



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dollar General
2645 Bolling Road
Roanoke Rapids, NC 27870

EXCLUSIVELY MARKETED BY:



CLIFTON MCCRORY

Lic. # 99847

540.255.5496 | **DIRECT**
clifton@SIGnnn.com



RYAN SOMPAYRAC

Lic. # 121140

843.310.3441 | **DIRECT**
rsompayrac@SIGnnn.com



CHRIS SANDS

Lic. # 300021

310.870.3282 | **DIRECT**
chris@SIGnnn.com

1900 South Blvd, Suite 308
Charlotte, NC 28205
844.4.SIG.NNN
www.SIGnnn.com

In Cooperation With:
Sands Investment Group North Carolina, LLC -
Lic. # 29362 BoR: Amar Goli- Lic. # 310575

TABLE OF CONTENTS

04

06

07

13

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2021 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Dollar General Located at 2645 Bolling Road in Roanoke Rapids, NC. The High Quality Tenant is a Publicly Traded (NYSE: DG) Fortune 500 Company With an S&P Investment Grade Credit Rating of BBB, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$798,720
CAP	6.25%
NOI	\$49,920
PRICE PER SF	\$87.77

PROPERTY SUMMARY

ADDRESS	2645 Bolling Road Roanoke Rapids, NC 27870
COUNTY	Halifax
BUILDING AREA	9,100 SF
LAND AREA	1.14 AC
BUILT	2003



HIGHLIGHTS

- Dollar General is a Publicly Traded (NYSE: DG) Fortune 500 Company With an S&P Investment Grade Credit Rating of BBB
- Dollar General Has Been in Business For 80 Years and Has a Current Net Worth of Over \$6.2 Billion
- High Visibility Along Bolling Road Which Sees Over 5,228 VPD
- Average Household Income is Over \$69,803 Within a 1-Mile Radius
- Property is Located Close to Roanoke Rapids Lake as Well as Lake Gaston Which Attracts Many Visitors
- Property is Located Less Than 1.5 Hours From Raleigh, the Capital of North Carolina and the Second Biggest City in the State
- Nearby Tenants Include: Food Lion, Subway, Family Dollar, Walmart Supercenter, Lowe's, CVS Pharmacy, Burger King and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Dollar General
PREMISES	A Building of Approximately 9,100 SF
LEASE COMMENCEMENT	December 19, 2002
LEASE EXPIRATION	March 31, 2029
LEASE TERM	7+ Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	18.5% at Option
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
PARKING LOT	*Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

*Tenant Reimburses Landlord \$379.17/Month in Base Term and \$417.09/Month in Option Period For Parking Lot

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
----------------	------------------	-------------

9,100 SF	\$49,920	\$5.49
----------	----------	--------







Browning's
Grill

U-HAUL

Autoverters Inc

CULPEPER
WOOD PRESERVERS

MERRITT
WINE ASSOCIATION

Harvest Temple Pentecostal
Holiness Church

SUBWAY

FOOD LION

W 10th St

**DOLLAR
GENERAL**



Speedway

Bolling Rd



Fresh Fire
Assembly of God

Roanoke
Rapids Lake

Victory Baptist
Church

**DOLLAR
GENERAL**

Bolling Rd

MERRITT
PIPING & FABRICATION

FOOD LION

Thelma Rd

**DOLLAR
GENERAL**

CVS pharmacy FAMILY DOLLAR
MR. TIRE SHERWIN-WILLIAMS
AUTO SERVICE CENTERS



FOOD LION
SUBWAY

LOWE'S **CITITRENDS**
Badcock & more Firestone
Ruby Tuesday Hardee's Pizza Hut

158

Julian R Allsbrook Hwy

BIG LOTS! burkes OUTLET
HARBOR FREIGHT TOOLS TSC TRACTOR SUPPLY CO
OLLIE'S OUTLET O'Reilly AUTO PARTS
save a lot

Walmart Supercenter belk
Dunham's SPORTS MATTRESS Warehouse
HIBBETT SPORTS DOLLAR GENERAL
MATTRESS FIRM DOLLAR TREE
PIZZA PAPA JOHN'S Jersey Mike's SUBS Arby's

QUALITY Hampton by Hilton COUNTRY INN & SUITES
Holiday Inn Express Rocker Barrel LEGGANS ROADHOUSE
ZAXBY'S Applebee's Red Roof

