

FOR SALE

DOLLAR GENERAL

186 WEEKS DRIVE | ROXBORO, NC



CLICK FOR DRONE
VIDEO



LISTED AS A LIMITED NONRESIDENT COMMERCIAL REAL ESTATE LICENSEE #LC 470
IN AFFILIATION WITH NC BROKER CHARLES NEIL #190508 OF DIVARIS REAL ESTATE

ESTABLISHED SOUTHEAST MARKET | 5-MILE POPULATION 18,890+



THE OPPORTUNITY

186 WEEKS DRIVE is an established location on a +/- 0.99 acre parcel in Roxboro, NC. Dollar General has shown a strong commitment to the market having already extended the lease at this location on two separate occasions. The property has an average daily traffic counts exceeding 5,400 ADT and sits three parcels from Durham Road which has traffic counts over 25,000 ADT. The property is just 1.8 miles from downtown Roxboro, 28 miles from Durham, NC and part of the Durham-Chapel Hill MSA.



PROTOTYPE

+/- 9,100 SF



LOCATED IN

DURHAM-CHAPEL HILL MSA

ROXBORO, NC presents the opportunity to own an corporately guaranteed asset in an established market. The property has was originally built in 2003 and Dollar General has shown a strong commitment to the market having extended the lease on two occassions. Located directy on US 158, one of the main north-south corridors connecting the surrounding neighborhoods to US 501, the property has strong real estate fundamentals and solid traffic counts at 5,400 ADT on US 158 and 25,000 ADT on Durham Road. US 501 is the main retail corridor for the region and has strong retail co-tenancy with major national and regional tenants. Roxboro is the county seat of Person County and part of the Durham-Chapel Hill MSA, which has a population over 644,000 and is part of the Raleigh-

Durham-Cary NC CSA which has a population over 2,079,000. Person County, part of the manufacturing zone of the Research Triangle region of North Carolina, where skilled workers power world-class performance for leaders like GKN, Eaton Corporation, and Duke Energy. The Research Triangle (ie The Triangle) is an anchor for the area and is bolstered by three major and prestigious research universities: North Carolina State University, Duke University and University of North Carolin - Chapel Hill. The area is strategically positioned halfway between Miami and New York and the region has over 2 million residents, 7,000+ companies, 700+ international companies. The property is located 1.8 miles from Roxboro, 28 miles to Durham and 37 miles from Chapel Hill.

