

Dollar General | Absolute NNN

Livingston, LA (Baton Rouge MSA)
MARKETING PACKAGE



*Actual Location

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427
Eric Wasserman
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ewasserman@acropolisca.com

Listed in Conjunction with Louisiana Broker:

Bang Realty, Inc
License No: BROK.995684693-CORP

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****John E Wood III is a licensed Real Estate Broker in Louisiana and is affiliated with the selling entity****

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DOLLAR GENERAL®

29192 South Satsuma Rd, Livingston LA 70754

Purchase Price: **\$1,808,566.00**

Cap Rate: **5.35%**

Annual Rent: **\$96,758.28**

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Term	15 Years
Lease Commencement	3/1/2021
Lease Expiration	2/29/2036
Guarantee	Corporate
Options	3 (5 Year)
Increases	10% Each Option



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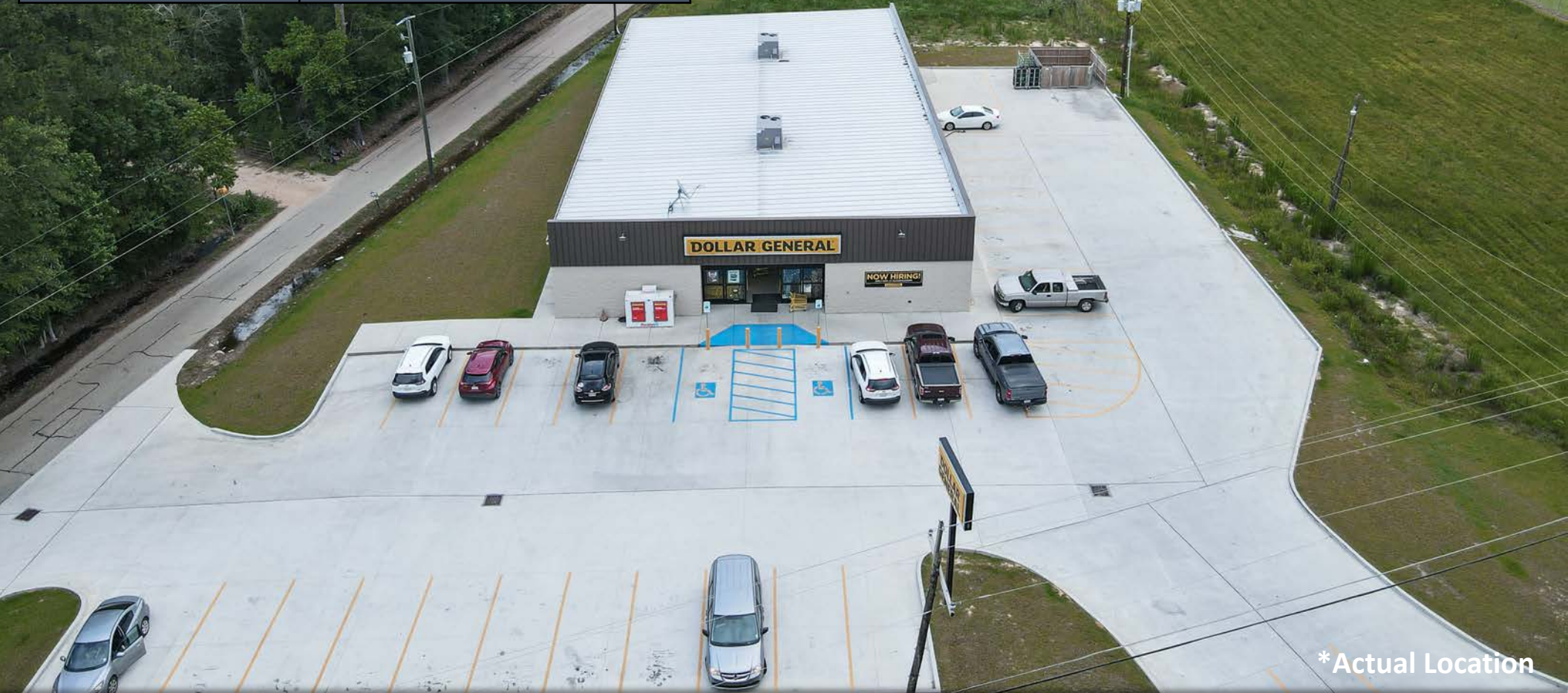
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GLA	9,026 Sq Ft
Land Area	2.09 Acres
Access	Two (2) Entry/Exit
Year Built	2021
Ownership	Fee Simple

