

FOR SALE DOLLAR GENERAL

2994 WALES CENTER ROAD | GOODELLS, MI



REPRESENTATIVE DG PHOTO - NOT ACTUAL STORE

NEW 2022 UPGRADED CONSTRUCTION | PORT HURON REGION



DISTRICT
REAL ESTATE ADVISORS

LISTED IN CONJUNCTION WITH MI BROKER OF RECORD CYNTHIA KRATCHMAN - LICENSE 6502370959 OF MID AMERICA REAL ESTATE

2994 WALES CENTER ROAD

GOODELLS, MICHIGAN

THE OPPORTUNITY

2994 WALES CENTER ROAD features all new 2022 upgraded construction while being ideally positioned at the intersection of Wales Center Road and Lapeer Road on a +/- 2.22 acre parcel. The property has combined average traffic counts of 3,600 ADT and is located just 1 miles from Interstate 69 that has average daily traffic counts exceeding 15,000 ADT. The surrounding 5-mile population exceeds 7,400 and the location will cater to an underserved market. The property is 14 miles from Port Huron which is known as the Maritime Capital of the Great Lakes and 58 Miles north of Detroit.

SIZE
+/- 2.22 ACRE PARCEL

UPGRADED DG PROTOTYPE
9,100 SF
SPLIT FACE CMU BLOCK • 2 SIDES

LOCATED WITHIN
PORT HURON REGION

5-MILE POPULATION
7,400+



THE NEIGHBORHOOD

14 Miles
from Port Huron

58 Miles
from Detroit



7,400+
5 Mile Population



TRADE AREA

NEAREST COMPETITION
4.5 Miles West
8.5 Miles East



TRAFFIC

LAPEER ROAD
2,600 ADT

WALES CENTER ROAD
1,850 ADT



\$88,688
AVG. HH INCOME
1 mile

GOODELLS, MICHIGAN presents the opportunity to own an asset that is brand new upgraded construction while being ideally positioned with a long term lease and a corporate guaranty. The property is located just 1 mile from Interstate 69 and is sitting directly at the intersection of Lapeer Road and Wales Center Road with traffic counts exceeding 4,400 ADT. The area is easily accessible with Lapeer Road running parallel to Interstate 69 and providing access to all surrounding regions. The property is just 14 miles from Port Huron which is known as the Maritime Capital of the Great Lakes and is a gateway city to Canada providing access to and from the border. Port Huron is considered the "central city" of St. Clair County and has the largest population of any municipality in the county featuring a historic downtown shopping district, marina, boardwalk, restaurants, galleries, and attractions like the Huron Lightship, Port Huron Museum and the Fort Gratiot Lighthouse. The city is a draw for visitors and residents to the

Thumbcoast region. Port Huron has a diverse economic base and is situated at the mouth of the St Clair River, at the southern most point of Lake Huron and the eastern most point of the state of Michigan. It is connected to the Canadian towns of Point Edward and Sarnia via the aesthetically pleasing Blue Water Bridge and the St Clair subaquatic tunnels. The major economic activities are paper milling, tourism and the automotive industry. It benefits from the close proximity to Detroit and hosts many industrial suppliers as a result. Likewise, it's location as a international port supports many businesses as well. Schools, hospitals, and financial institutions all play a part in Port Huron's economy. This diverse base of business and industry gives Port Huron great stability.