DOLLAR GENERAL ROXBORO, NC

THE NEIGHBORHOOD

1.8 Miles
from Roxboro

28 Miles
from Durham



10,161+
3 Mile Population

18,895+
5 Mile Population



TRADE AREA

Nearest Competition
0.6 Miles North
5.3 Miles East



TRAFFIC

US 158
5,400 ADT
US 501 (Durham Road)
25,000 ADT



\$54,425
Household Income
3 mile average



THE TENANT

DOLLAR GENERAL ROXBORO, NC

DOLLAR GENERAL

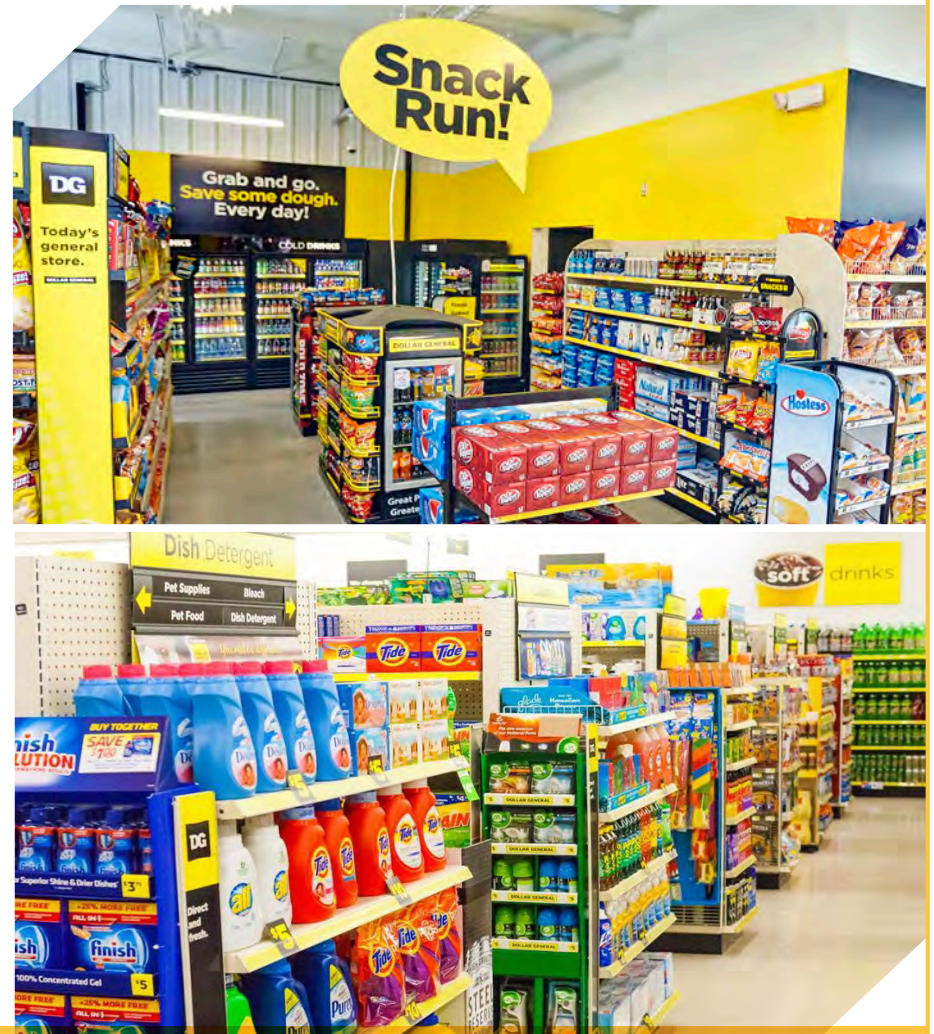
Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. As of April 30, 2021, there are more than 17,426+ stores with more than 157,000 employees located across 46 states. Dollar General has more retail locations than any retailer in America. The Dollar General store format has typically been in rural and suburban markets. For fiscal year 2021, Dollar General plans to execute 1,050 new store openings, 1,750 store remodels, and 100 store relocations.

The Dollar General strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products. In addition to carrying high quality private brands, Dollar General sells products from America’s most-trusted brands such as Clorox, Energizer, Procter & Gamble, Hanes, Cocoa-Cola, Mars, Unilever, Nestle, Kimberly-Clarke, Kellogg’s, General Mills and PepsiCo.

- 17,426+ STORES IN 46 STATES
- \$33.7 BILLION IN SALES FY 2020
- 155,000 EMPLOYEES
- #112 ON FORTUNE 500
- 18 DISTRIBUTION CENTERS
- 31 CONSECUTIVE YEARS OF SAME STORE SALES GROWTH
- S&P CREDIT RATING: BBB (STABLE) "INVESTMENT GRADE"
- FY 2020 SAME STORE SALES INCREASED 16.3%



17,426+ Stores
#112 on FORTUNE 500



DOLLAR GENERAL

ROXBORO, NC

SITE SUMMARY

PRICE	\$917,647
CAP	7.65%
ANNUAL BASE RENT	\$70,200
ANNUAL ADDITIONAL RENT	\$1,800 (Parking Lot Maintenance)
EXPENSES (2021)	\$1,800 (Inquire with Broker for specifics)
NOI	\$70,200
PARCEL SIZE	+/- 0.99 ACRES
BUILDING SIZE	+/- 9,100 SF
LEASE COMMENCEMENT	INITIAL TERM - DECEMBER 1, 2003 (10 years) EXTENDED - NOVEMBER 19, 2009 (9 years) EXTENDED - SEPTEMBER 11, 2015 (8 Years)
LEASE EXPIRATION	NOVEMBER 30, 2023
OPTIONS	OPTION 1 - 5% INCREASE BASE RENT OPTION 2 - 10% INCREASE IN BASE RENT, 15% INCREASE PARKING LOT MAINTENANCE
TENANT/GUARANTY	DOLGENCORP, LLC / DOLLAR GENERAL (NYSE: DG)
LEASE TYPE	NN (Inquire with Broker for specifics)
LANDLORD RESPONSIBILITIES:	All maintenance, repair and replacement to exterior of premises including but not limited to the roof, all paved areas, foundation, structural floors, exterior and load bearing walls, exterior utility lines and pipes, and all other structural portions of the building. HVAC - major repairs (>\$1,000), Tenant will pay first \$1,000.
TENANT RESPONSIBILITIES:	Maintain and repair all plate glass windows and doors, the interior of the demised Premises including but not limited to all floor coverings, interior walls and the ceiling system and shall return the building to Lessor thereafter in its same condition, ordinary wear and tear excepted. HVAC - entire cost of minor repairs, routine maintenance (<\$1,000) and the first \$1,000 for major repairs (>\$1,000). Maintenance contact on HVAC. Tenant agrees to pay Landlord \$150 p/month as Tenant's sole contribution to Landlord for its cost and care and maintenance of the parking lot (Parking Lot Maintenance Costs). Care and maintenance shall include lighting, cleaning (monthly), snow removal, striping and repairs.



