



RETAIL PROPERTY FOR SALE

ACTUAL PROPERTY PHOTO

DOLLAR GENERAL

8547 N Highway 150, Clemmons, NC 27012

Exclusively listed by:

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In conjunction with:

BRIAN BROCKMAN

Bang Realty, Inc.

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DOLLAR GENERAL

8547 N Highway 150 | Clemmons, NC 27012

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$1,161,500
NOI:	\$81,300
Cap Rate:	7.0%
Land Acreage:	1.58 Acres
Year Built:	2005
Building Size:	9,014
Price / SF:	\$128.86

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Landlord Responsibility
Term Remaining:	4 Years
Original Lease Term:	10 Years
Commencement Date:	9/1/2005
Current Term Expiration:	8/31/2025
Options:	(3) Five-Year
Increases:	In Options
Guarantor:	Corporate Guarantee
Right of First Offer:	No

PROPERTY HIGHLIGHTS

- Dollar General Exercised a 5 Year Option in 2020
- Double Net Lease(NN) - Minimal Landlord Responsibilities
- Dollar General Reimburses Property Taxes/Insurance and Pays Monthly CAM
- Corporate Guarantee - Investment Grade Tenant - S&P Rated: BBB | NYSE:DG
- Lease Features (3) Five-Year Options With Rental Increases
- Over 7,500 Vehicles/Day Along North Carolina Highway 150
- Over 32,000 People Within 5 Miles of Subject Property
- Average Income Exceeds \$85,000 Within 5 Miles
- Dollar General 2020 Net Sales Up 20% and Over 15% In Same-Store Sales For The Year.

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DOLLAR GENERAL

8547 N Highway 150 | Clemmons, NC 27012

DOLLAR GENERAL®

Save time. Save money. **Every day!**®

OVERVIEW

Headquarters:	Goodlettsville, TN
Founded	1968
Website:	www.dollargeneral.com
Stock Symbol	DG(NYSE)
Standard & Poor's	BBB
Revenue	\$33.74B (2020)
Net Income	\$2.65B (2020)

TENANT HIGHLIGHTS

- 2020 Sales of \$33.7 Billion
- 2021 Plans: 1,050 New stores, Remodel 1,750 stores and Relocate 100 stores
- 17,266+ Stores in 46 States
- Dollar General 2020 Net Sales Up 20% and Over 15% In Same-Store Sales For The Year

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DOLLAR GENERAL



TENANT OVERVIEW

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, Midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, such as paper towels, bath tissues, paper dinnerware, trash and storage bags, and laundry and other home cleaning supplies; packaged food comprising cereals, canned soups and vegetables, condiments, spices, sugar, and flour; and perishables that include milk, eggs, bread, refrigerated and frozen food, beer, and wine. Its consumable products also comprise snacks, which include candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, including over-the-counter medicines and personal care products, such as soaps, body washes, shampoos, cosmetics, and dental hygiene and foot care products; pet supplies and pet food; and tobacco products.

In addition, the company offers seasonal products comprising decorations, toys, batteries, small electronics, greeting cards, stationery, prepaid phones and accessories, gardening supplies, hardware, and automotive and home office supplies; and home products that include kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen, and bed and bath soft goods. As of February 26, 2021, Dollar General Corporation operated 17,266 stores in 46 states in the United States. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