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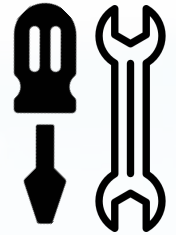
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**\$75,000+ Avg HH
Income (5 mi)**



**Build-to-Suit
Construction**



**25 Min to Downtown
Baton Rouge**



Essential Retailer



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Close-Proximity to Our Lady of the Lake Regional Medical Center – Livingston | North Oaks - Livingston Parish Medical Complex

- Dollar General is situated just 1-mile from North Oaks – Livingston Medical Complex. The complex is part of the North Oaks health system. Built in 2010, the complex covers two-stories, totals 47,000 square feet, and cost approximately \$32 million to develop. Services at the complex include primary and specialty care offices as well as a diagnostic center.
- Dollar General is also just 5.5 miles (9 minutes) from Our Lady of Lake Regional Medical Center – Livingston (“LLRMC”). LLRMC is a 140,000 square foot regional medical center built in 2005 on a 236-acre site. LLRMC consists of an acute care hospital with a 24-hour emergency room and its campus also includes outpatient services such as a lab; imaging services such as CT, ultrasound, digital X-ray, Mammography, DEXA Bone Density and MRI; a retail, onsite pharmacy; and physician offices. Many primary care doctors and specialists such as cardiology, orthopedics, ear nose and throat, eye specialists, allergists, vascular specialists, urology, and pain management doctors occupy the campus physician office space. The Our Lady Health System is one of the largest healthcare systems based in Louisiana.

Corner Location | Off of Interstate 12 | Downtown Baton Rouge 25 Min Via I-12 | Other State Route and US Highway Connections

- Dollar General sits on the corner of South Satsuma Rd and Steve Watts Rd.
- South Satsuma Rd is a major north/south corridor that connects Satsuma in the north and Collyer in the South, where it merges into State Route 42. State Route 42 connects to US Hwy 61, which travels from Baton Rouge to New Orleans. US Hwy 61 is approximately 30 minutes away from the Property.
- South Satsuma Rd has on/off ramps with Interstate 12, less than 3 minutes away from the Property and convenient for daily commuting. I-12 leads directly into downtown Baton Rouge, approximately 25 minutes (11 miles) away via this route. As well, the I-12 also connects to Interstates 10, 49, 55, and 59 all allowing for easily accessibility to surrounding cities, parishes, and states.

Livingston Parish | One of Louisiana’s Fastest Growing Parishes From 2010-2020 | 7th Highest Population Change | 5th Highest Percent Population Change | 9th Largest Parish | 2015 State’s Fastest Growing Parish

- Dollar General is located in the Louisiana parish of Livingston Parish. As of 2021, the Livingston Parish is the state’s 7th fastest growing parish and in 2015 was the state’s fastest.
- From 2010-2020 the population of the area increased by over 19,000 residents, ranking the parish the 7th fastest growing parish in the state and 337th among all counties nationwide. This equates to a growth of 15.9%, the 5th highest percent change among Louisiana parishes.
- As of 2020, Livingston Parish has the 9th largest population of all parishes with over 142,000 residents.

Near Area Traffic Drivers | Local Schools | Residential Complex | Local Community Center and Park | Other National Tenants | Avg HH Income \$75,000+

- Within a 5-mile radius of Dollar General live over 17,000 residents with an average household income exceeding \$75,000, well above the national average and provides for greater disposable income.
- The Property sits within close proximity to numerous schools. Less than 10 minutes away are Doyle Elementary and High Schools, Walker Junior High School, South Walker Elementary School, and others.
- The Property is less than 3 minutes away from the Suma Lake Apartment & Townhomes complex. The living community was built in 2010 and features a 9-acre lake. The complex sits across from local establishments, the Suma Hall Community Center, and Gator Park.
- National retailers in the area include Burger King, O’Reilly Auto, Family Dollar, Pizza Hut, and others.

