



### **Dollar General # 11263 204 W. Clinton St. Salemburg, NC 28385**

DG # 11263 with a 12-Year NN corp. guaranteed lease, extended to 2030 has (5) more five year options with 10 % rental increases  
Dollar General (NYSE: DG; S&P – BBB; Fortune # 91) has over 17,000 locations in 46 states, boasting a \$ 51.52B market cap. (2020)  
Over 64 % of area households earn < \$ 52,000 / year making this an ideal income demographic for a discount store outlet  
Dollar General's 2020 sales up over 17 % to \$ 8.4B from 2019. Same store sales up over 16 % from 2019.  
Recent (Dec '21) renewal extension shows tenant is committed to this location for the very long run  
Nearest competition is a Food Lion grocery store in Roseboro, NC- over 9 miles south of Salemburg  
An E-commerce, economic recession, market crash, credit crisis and COVID proof investment capable of multi-generational income  
A commitment of over 21 years in serving this downtown location with no other consumer goods outlet in town.  
D.G.'s historical record breaking 31 years of consecutive same store sales increases proves it's the most sought-after national credit tenant in the essential business asset class. Minimal LL responsibilities. DG provides a maintenance supplement on top of rent  
Excellent for a 1031 tax deferred exchange replacement property or for a self-funded acquisition preserving long-term stable income  
Centrally located in the epicenter of downtown Salemburg- next door to Salemburg's Post Office  
Close to 1500 people in the local workforce live within 5 miles of store. . . they probably all buy there and know each other

**NOI: \$ 61,920**

**Cap: 5.75 %**

**Parcel: +/- 1.5 ac.**

**Ask : \$1,076,869**

**Edward Wingate - Founder, Managing Broker**

**Essential Business Assets || Passive Income Investing || Tax Deferred Exchanges**

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