



OFFERING MEMORANDUM

Actual Property

DOLLAR GENERAL & SHERWIN-WILLIAMS - ESSENTIAL RETAILERS

4960 GAUTIER VANCLEAVE RD, GAUTIER, MS 39553

JDS
REAL ESTATE SERVICES, INC

TRINITY

JENNIFER STEIN

JDS Real Estate Services, Inc.
1231 Purta Del Sol, Suite 100
San Clemente, CA 92763

Phone: 213.446.5366
Email: jstein@jdsreservices.com
MS Broker Lic #21201

CHANCE HALES

Out-of-State Cooperating Broker
TX Lic#: 597585
Phone: 806.679.9776
Email: chance@trinityreis.com

BRANSON BLACKBURN

Out-of-State Cooperating Broker
TX Lic#: 611825
Phone: 325.864.9775
Email: Bb.blackburn@trinityreis.com

TRINITYREIS.COM

JDS Real Estate Services, Inc.



GAUTIER, MS

\$1,272,960 | 7.5% CAP

- Essential Retailers & Investment Grade Tenants - Dollar General (NYSE: DG) Carries a BBB Rating and Sherwin Williams (SHW) an A Rating (Moody's)
- Low Rent for Each Tenant - Dollar General is Paying \$5.32/SF and Sherwin Williams is Paying \$8.55/SF, Both Very Replaceable
- Commitment to Location - Both Tenants Have Recently Extended Their Leases
- Healthy 22,000+ 5 Mile Populations (Growing)
- Both Tenants Have Been Operating at Current Locations Since 2005 When the Building was Built
- Rare Opportunity to Acquire 2 Very Strong Tenants at \$1M Price Point

EXCLUSIVELY MARKETED BY:

CHANCE HALES

806.679.9776 | Chance@trinityreis.com

BRANSON BLACKBURN

325.864.9775 | B.Blackburn@trinityreis.com

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PROPERTY DETAILS:

Building Area:	9,014 / 5,200 SF
Land Area:	2.33 AC
Year Built:	2004
Guarantor:	See Rent Roll
Price (Psf):	\$89.56

LEASE OVERVIEW:

