attributed to the city’s combination of an attractive labor pool and a good quality of life. Agriculture commodities represent a \$180 million business in the tri-county area. Cattle is the primary commodity in Hinds County, though other commodities important to the region are cotton, grains, poultry, and timber. Government jobs, ranging from municipal to federal, employ approximately 40,000 residents of metropolitan Jackson.



### EDUCATION

There are 4 colleges in the surrounding area and 21 colleges within 100 miles enrolling a total of 80,391 students. Jackson State University is the largest college in the city, enrolling over 7,000 students.



### ATTRACTIONS

Jackson is the capital of Mississippi and the most populous city in the state, located conveniently at the junction of Interstates 20 and 55. Jackson is home to several fantastic museums. Families won’t have a problem finding things to do with the kids in Jackson either - between the Children’s Museum, the Jackson Zoo, and the Petrified Forest, they will be well occupied for days. The city also hosts a multitude of events year-round, including the Mississippi Blues Marathon in January; a Greek Fest in May; the Rhythm and Blues Festival in August; and an unexpected gem each September, the Celtic Fest.



### TRANSPORTATION

The closest international airport is Jackson-Medgar Wiley Evers International Airport approximately 34 miles south.



# DEMOGRAPHICS

POPULATION	5 MI	7 MI	10 MI
<b>2021 Total</b>	<b>1,400</b>	<b>2,863</b>	<b>8,347</b>
2026 Projected	1,415	2,921	8,576
Total Daytime Population	1,037	2,085	5,886

HOUSEHOLDS	5 MI	7 MI	10 MI
<b>2021 Total Households</b>	<b>546</b>	<b>1,101</b>	<b>3,210</b>
2026 Total Households	553	1,126	3,306

INCOME	5 MI	7 MI	10 MI
2021 Median Income	\$36,768	\$37,170	\$39,050
<b>2021 Average Income</b>	<b>\$64,485</b>	<b>\$62,359</b>	<b>\$60,453</b>

AGE/HOME VALUE	5 MI	7 MI	10 MI
2021 Est. Median Age	42.7	42.4	42.1
18 and Older	78.9%	78.8%	78.7%
<b>2021 Est. Median Home Value</b>	<b>\$98,828</b>	<b>\$110,946</b>	<b>\$132,129</b>
2026 Est. Median Home Value	\$110,417	\$130,357	\$173,857

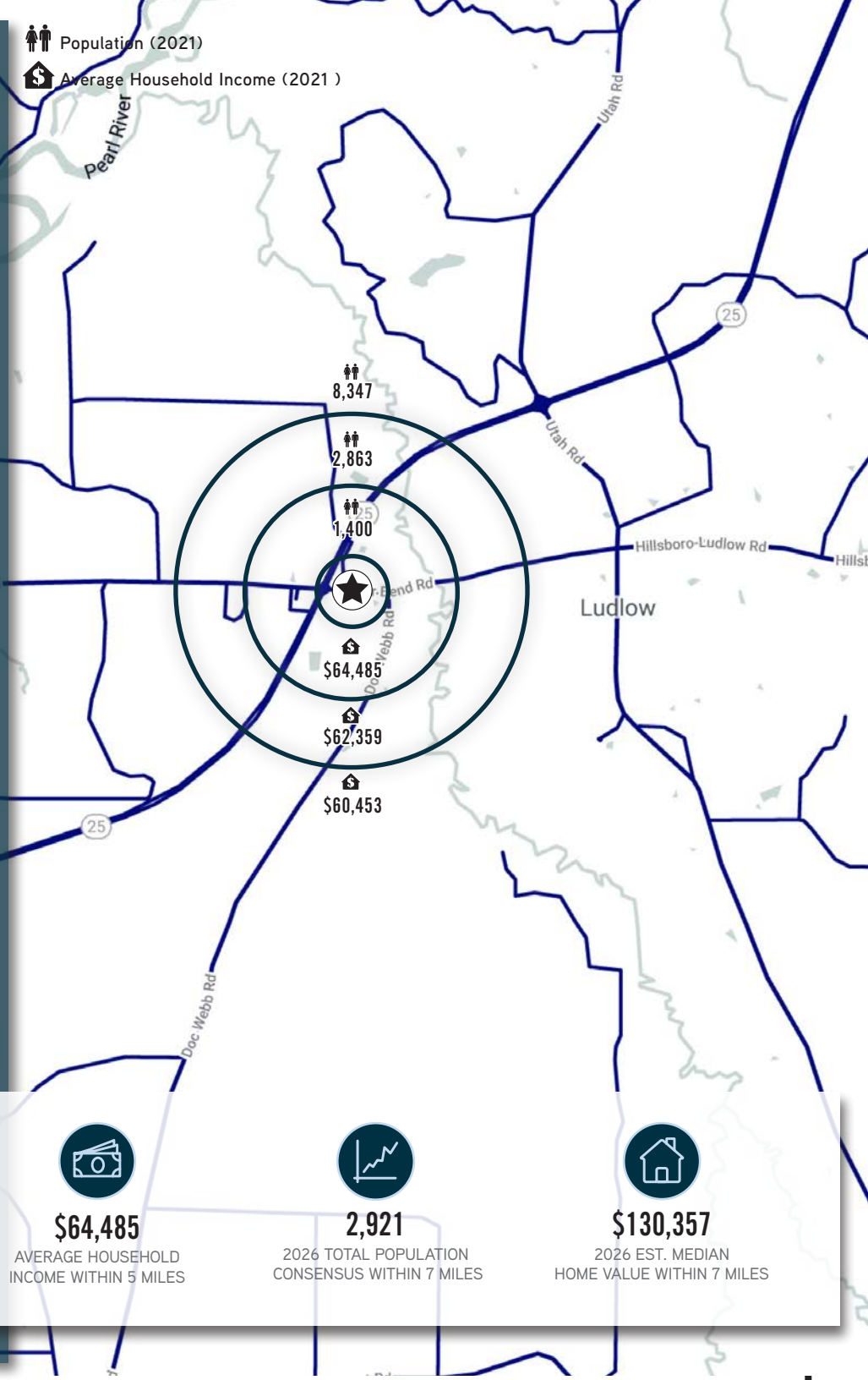
EDUCATION	5 MI	7 MI	10 MI
Bachelor's Degree or Higher	16.6%	15.3%	15.1%



Population (2021)



Average Household Income (2021)



**5,886**

TOTAL DAYTIME POPULATION  
WITHIN 10 MILES



**16.6%**

INDIVIDUALS WITH A BACHELOR'S  
DEGREE OR HIGHER WITHIN 5 MILES



**2,863**

2021 TOTAL POPULATION  
CONSENSUS WITHIN 7 MILES



**\$64,485**

AVERAGE HOUSEHOLD  
INCOME WITHIN 5 MILES



**2,921**

2026 TOTAL POPULATION  
CONSENSUS WITHIN 7 MILES



**\$130,357**

2026 EST. MEDIAN  
HOME VALUE WITHIN 7 MILES



## CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.



ACTUAL SITE



**PLADT | PATEL**  
INVESTMENT ADVISORS

Colliers International  
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008



Thomas T. Ladt  
+1 760 930 7931  
thomas.ladt@colliers.com  
CA License No. 01803956

Nick Nguyen  
+1 760 930 7932  
nick.t.nguyen@colliers.com  
CA License No. 02098591

Broker of Record  
Andy Cates  
License No. 269341