Build-to-Suit Construction | Long-Term Absolute NNN Lease | 10% Rental Increases in Options

- The Property is subject to a long-term Absolute NNN lease that is backed by a corporate guarantee, providing for extra security. As well, the lease features 10% rental increases at the beginning of each option period.

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DOLLAR GENERAL®

TENANT SUMMARY

Ownership	Public
Tenant	Corporate
Market Cap	\$47.43 Billion
Stock Symbol	DG (NYSE)
Number of Locations	18,356 (May 2022)
Headquartered	Goodlettsville, TN
Website	www.dollargeneral.com

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 18,357 stores in 47 states as of April 29, 2022. 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.



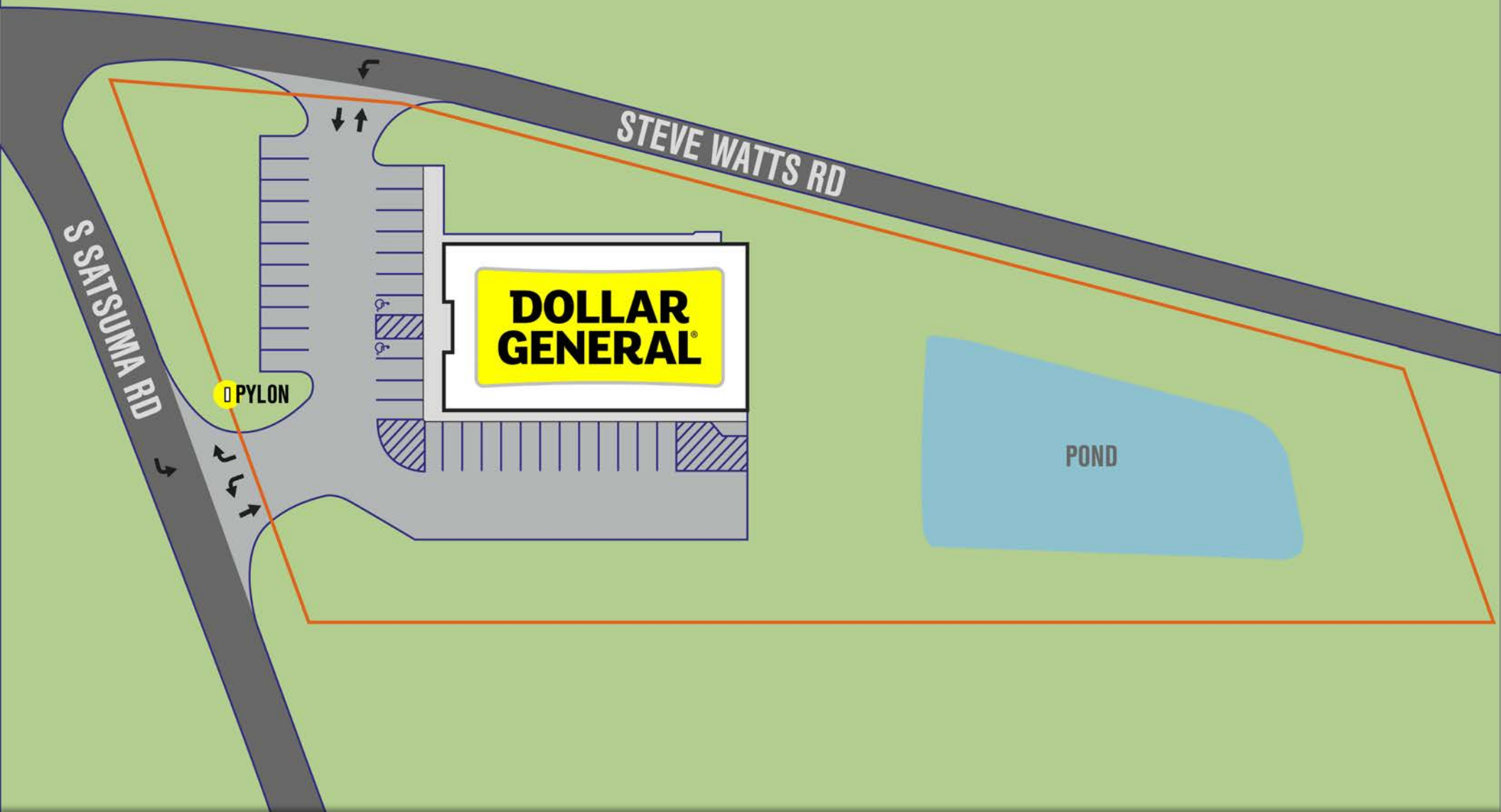
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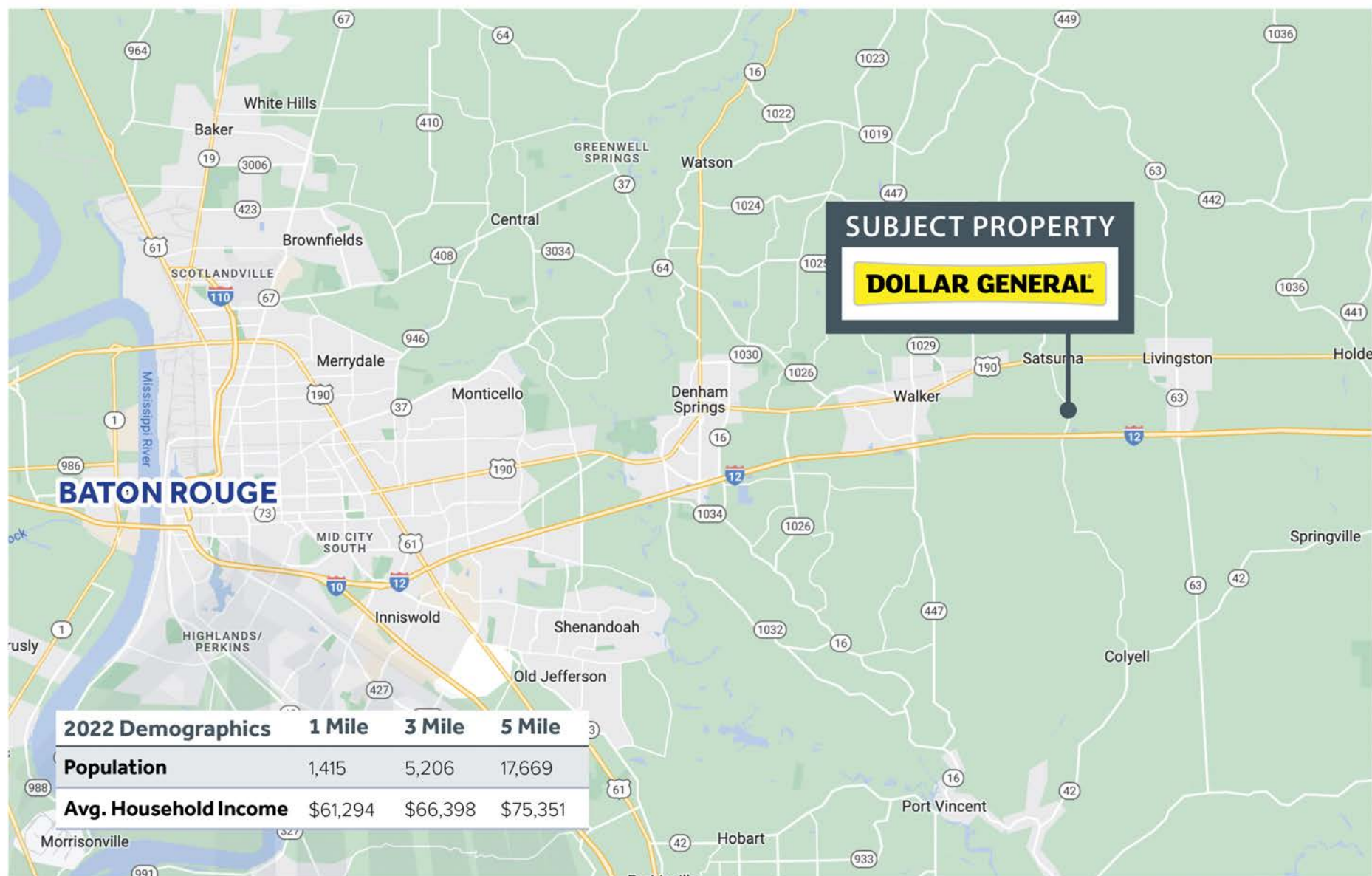
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REFERENCE MAP & DEMOGRAPHICS



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