



RETAIL PROPERTY FOR SALE

DOLLAR GENERAL

839 E Main Ave, Lumberton, MS 39455

Exclusively Listed By:

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DOLLAR GENERAL

839 E Main Ave | Lumberton, MS 39455

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY

SALE PRICE **\$678,500**

CAP RATE **6.5%**

INVESTMENT SUMMARY

List Price:	\$678,500
NOI:	\$44,100
Cap Rate:	6.5%
Price / SF:	\$81.72
Building Size:	8,303 SF
Land Acreage:	1.2 Acres
Year Built:	2002

INVESTMENT HIGHLIGHTS

- NN Lease Structure | Minimal Landlord Responsibility | Tenant Reimbursement
- Dollar General Has a 19+ Year Operating History at Current Location
- Corporate Guaranteed By Dolgencorp, Inc; "BBB" Investment Grade
- Strong Demographics to Support Dollar Store Operations
- 8,303 Square Foot Single Tenant Property Located on 1.2 Acres of Land
- Lease Supports Two (2), 5 - Year Option Periods

LEASE SUMMARY

Lease Type:	Double Net
Taxes / CAM / Insurance:	Tenant Reimbursement
Roof / Structure:	Landlord Responsibility
Term Remaining:	5+ Years
Commencement Date:	2002
Term Expiration:	February 28, 2027
Options:	(2) 5 Year Options
Increases:	In Options
Guarantor:	Corporate Guarantee

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	153	3,227	12,330
Total Households	60	1,255	4,697
Average HH Income	\$43,149	\$43,156	\$47,090

