



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell,
Inc. | A Licensed Mississippi
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DOLLAR GENERAL

1311 MAIN ST, COLUMBUS, MS 39701

FOR SALE \$708,571 | 6.3% CAP

LEGACYCREA.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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COLUMBUS, MS

- Single Tenant Free-Standing Dollar General
- Located in the Heart of Columbus, MS
- Dense Community Surrounding - 8,800+ People Reside within 1 Mile Radius - 22,300+ People Reside within 3 Mile Radius
- 5,000+ Daytime Employees within 1 Mile Radius of Site
- High Traffic Counts - 17,000+ Vehicles Pass Site Daily on Main St
- National Grade Tenant - Dollar General - Standard & Poor's Credit Rating; "BBB"
- Recession Proof Tenant
- 9,146 SF Building on 0.9 Acre Lot - Built in 2004
- Site Across Mississippi University for Women - Nearby Golden Triangle Regional Airport
- NN Lease Structure - Minimal Landlord Responsibilities

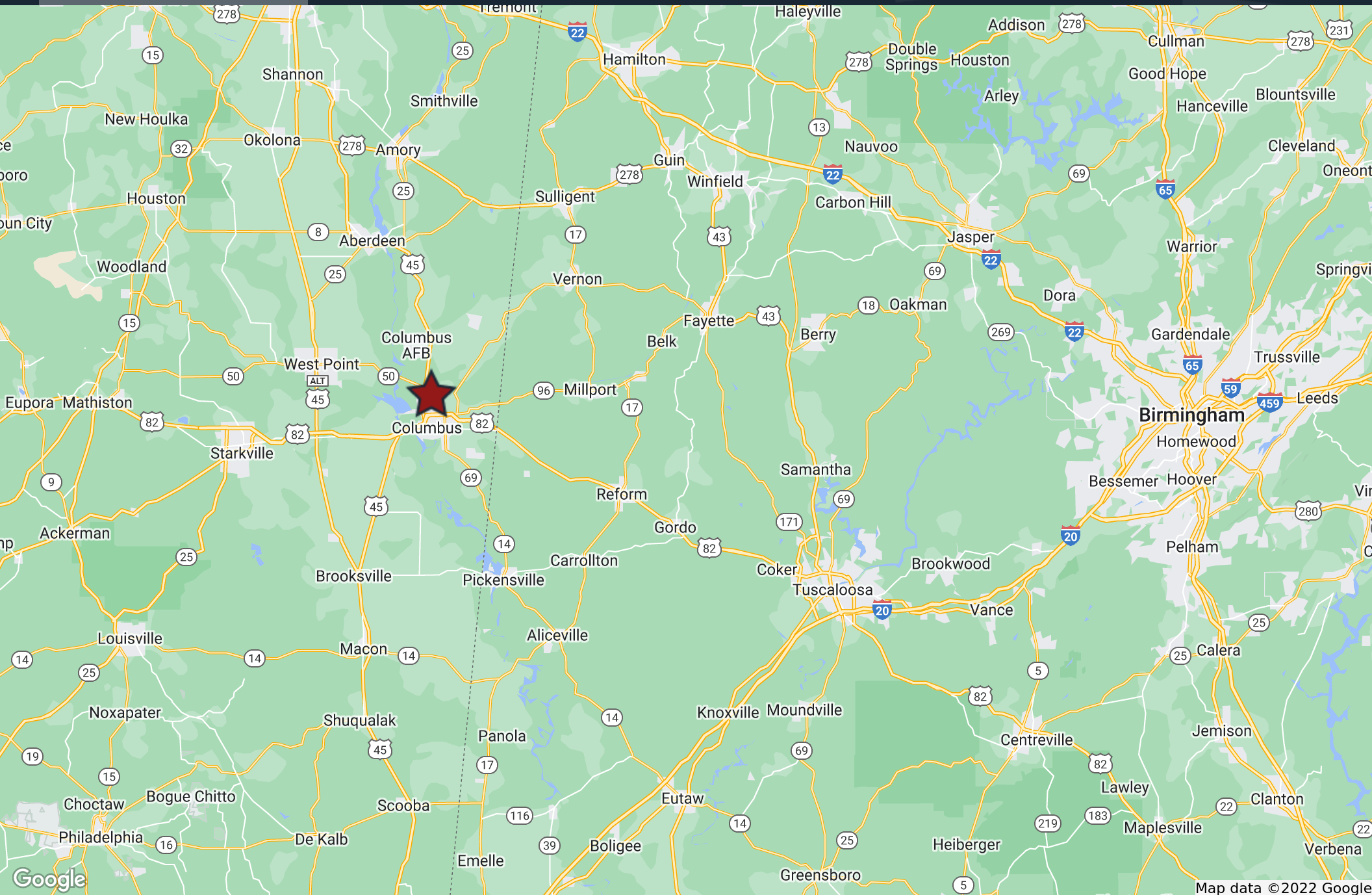
PROPERTY DETAILS

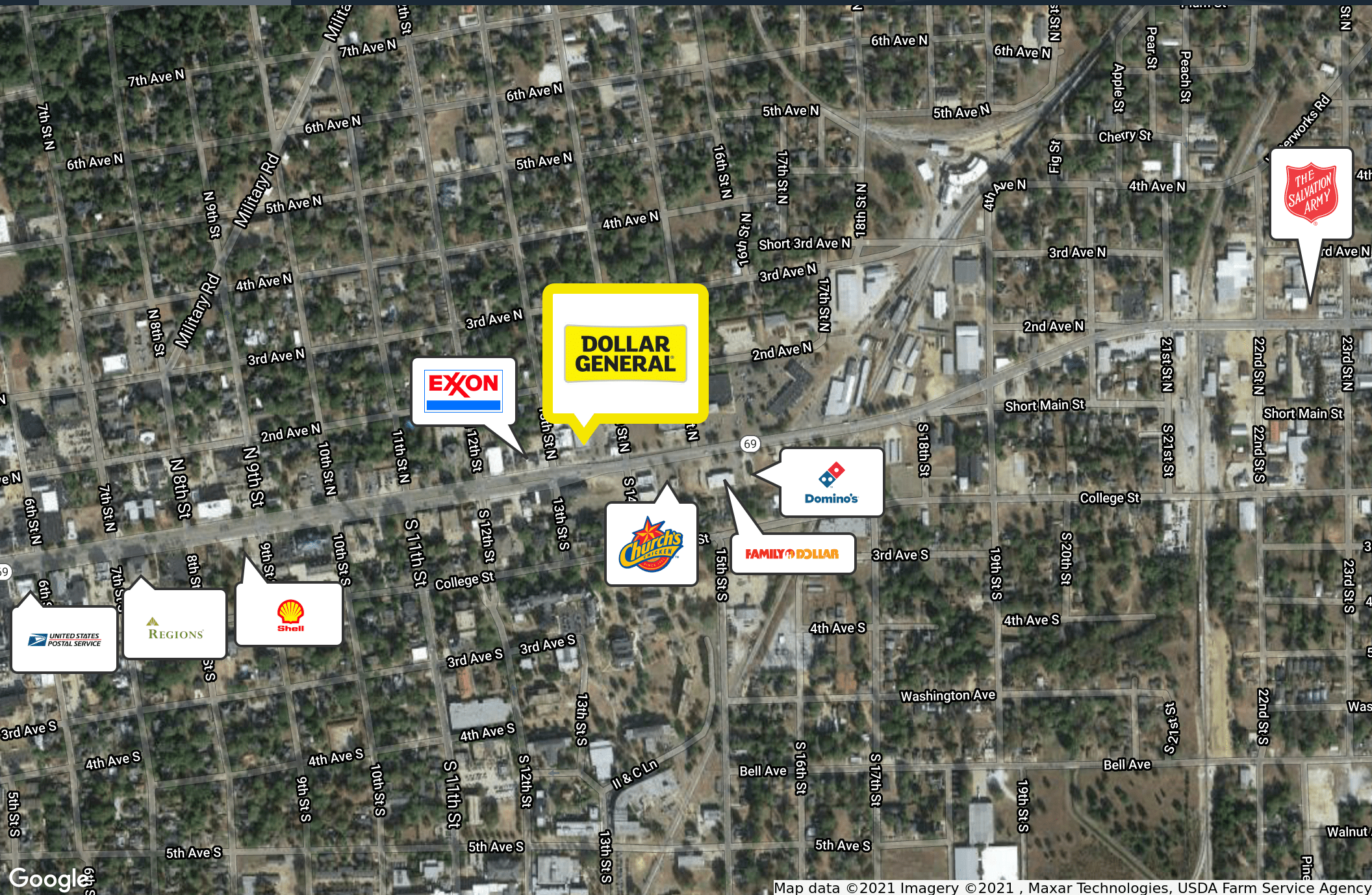
Building Area:	9,146 SF
Land Area:	0.9 Acres
Year Built:	2004
Guarantor:	Dollar General
Price (PSF):	\$77.47