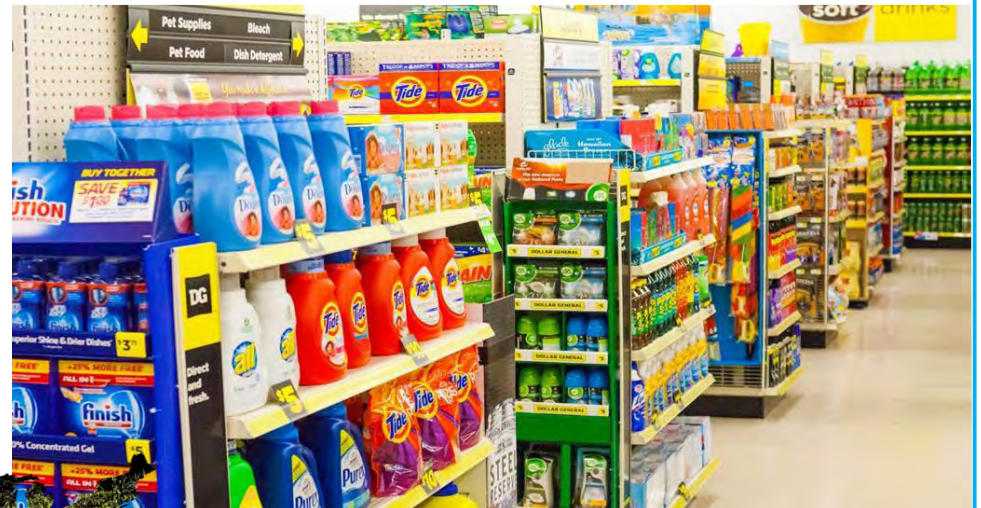
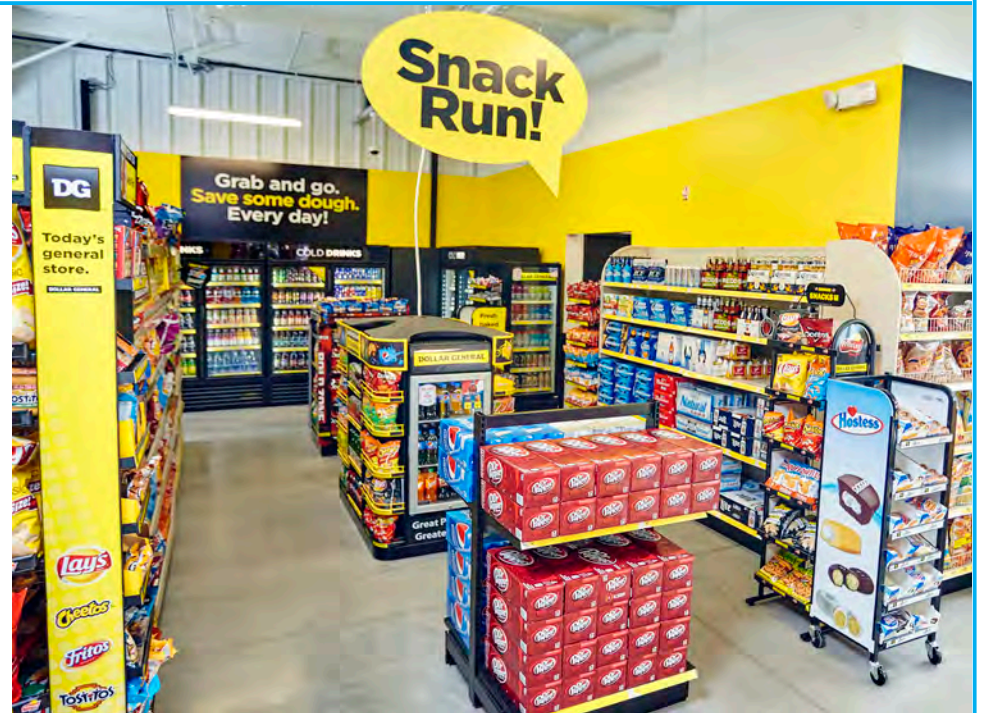
DOLLAR GENERAL

THE TENANT

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.

- **\$33.7 BILLION IN SALES IN FY 2020**
- **17,426+ STORES IN 46 STATES WITH 157,000+ EMPLOYEES**
- **OPERATING PROFIT INCREASED 4.9% TO \$908.9 MILLION**
- **FY 2020 SAME STORE SALES INCREASED 16.3%**
- **#112 ON FORTUNE 500**
- **18 DISTRIBUTION CENTERS**
- **31 CONSECUTIVE YEARS OF SAME STORE SALES GROWTH**
- **S&P CREDIT RATING: BBB (STABLE) "INVESTMENT GRADE"**



