



**ACROPOLIS**  
COMMERCIAL ADVISORS

## Dollar General | Absolute NNN Lease

Belmont, NH (Laconia, NH MSA)  
MARKETING PACKAGE



**\*Actual Location**

**Exclusively Listed By:**

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**Listed in Conjunction with New Hampshire Broker:**

Bang Realty – New England Inc  
License No: 075993



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# DOLLAR GENERAL®

15 Gilmanton Rd, Belmont, NH, 03320

Purchase Price: **\$2,195,365**

Cap Rate: **5.35%**

Annual Rent: **\$117,452**

## LEASE SUMMARY

Lease Type	Absolute NNN
Lease Term	15 Years
Lease Commencement	7/11/2017
Lease Expiration	7/31/2032
Guarantee	Corporate
Options	4 (5 Year)
Increases	10% Each Option

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GLA	9,100 Sq Ft
Land Area	1.15 Acres
Access	One (1) Entry/Exit
Year Built	2017
Ownership	Fee Simple

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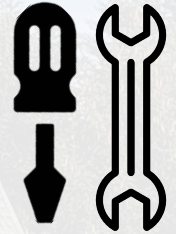
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**\$90,000+ Avg HH  
Income (5mi)**



**Upgraded  
Architecture**



**25 Minutes to  
Downtown Concord**



**Essential Retailer**



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### **Close-Proximity to Two Popular Lakes | 30+ Resorts and Inns | 15 Campgrounds**

- Dollar General is located less than 10 minutes from Lake Winnisquam and less than 15 minutes from Lake Winnepesaukee, the largest lake in New Hampshire. These two lakes generate significant tourism to the area. There are over 30 resorts/inns within a 6-mile radius of this Dollar General as well as 15 different campgrounds and state forests in this same area, creating stronger demand for essential goods. Dollar General's proximity to these accommodations likely results in increased traffic flow to the store.
- Additionally, the New Hampshire Motor Speedway sits just 10 minutes away. NHMS is the largest sports and entertainment venue in New England and is the only site in the region to host NASCAR National Series races. The facility has a seating capacity of 92,000 people.

### **\$90,000+ Average Household Income | Excellent Demographics | 25 Minutes from State Capital**

- The average household income within a 5-mile radius of the Dollar General exceeds \$90,000 which is well above the national average, providing for greater disposable income and stronger likelihood of success.
- Belmont is located just 25 minutes from downtown Concord, which is easily accessible via I-93. Concord is the capital of New Hampshire and is where many companies and jobs are based.

### **Upgraded Architectural Features | High Barriers to Entry | Long-Term Absolute NNN Lease Guaranteed by an Investment-Grade Tenant**

- The Town of Belmont requires various development guidelines and standards which often result in higher barriers to entry. As such, this Dollar General does not resemble a prototypical Dollar General, as it has upgraded architectural features. This demonstrates not only Dollar General's desire to be in the market but also potential commitment to this particular location given the Town development guidelines.
- The property is subject to a long-term absolute NNN lease that is guaranteed by Dollar General, a publicly traded company with an investment grade credit rating of "BBB" (S&P). Other tenants with a "BBB" credit rating are Walgreens, Kroger, AT&T, CVS Health, and General Motors.

### **Central Location | Off of Interstate-93 | Near Schools, Civic Uses, and Local Employers**

- Dollar General is located on Gilmanton Road benefiting from excellent visibility and exposure.
- Major companies such as FedEx Freight and Coca-Cola Bottling Co are positioned down the street from the Dollar General. In addition, there are regional and local companies located within the same area, providing for additional traffic and draw to the town.
- Dollar General sits at the cross section of Route 140 and Route 106 and is less than 10 minutes off I-93, a major highway leading towards popular northern New Hampshire ski and mountain destinations such as Loon Mountain Resort and Waterville Valley Resort.
- Belmont Elementary School, Belmont Middle School and Belmont High School are all located in the vicinity of the Dollar General providing for routine and constant draw to and from the immediate area. In addition, the Dollar General is in close proximity to Belmont Town Hall, Police Station, and Fire Station.