LEASE OVERVIEW

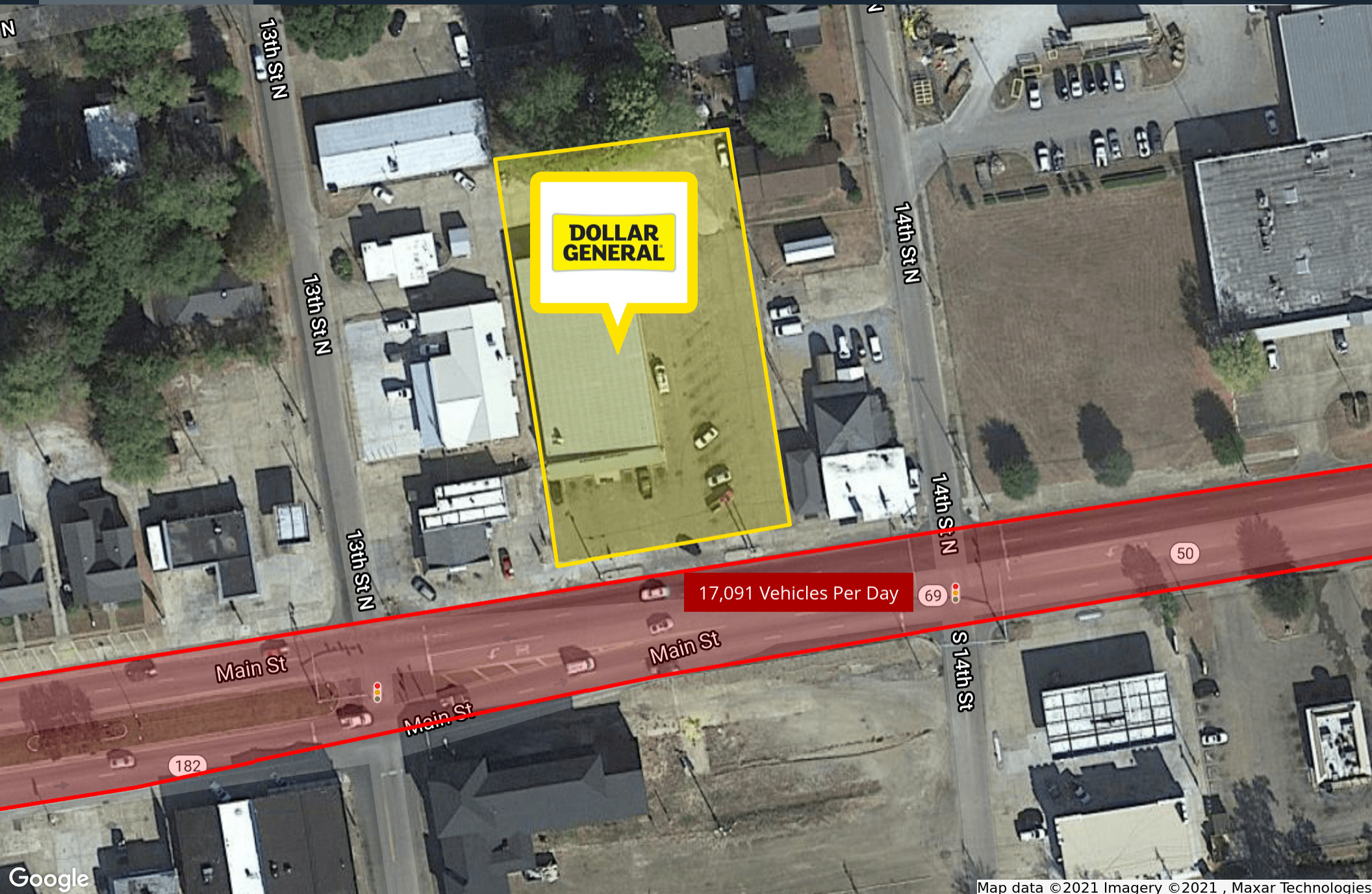
Remaining Lease Term:	8+ Years
Lease Expiration:	7/30/2030
Base Annual Rent:	\$44,640
Lease Type:	NN
Scheduled Rent Increases:	10% Every 5 Years
Options & Increases:	(3) 5 Year Options
Insurance:	Tenant
Parking Lot Maintenance:	Landlord
Property Taxes:	Tenant
Roof & Structure:	Landlord
HVAC:	Tenant