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PROPERTY PHOTOS



PROPERTY PHOTOS



RETAILER



Lumberton
Hardware & Farm
Supply

E Main Ave

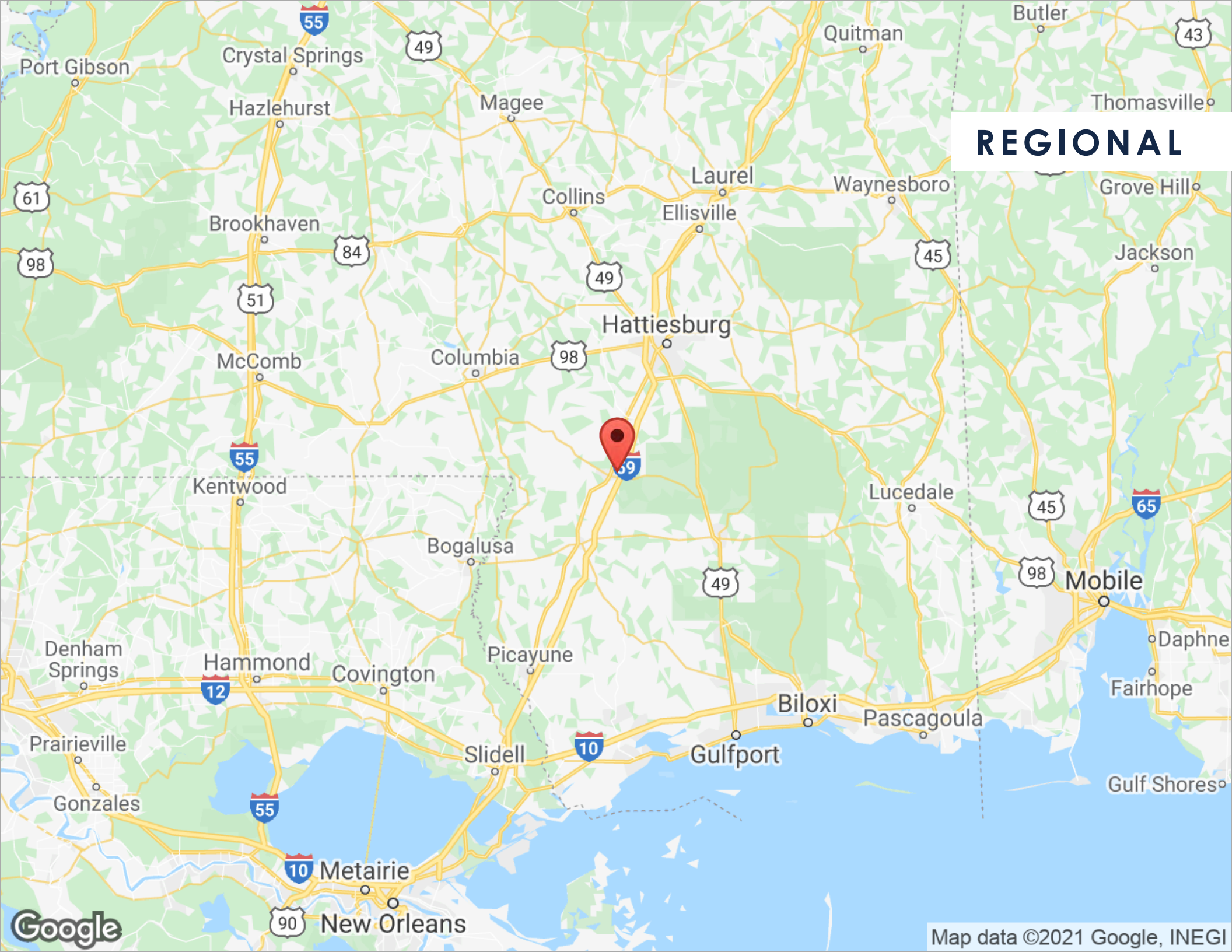


Carl Hancock
Recreational
Complex



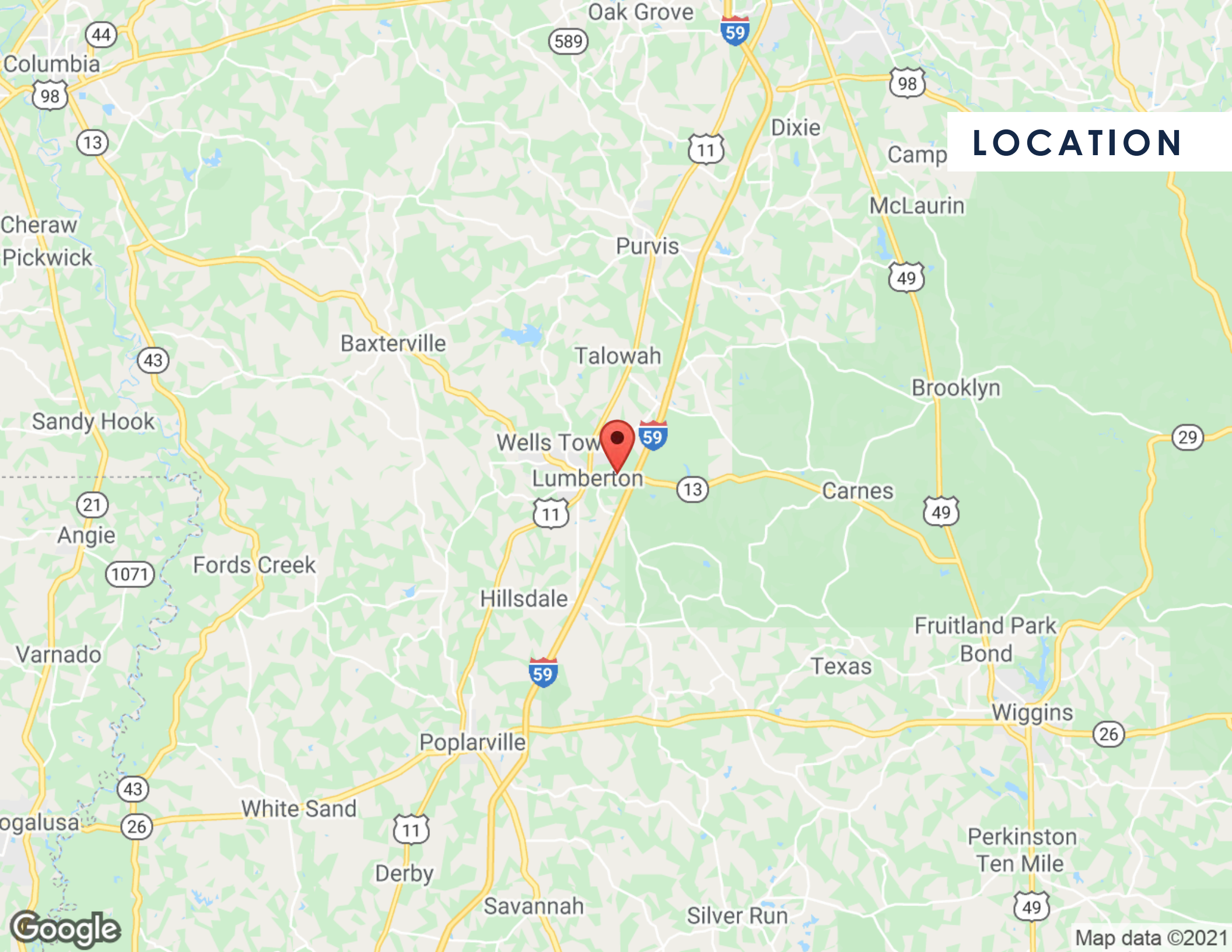
16,270+
VPD





REGIONAL

LOCATION



AERIAL



Lumberton
Hardware & Farm
Supply

E Main Ave

Carl Hancock
Recreational
Complex



DOLLAR GENERAL

839 E Main Ave | Lumberton, MS 39455

TENANT PROFILE - DOLLAR GENERAL



OVERVIEW

Company:	Dollar General
Founded:	1939
Total Revenue:	\$25.6 Billion
Net Income:	\$1.589 Billion
Headquarters:	Goodlettsville, Tennessee
Website:	www.dollargeneral.com

TENANT HIGHLIGHTS

- The company Cal Turner co-founded went public as **DG Corporation** in 1968
- In 2000 Dollar General opened a new corporate HQ in Goodlettsville, TN
- In 2016, Dollar General announced plans to hire 10,000 new employees

TENANT OVERVIEW

Dollar General Corporation is a discount retailer, headquartered in Goodlettsville, Tennessee. The stores provide various merchandise products in the southern, southwestern, Midwestern, and eastern United States. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019. As of January 2020, Dollar General operates 16,278 stores in the continental United States.