OLD DURHAM ROAD - US 158
Approx. 70 Feet
WEEKS DRIVE
Approx. 130 Feet

DOLLAR GENERAL ROXBORO, NC



DIRECTLY ON US-158

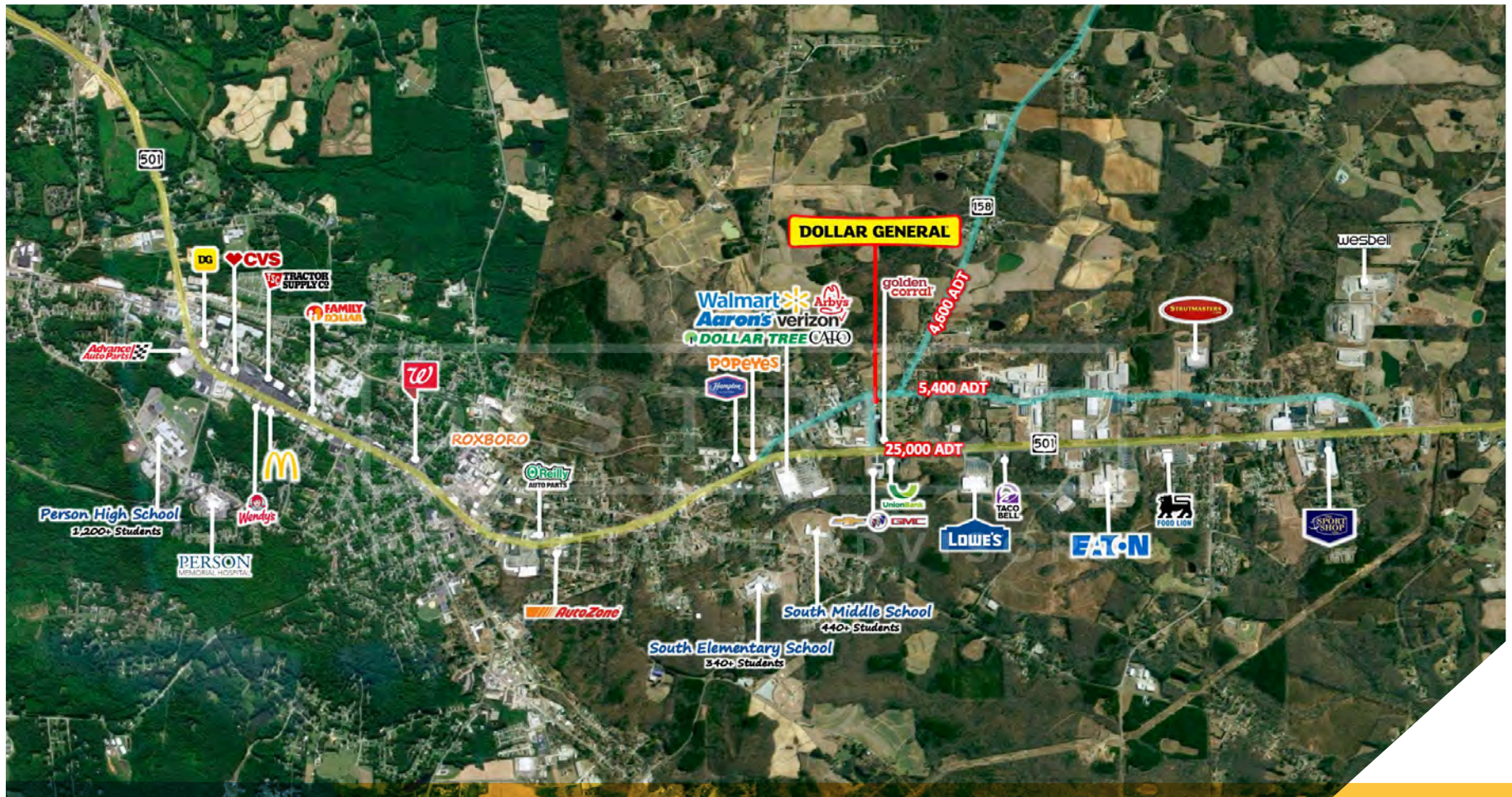


DENSE SURROUNDING AREA

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to rents, expenses, expense reimbursements, lease terms, square footage, demographics, traffic count or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

THE LOCATION

DOLLAR GENERAL ROXBORO, NC



DURHAM - 28 Miles South

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DISCLAIMER CONFIDENTIALITY

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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser. District Real Estate Advisors 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, PCBs or asbestos, the compliance with local, 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, District Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has District Real Estate Advisors 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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