# DOLLAR GENERAL®

## TENANT SUMMARY

Ownership	Public
Tenant	Corporate
Market Cap	\$47.43 Billion
Stock Symbol	DG (NYSE)
Number of Locations	17,915 (Oct 2021)
Headquartered	Goodlettsville, TN
Website	<a href="http://www.dollargeneral.com">www.dollargeneral.com</a>

Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed "too small" for big-box retailers.

Since first going public in 2009, Dollar General operated 17,915 stores in 46 states as of October 29, 2021. The Company ranks 91st within the Fortune 500 Companies. Fiscal 2021 net sales increased by 21.6% to \$33.7 billion with net income growing to \$2.7 billion.

Dollar General helps shoppers Save time. Save money. Every day!® by offering quality private and national branded items that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores.



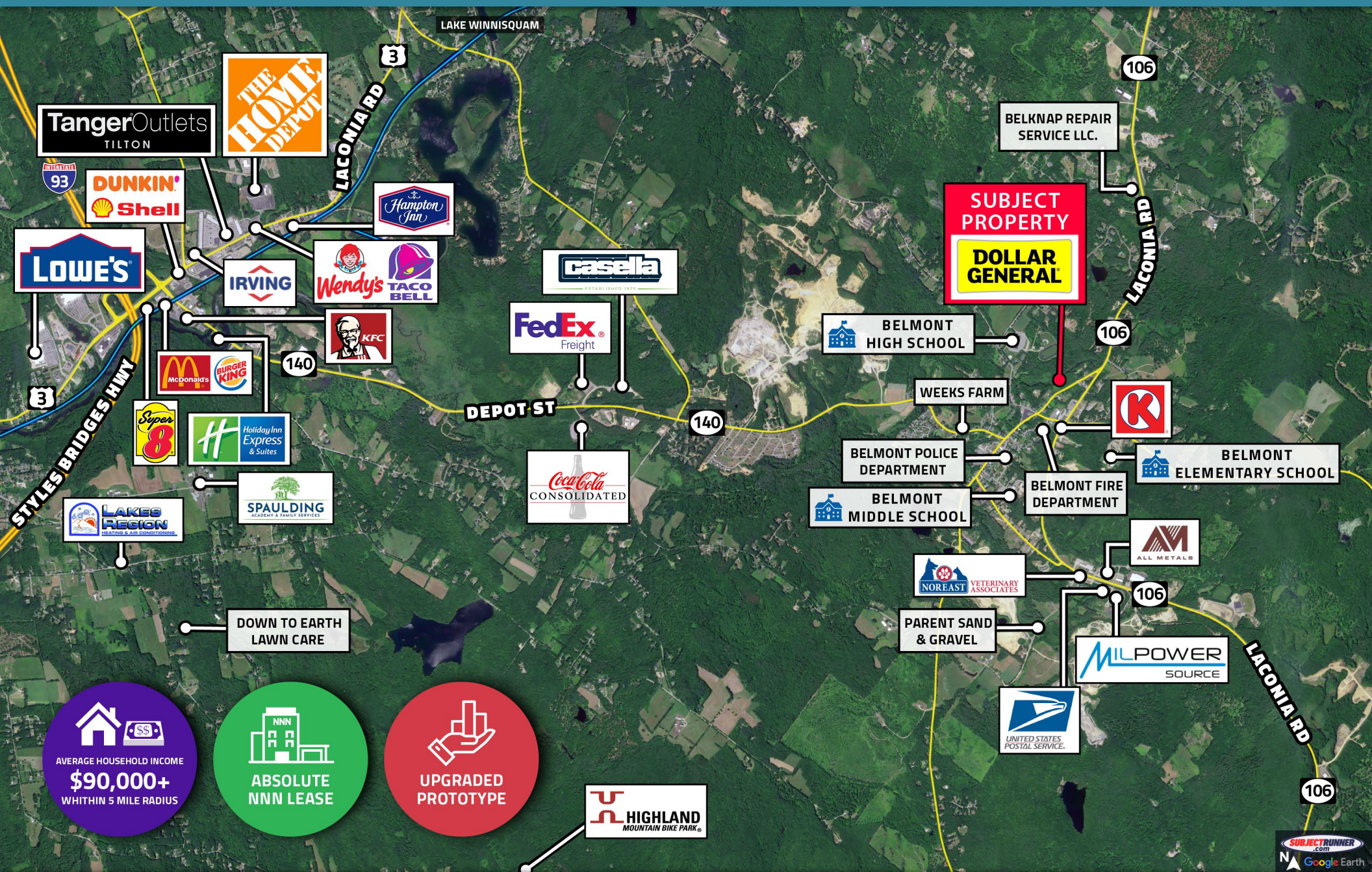
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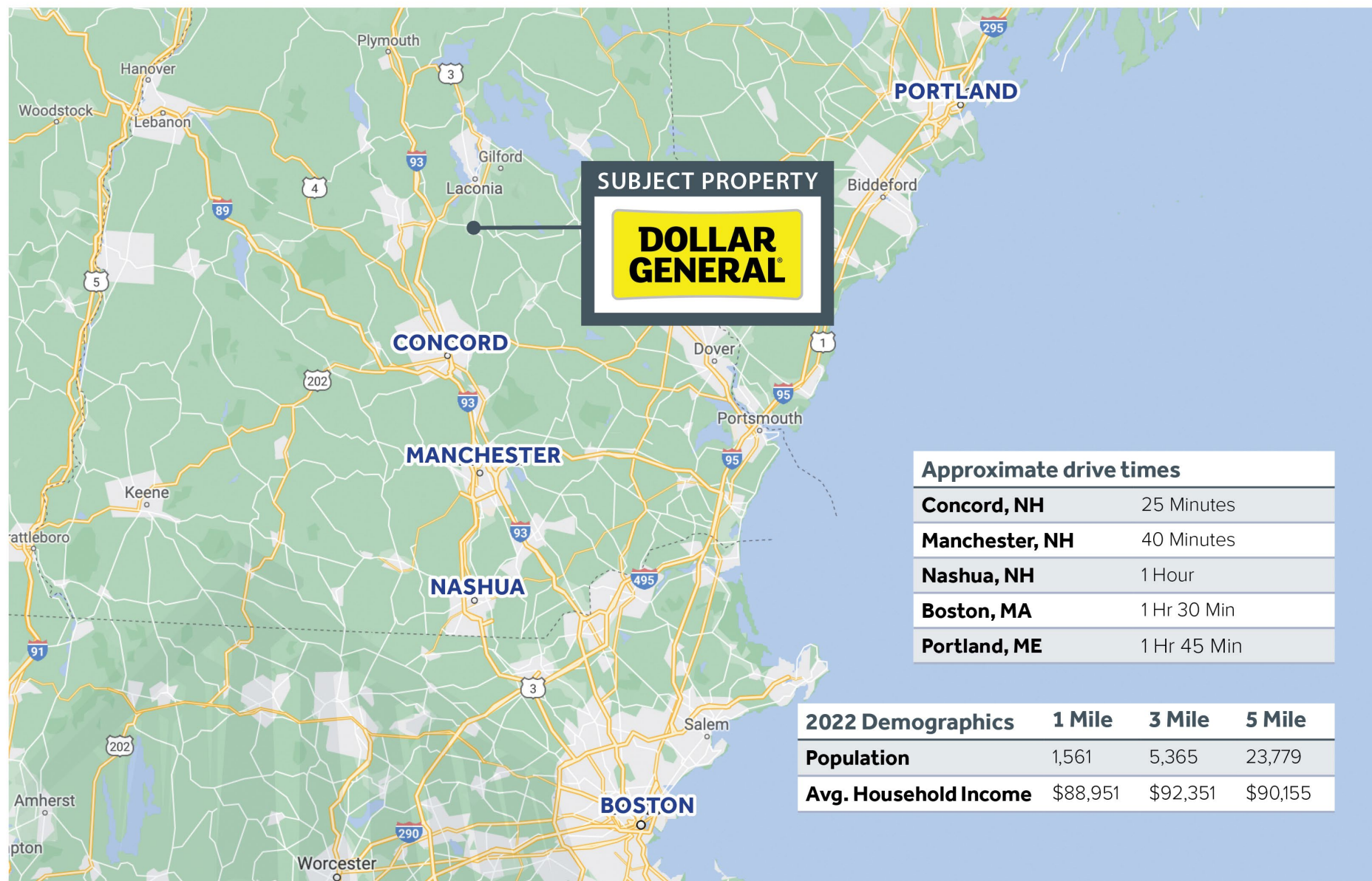




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## REFERENCE MAP &amp; DEMOGRAPHICS



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