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Google

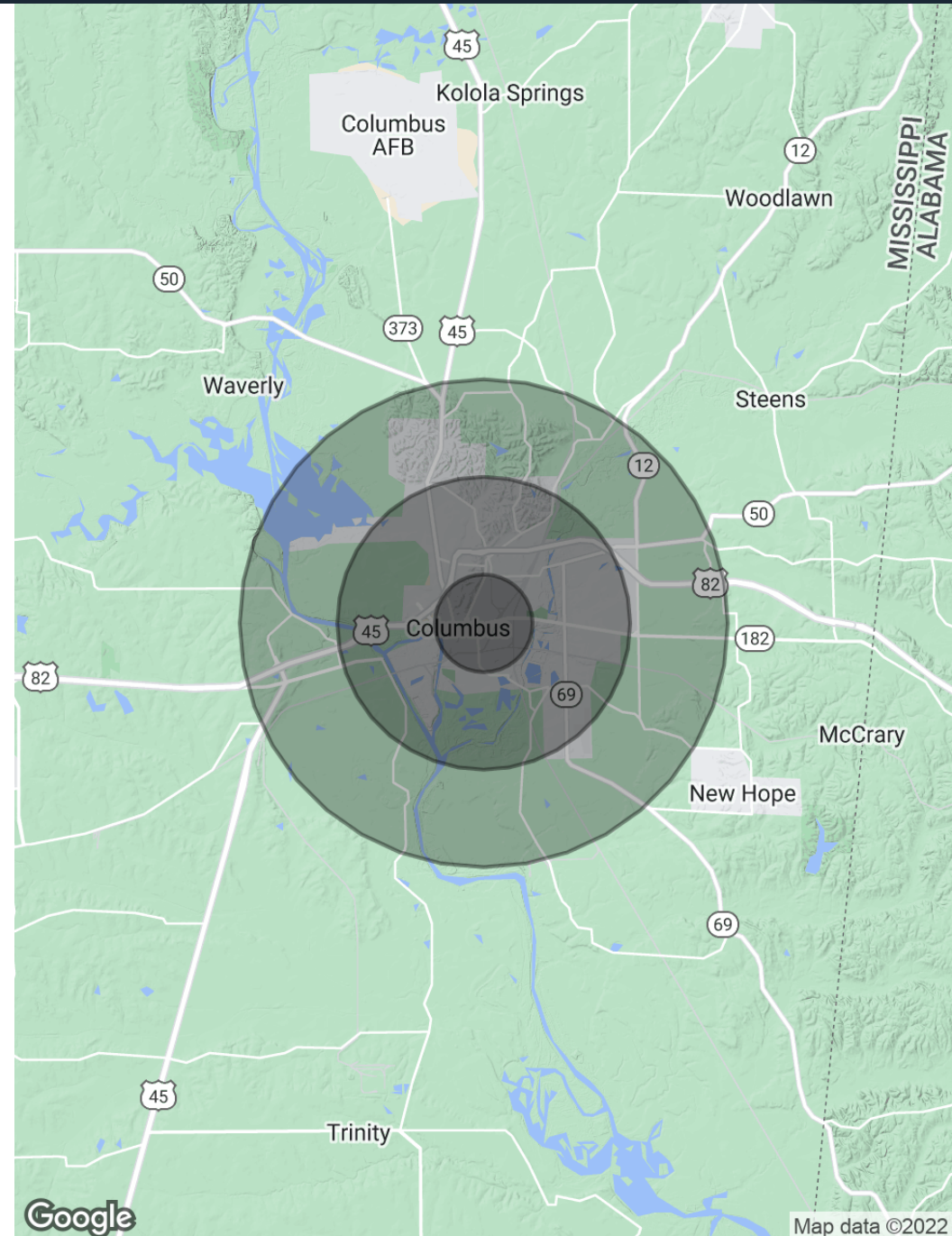
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DEMOGRAPHICS MAP & REPORT

1311 MAIN ST | COLUMBUS, MS 39701

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,899	22,305	33,213
Average Age	29.2	33.1	35.4
Average Age (Male)	25.7	29.8	32.3
Average Age (Female)	32.0	36.2	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,482	9,006	13,272
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$49,672	\$53,537	\$58,931
Average House Value	\$139,654	\$117,806	\$119,185





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