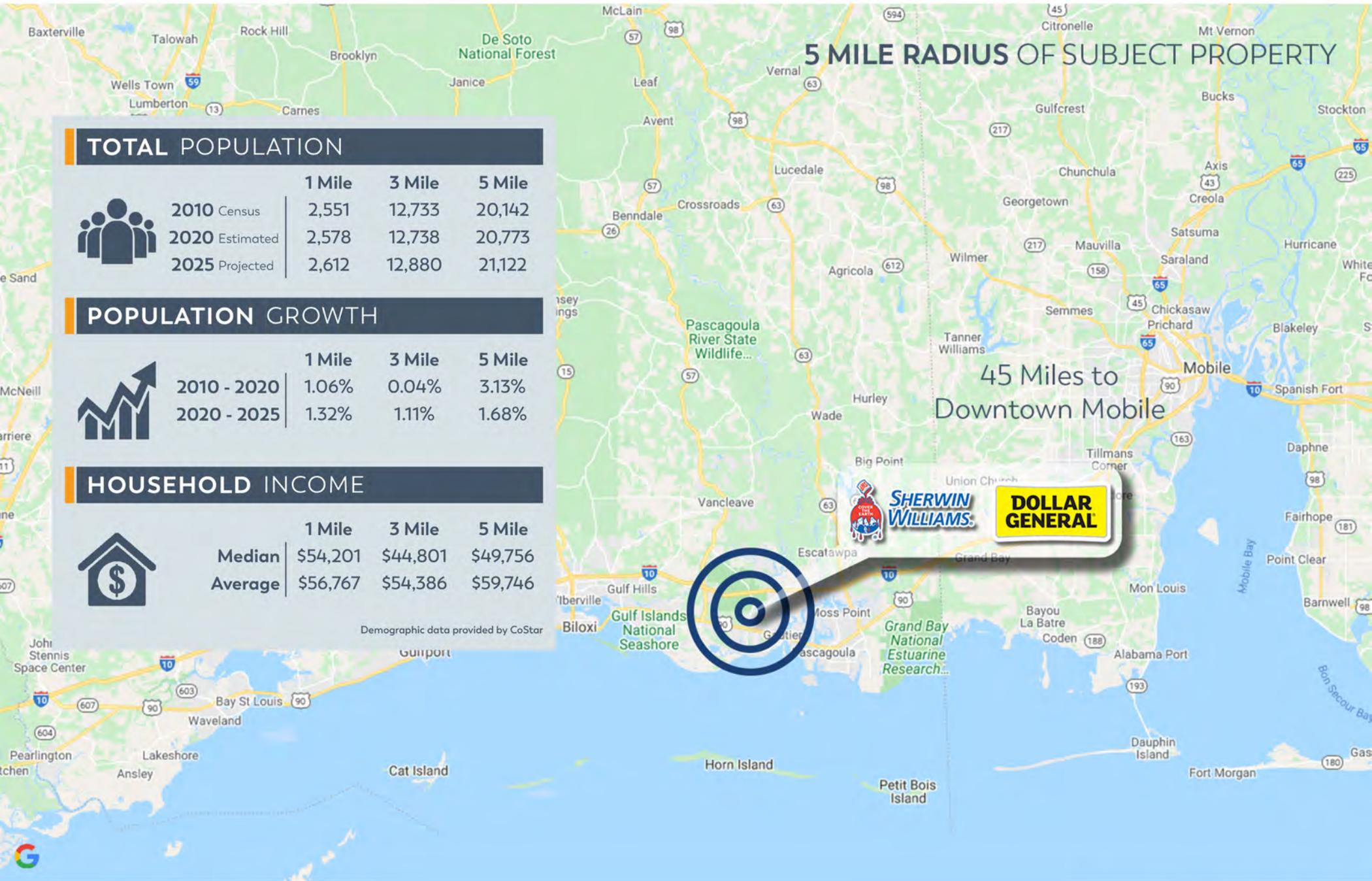
Remaining Lease Term:	See Rent Roll
Rent Commencement:	See Rent Roll
Lease Expiration:	See Rent Roll
Base Annual Rent:	\$95,472
Lease Type:	NN
Scheduled Rent Increases:	See Rent Roll
Options & Increases:	See Rent Roll
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PARTIALLY REIMBURSED BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord

RENT ROLL

4960 GAUTIER VANCLEAVE RD | GAUTIER, MS

TENANT NAME	GUARANTOR	LEASE TYPE	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	OPTIONS AND INCREASES
Dollar General	Dollar General Inc.	NN	A	9,014	2/1/2005	1/31/2026	\$5.66	\$51,000	Three (3), 5-Year; 10%
Sherwin-Williams	The Sherwin-Williams Company	NN	B	5,200	12/30/2005	6/30/2022	\$8.55	\$44,472	One (1), 2-Year; 5%
Totals/Averages				14,214					





TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	2,551	12,733	20,142
2020 Estimated	2,578	12,738	20,773
2025 Projected	2,612	12,880	21,122

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	1.06%	0.04%	3.13%
2020 - 2025	1.32%	1.11%	1.68%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$54,201	\$44,801	\$49,756
Average	\$56,767	\$54,386	\$59,746

RETAILER MAP

4960 GAUTIER VANCLEAVE RD | GAUTIER, MS



Google

RETAIL MAP

4960 GAUTIER VANCLEAVE RD | GAUTIER, MS



Mississippi Gulf Coast
Community College
2.5 MILES AWAY

1.5 MILES AWAY



Gautier High School
1 MILES AWAY

Liberty Church



DOLLAR
GENERAL

Gautier Vancleave Road
16,800+ VPD

Actual Property



2.33 AC | 14,214 SF

Gautier Vancleave Road - 16,800+ VPD

Actual Property





GAUTIER, MS

Actual Property





80 Years of Success



Publicly Traded Co.
NYSE: DG



BBB S&P Rated



\$48B Market Cap



16,200+ Locations



**SHERWIN
WILLIAMS**



154 Years
of Success



**Publicly
Traded Co.**
NYSE: SHW



BBB
Credit Rating
(S&P)



\$17.9B
Annual Revenue



Headquarters
Cleveland, OH

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