17,426+ Stores
#112 ON FORTUNE 500

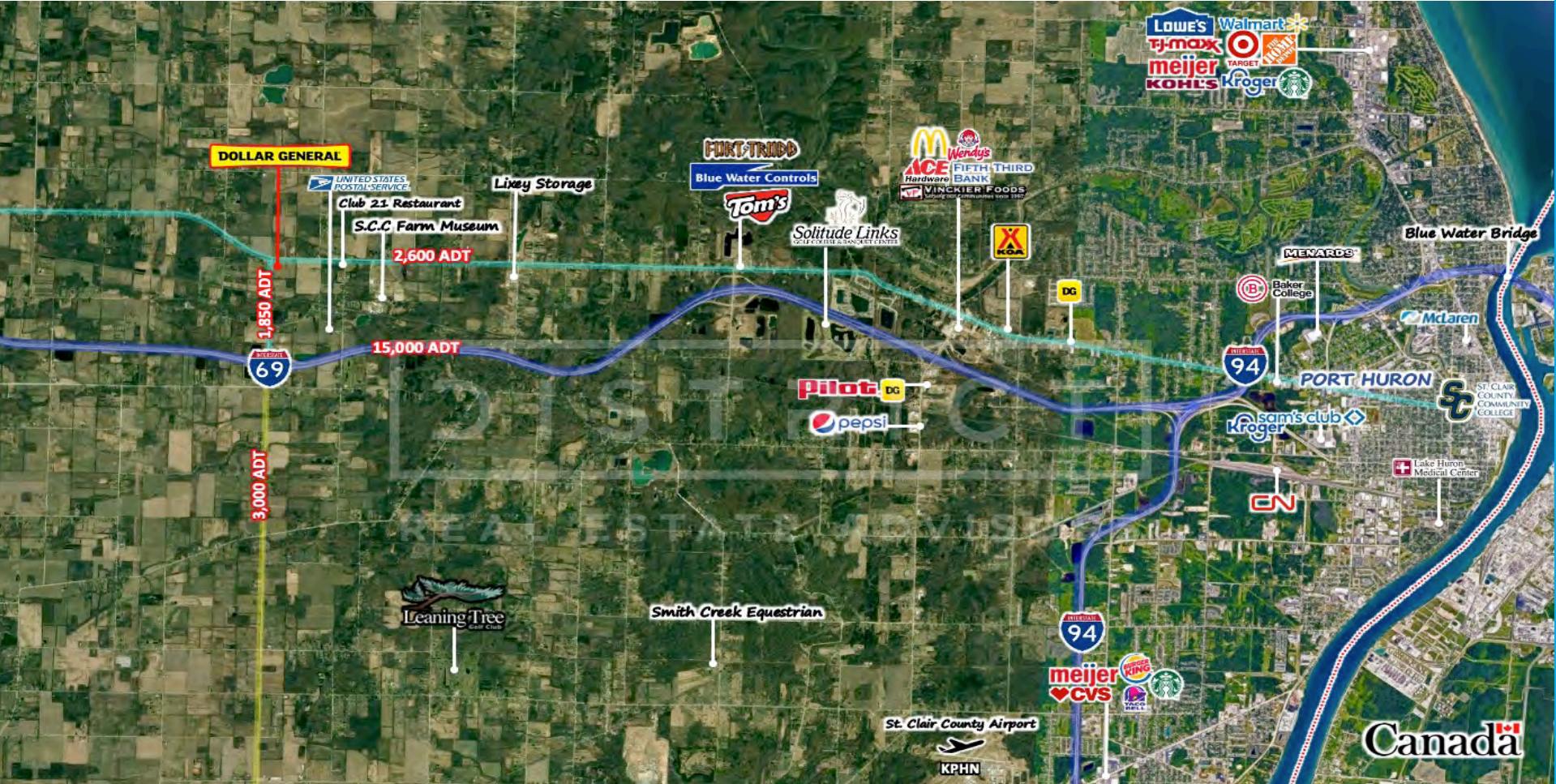
SITE SUMMARY

PRICE	\$1,885,374
CAP	5.00%
NOI	\$94,268.72
PARCEL SIZE	+/- 2.22 ACRES
BUILDING SIZE	+/- 9,100 SF
LEASE TERM	15 YEAR INITIAL TERM
COMMENCEMENT	JANUARY 15, 2022
EXPIRATION	JANUARY 31, 2037
OPTIONS	5 x 5 YEARS - 10% INCREASES
TENANT	DOLGENCORP, LLC
GUARANTY	DOLLAR GENERAL (NYSE: DG)
LEASE TYPE	NNN



Frontage
LAPEER ROAD
Approx. 70 Feet
WALES CENTER ROAD
Approx. 130 Feet

THE LOCATION



Port Huron
14 Miles East



The site plan shows a building labeled "DOLLAR GENERAL" in a yellow box. The building has a main rectangular section and a smaller section to the left. The parking lot is located to the left of the building, with several parking spaces marked with numbers 1 through 14. The parking lot is bordered by a sidewalk and a curb. The surrounding roads are labeled "WALES CENTER ROAD (66' PUBLIC/ASPHALT)" and "LAPEER ROAD (100' PUBLIC/ASPHALT)". The plan also shows a "DRAINAGE DITCH" and a "WALKWAY".



DISCLAIMER CONFIDENTIALITY

This Offering Memorandum has been prepared by District Real Estate Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it claim to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by District Real Estate Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by District Real Estate Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further to this, District Real Estate Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to District Real Estate Advisors.

The information contained in the following offering memorandum is proprietary and strictly confidential. 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.



Contact Tim Bulman

617.448.5616
tbulman@districtadvisors.com

LISTED IN CONJUNCTION WITH MICHIGAN BROKER:

Cynthia Kratchman

248.855.6800
ckratchman@midamericagr.com
License 6502370959

District Real Estate Advisors

32 Fairfield Street | Suite #2
Boston, MA 02116
857.284.7971

districtadvisors.com