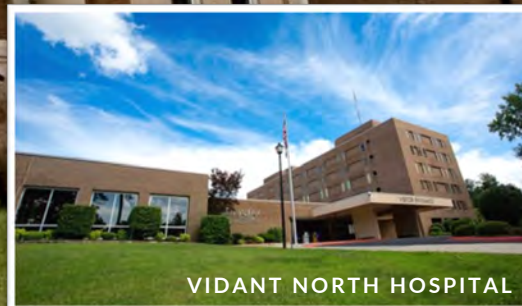


ROANOKE RAPIDS | HALIFAX COUNTY | NC

Roanoke Rapids is a city in Halifax County, North Carolina. Roanoke Rapids is strategically located on I-95 between major metropolitan markets in North Carolina and Virginia, and about halfway between Florida and New York. It is the principal city of the Roanoke Rapids Micropolitan Statistical Area and is also an anchor city of the Rocky Mount-Wilson-Roanoke Rapids CSA. According to the United States Census Bureau, the city has a total area of 10.0 square miles. The town is located at the eastern edge of the North Carolina Piedmont, on the Roanoke River at the fall line. The City of Roanoke Rapids had a population of 15,181 as of July 1, 2021.

Roanoke Rapids has direct access to the eastern seaboard thanks to its location. Its close access to major airports and ports is an added bonus. An aggressive economic development and business environment, supported by excess water and sewer capacity has made Roanoke Rapids become "the place to do business" in eastern North Carolina. The city and county not only have aggressive incentive policies in place but qualify for the highest level of state incentives available. The largest industries in Roanoke Rapids, NC are Health Care & Social Assistance, Manufacturing, and Retail Trade, and the highest paying industries are Manufacturing, Educational Services, and Public Administration. Agriculture, tourism, health care and manufacturing continue to be the major economic drivers for Halifax County. Halifax County ranks #1 in cotton and #3 in peanut production for North Carolina. The County's location along the Interstate 95 corridor is a major driver for commerce and tourism. Vidant North Hospital is the top most employer in the area.

Situated along the mighty Roanoke River and close to Medoc Mountain State Park and Sylvan Heights Bird Park, Roanoke Rapids blends the charm of a historic downtown with the adventure of an outdoor outpost — which makes it the perfect place to visit on a day trip. Roanoke Rapids is famous for several historical sites. The Roanoke Rapids High School building, which began operating in 1921, is still in use and represents many elements of Tudor Revival and Elizabethan Gothic architecture through its castle-like facade. The Roanoke Canal Museum is situated in a former canal lock building and is dedicated to the former shipping canal built in the 18th century. Roanoke Rapids Lake Park is a recreational area that spreads over 12 acres and offers facilities for swimming, picnicking, and fitness activities. Nearby attractions include The Centennial Park, Historic Halifax, Autumn Ridge Alpaca Farms and Farmer's Market. Standing tall within sight of I-95, Roanoke Rapids Theatre attracts top regional and national acts.

