

Colliers

Dollar General

3710 Legion Road, Hope Mills, NC

Offering Memorandum



Accelerating success.

Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

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Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

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Executive Summary

The Twist Capital Team of Colliers is pleased to offer for sale, to qualified investors, the opportunity to acquire Dollar General store number 08242, located in the town of Hope Mills in North Carolina.

This ±9,026 SF building is situated on a ±0.68-acre lot and is fully occupied by Dollar General with a corporate guarantee. The lease has an expiration date of April 30th, 2026 with 5, five-year renewal options and 10% increases with each renewal. Landlord is responsible for the property exterior, roof and parking lot.

The property is conveniently located just six miles southwest of Fayetteville, and benefits from its position on Legion Road, which offers access to the I-95 Interchange to the northeast. This store presents high visibility combined with easy accessibility. The local demographics reflect a population of 106,059 within a five-mile radius with an average income of \$62,639.

The Property can be purchased in conjunction with additional net-leased retail properties comprised of a nine-property portfolio.



NN Investment Opportunity

Investment Summary

Tenants	Dollar General
Address	3710 Legion Road, Hope Mills, NC 28348
Asking Price	\$1,455,066
NOI	\$93,303.96
Cap Rate	6.41%

Property Highlights



- Dollar General corporate guarantee lease
- Ideal Dollar General location with matching demographics
- Population of 106,059 within 5 mile radius
- Supports the local trade area with an average income of \$62,639 (5-mile radius)
- Nestled in a population-dense area of the Hope Mills, Fayetteville submarket, allowing for a strong consumer base only a stones throw away
- Traffic count of 20,000 Vehicles per Day
- Essential retailer





Summary

Dollar General

Hope Mills, NC 28348



Address	3710 Legion Road, Hope Mills, North Carolina 28348
Property Size	±9,026 SF
Lot Size	±0.68 Acres (29,621 SF)
Year Built	2011
Tenant	Corporate Guarantee
NOI	\$93,303.96
Annual Rent	\$93,303.96 Yearly / (\$7,775.33 Monthly)
Lease Commencement	April 9th, 2011
Lease Expiration	April 30th, 2026
Lease Guarantor	Corporate Guarantee
Lease Type	NN
LL Responsibilities	Exterior, Roof & Parking Lot
Options to Renew	Five, 5-year Options
Rental Increases	10% increases every renewal
Initial Term Increases	Increases in the Primary Term

Tenant Profile



DOLLAR GENERAL®

Dollar General Corporation

(NASDAQ: DG)

100 Mission Ridge
Goodlettsville, TN
United States

www.dollargeneral.com

Tenant Facts

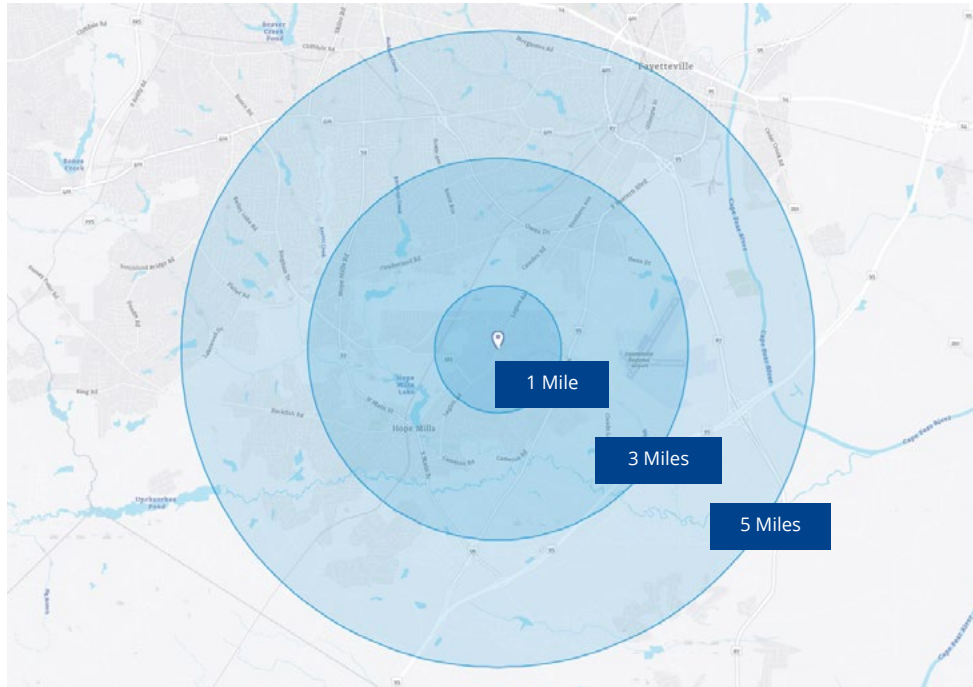
Founded In:	1939
Locations	±15,000
Employees	±143,000
Industry:	Discount Retailer
Headquarters:	Goodlettsville, TN
Revenue:	±\$27.9 Billion