Dollar General offers both name brand and generic merchandise — including off-brand goods and closeouts of name-brand items — in the same store. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Most of its products are priced at more than \$1.00. However, goods are usually sold at set price points in the range of .50 to 60 dollars.

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DOLLAR GENERAL

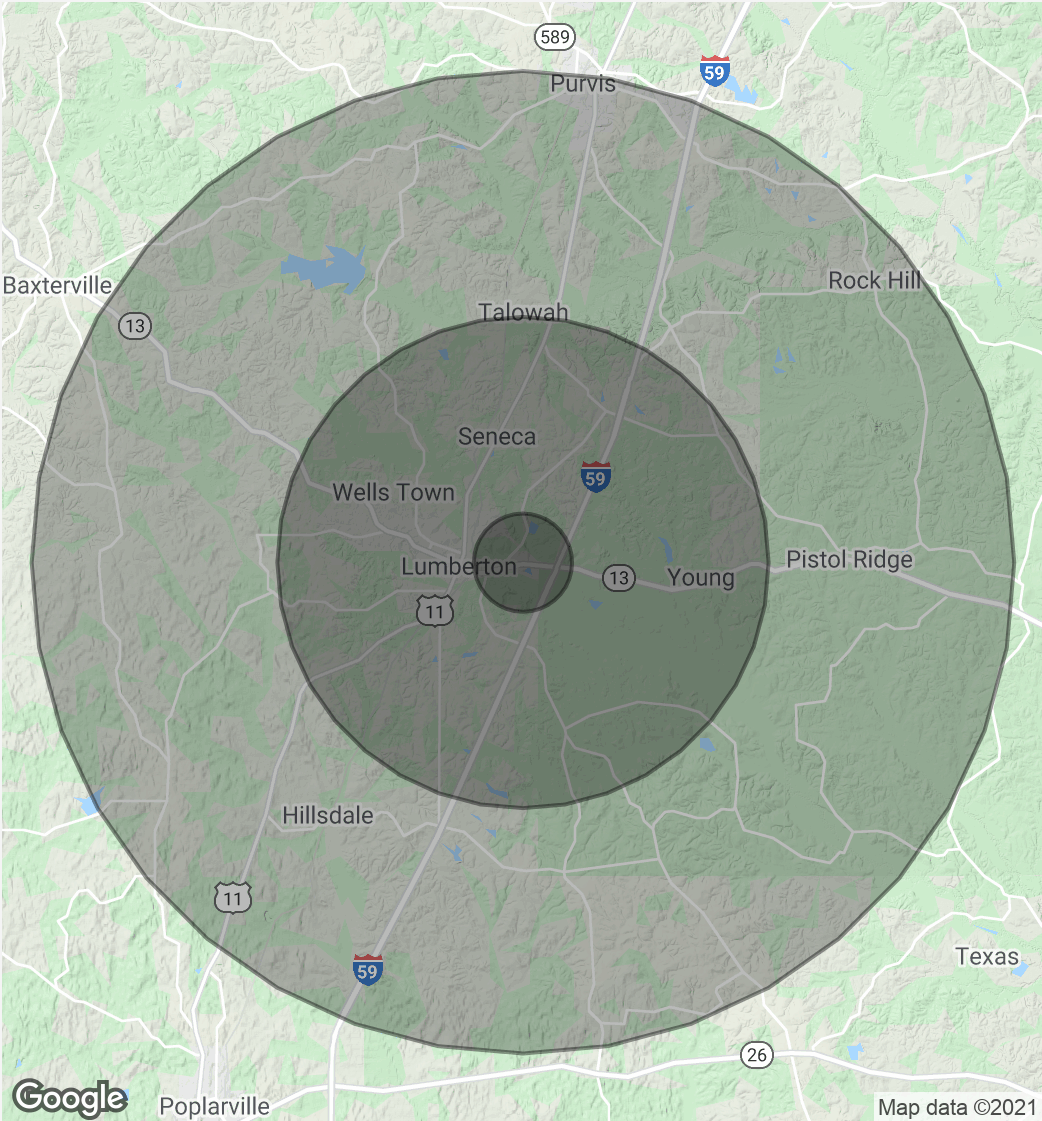
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	153	3,227	12,330
Average age	41.7	40.5	39.0
Average age (Male)	36.7	36.2	34.8
Average age (Female)	44.9	43.2	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	1,255	4,697
# of persons per HH	2.6	2.6	2.6
Average HH income	\$43,149	\$43,156	\$47,090
Average house value			\$163,012

* Demographic data derived from 2010 US Census



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