DOLLAR GENERAL

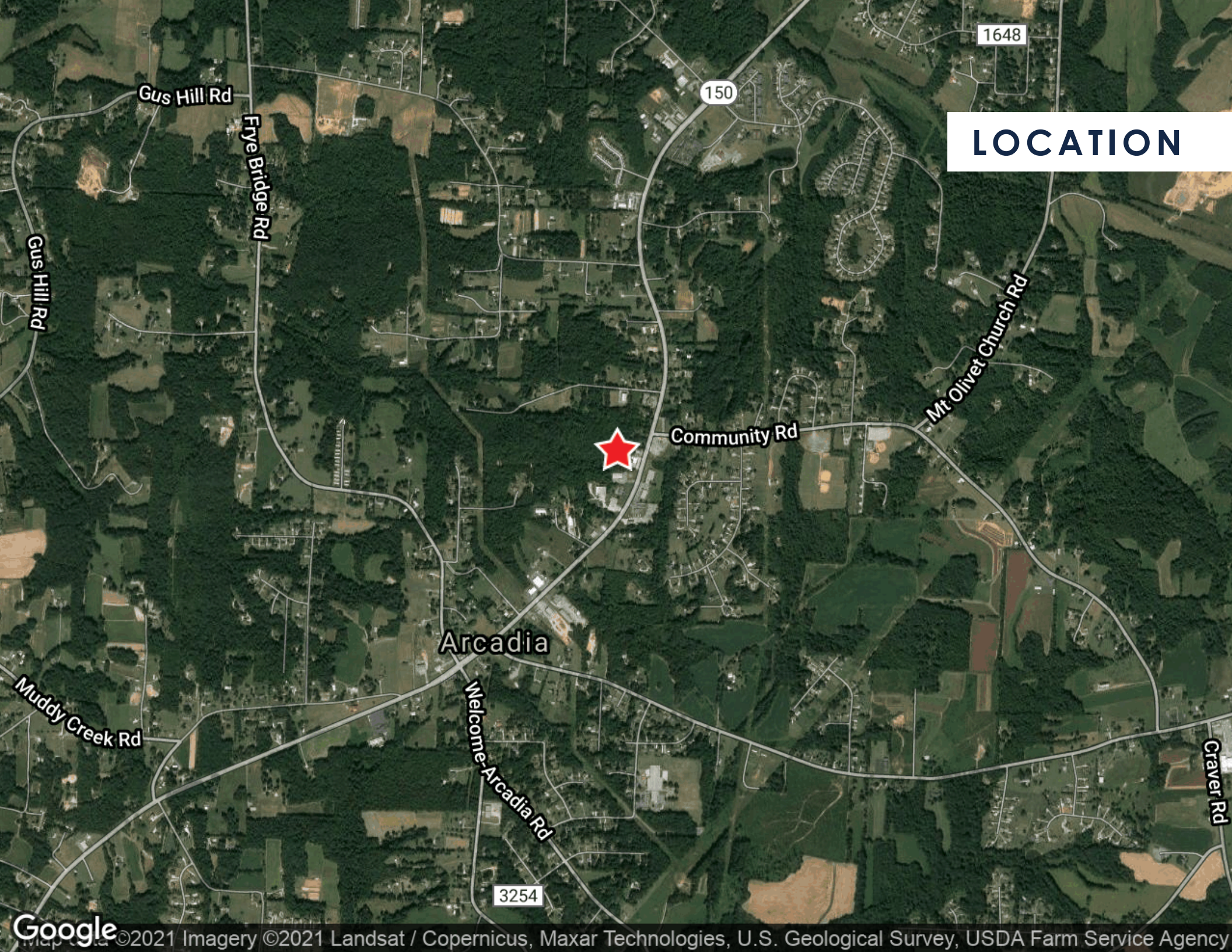
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ADDITIONAL PHOTOS