Dollar General Corporation (NYSE: DG), is a discount retailer in the United States. The Company offers a selection of merchandise, including consumables, seasonal, home products and apparel. Its merchandise includes national brands from manufacturers, as well as private brand selections with prices at discounts to national brands. It offers its merchandise at everyday low prices through its convenient small-box locations. The Company sells national brands from manufacturers, such as Procter & Gamble, PepsiCo, Coca-Cola, Nestle, General Mills, Unilever, Kimberly Clark, Kellogg's and Nabisco, which are typically found at higher retail prices elsewhere. Additionally, its private brand consumables offer even greater value with options to purchase value items and national brand equivalent products at substantial discounts to the national brand. The Company operates approximately 13,320 stores located in 43 states located in the southern, southwestern, midwestern and eastern United States.

Property Photo



Location Overview



Demographic Snapshot (5 Mile Radius)



106,059

Total Population in
2021



41,628

Total Households in
2021

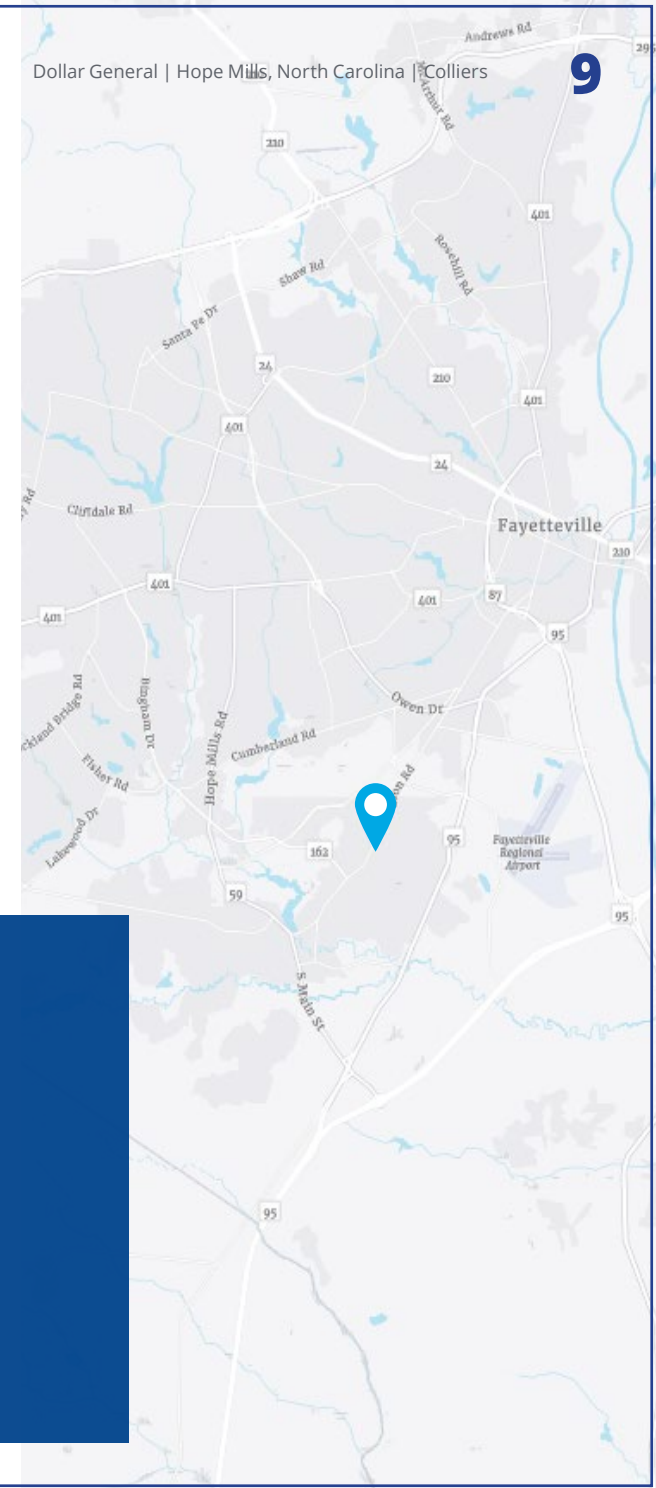


\$62,639

Average Household
Income in 2021

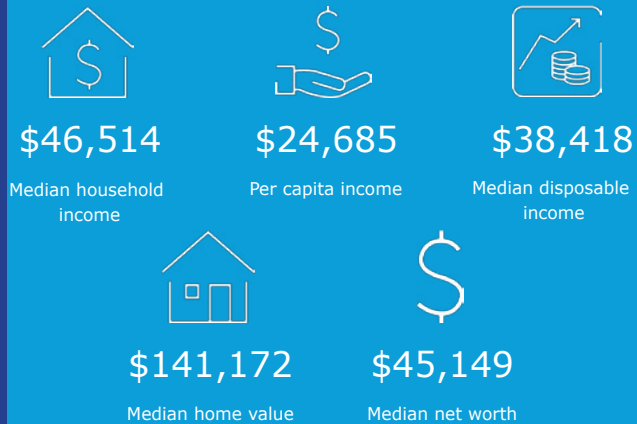
Location Overview

The property is located within the town of Hope Mills, a suburb of Fayetteville in Cumberland County, North Carolina. Located just six miles southwest of Fayetteville, the county seat, the building benefits from its position on Legion Road, which offers access to the I-95 Interchange to the northeast. This store presents high visibility combined with easy accessibility. The local demographics within a five-mile radius reflect a stable trade area.