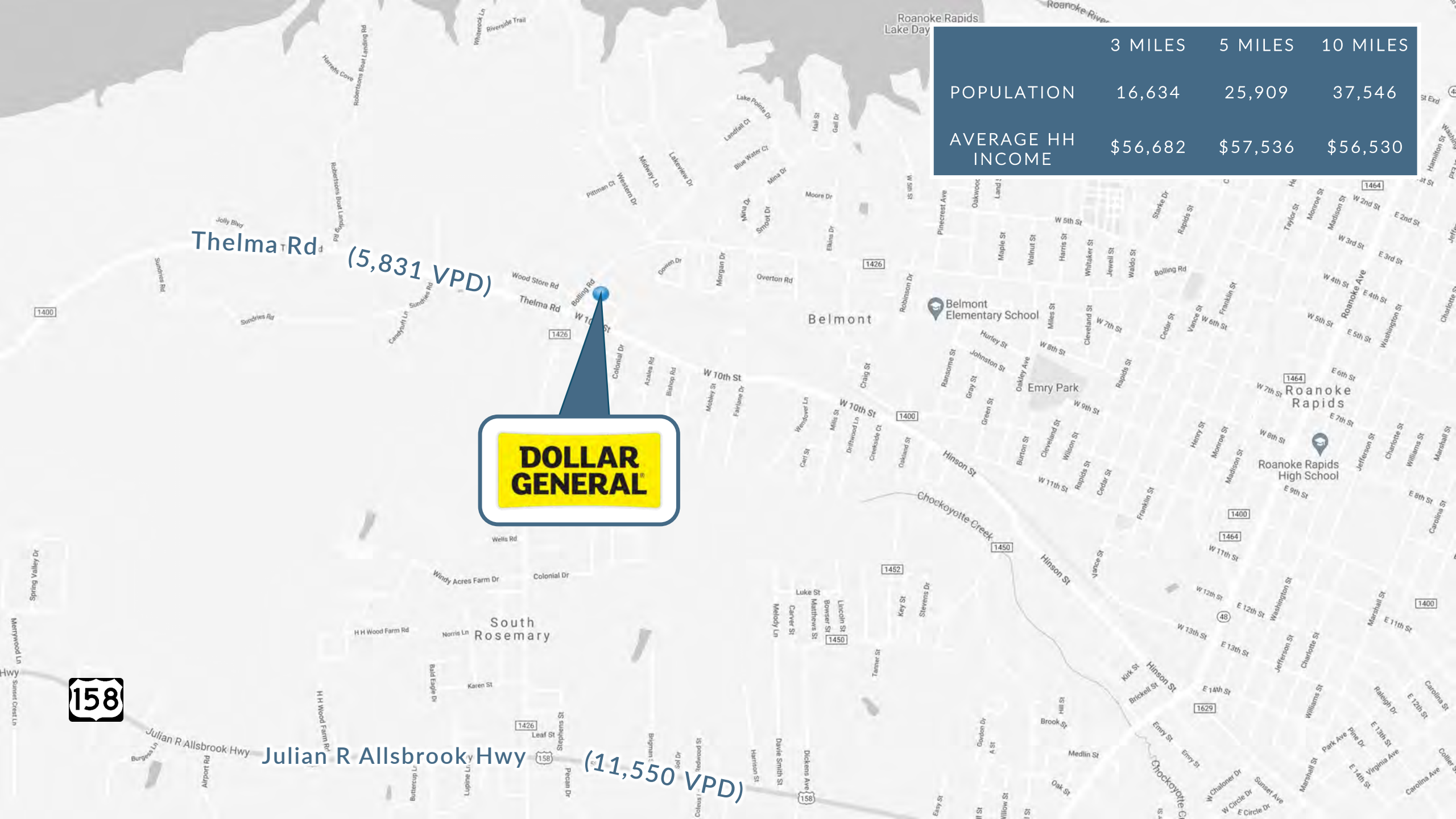


VIDANT NORTH HOSPITAL



ROANOKE RAPIDS THEATRE

HALIFAX COUNTY COURTHOUSE



	3 MILES	5 MILES	10 MILES
POPULATION	16,634	25,909	37,546
AVERAGE HH INCOME	\$56,682	\$57,536	\$56,530



Thelma Rd (5,831 VPD)



Julian R Allsbrook Hwy (11,550 VPD)

DOLLAR GENERAL

TENANT PROFILE

Dollar General Corporation (NYSE: DG) was founded in 1939 and has been delivering value to shoppers for over 75 years. Dollar General helps shoppers Save time. Save money.

Every day! by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at low everyday prices in convenient neighborhood locations. In addition to high quality private brands, Dollar General sells products from America's most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Dollar General operated 17,683 stores in 46 states as of July 30, 2021. During the year, we completed 2,780 real estate projects, including the opening of our 17,000th store and the launch of our new pOpshelf concept, while also delivering the 31st consecutive year of same-store sales growth. In addition, the Company is reiterating its plans to execute 2,900 real estate projects in fiscal year 2021, including 1,050 new store openings, 1,750 store remodels, and 100 store relocations. The company continues to expect capital expenditures in the range of \$775 million to \$825 million.



COMPANY TYPE
NYSE: DG



FOUNDED
1939



OF LOCATIONS
17,683



HEADQUARTERS
Goodlettsville, TN



WEBSITE
dollargeneral.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



EXCLUSIVELY MARKETING BY:

CLIFTON MCCRORY

Lic. # 99847

540.255.5496 | DIRECT

clifton@SIGnnn.com

RYAN SOMPAYRAC

Lic. # 121140

843.310.3441 | DIRECT

rsompayrac@SIGnnn.com

CHRIS SANDS

Lic. # 300021

310.870.3282 | DIRECT

chris@SIGnnn.com



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With:

Sands Investment Group North Carolina,

LLC - Lic. # 29362

BoR: Amar Goli- Lic. # 310575

DOLLAR GENERAL

Order in the DG App.
Pick up in store.
DG Pickup

Dollar General

2645 Bolling Road

Roanoke Rapids, NC 27870