AERIAL

Dollar General



LOCATION

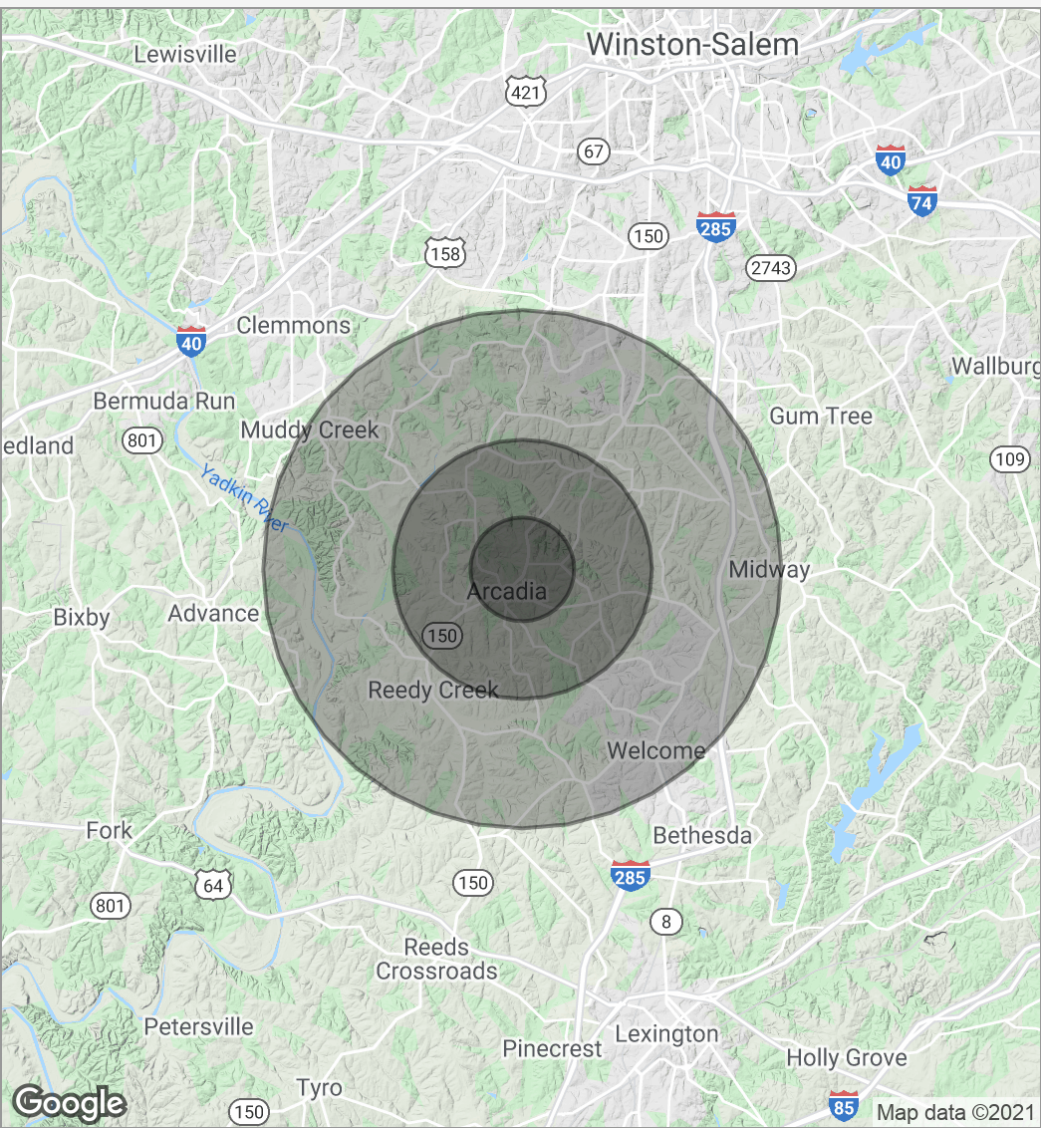


REGIONAL

DOLLAR GENERAL

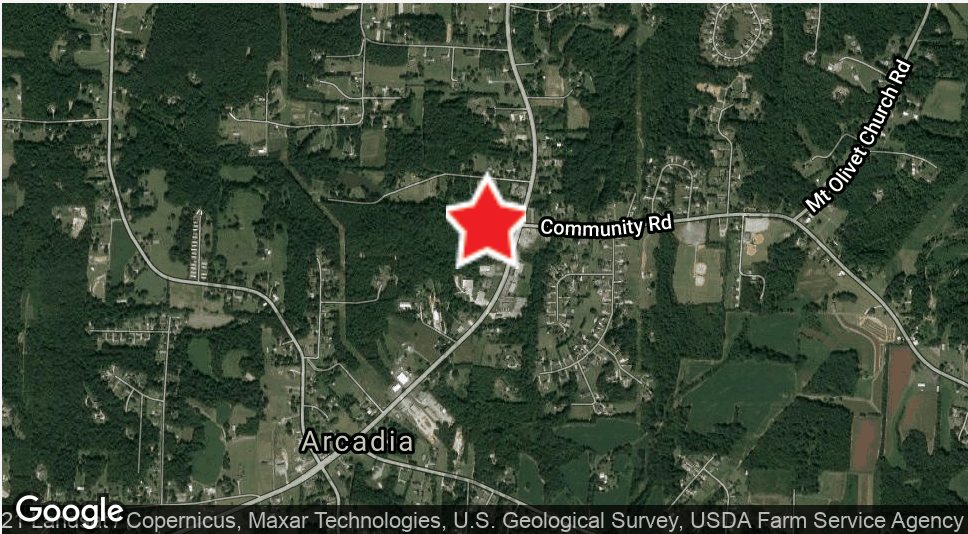
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DEMOGRAPHICS MAP



POPULATION	1 MILE	2.5 MILES	5 MILES
Total population	1,222	7,349	32,380
Median age	42.2	41.9	40.2
Median age (Male)	39.0	39.7	38.3
Median age (Female)	44.6	43.5	41.8
HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total households	490	2,963	13,121
# of persons per HH	2.5	2.5	2.5
Average HH income	\$71,729	\$70,429	\$68,926
Average house value	\$199,401	\$193,587	\$183,204

* Demographic data derived from 2010 US Census



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