Consumer Expenditures - 5 mile radius

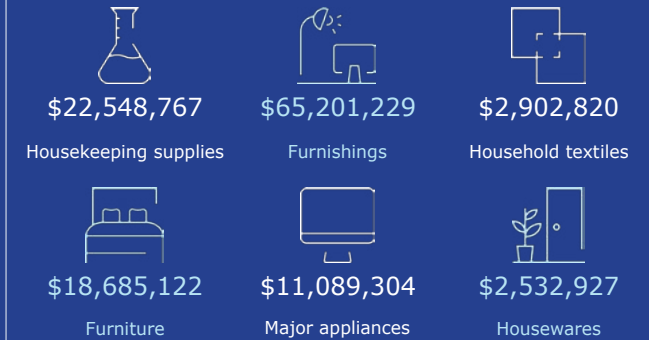
Wealth & income



2019 Annual food& alcohol spending



Annual household goods spending



Annual entertainment/recreation spending



Annual transportation spending



Annual spending total



Area Overview

Fayetteville, NC Overview

Out of the dozens of U.S. cities and counties named after Revolutionary War hero Marquis de Lafayette, Fayetteville, North Carolina was the only one he actually visited. Forty-two years after its founding in 1783, Lafayette traveled to Fayetteville in a horse-drawn carriage and was welcomed by residents. The very same carriage in which he arrived is on display at the Fayetteville Independent Light Infantry Armory & Museum.

Fayetteville has played key roles during defining moments in America's history. The Liberty Point Resolves of 1775 pledged local support for the Revolutionary War cause for independence from England while Scottish heroine Flora MacDonald rallied for the loyalist cause. After the Revolution, with no permanent state capital, the North Carolina legislature periodically met here. In 1789, at a meeting in Fayetteville, the legislature ratified the U.S. Constitution and chartered the University of North Carolina, America's oldest state university.

Known throughout its history for its cultural diversity and military presence, today Fayetteville stands testament to its proud past. Many structures have been painstakingly preserved to reflect this history in nine designated historic districts.



Photo credit: wilmingtondesignco.com



Photo credits: insider.com





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