

Dollar General “Plus” Location

Poplarville, MS

MARKETING PACKAGE



*Actual Location

Exclusively Listed By:

Acropolis Commercial Advisors LLC – CQ1057427

Eric Wasserman

401-263-5706

ewasserman@acropolisca.com

Listed in Conjunction with Mississippi Broker:

Bang Realty of Mississippi Inc

21543

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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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TABLE OF CONTENTS

PRICING & FINANCIAL ANALYSIS

| | |
|----------------------------|-----|
| Pricing Summary..... | 4 |
| Property Summary..... | 5 |
| Investment Highlights..... | 6-7 |
| Tenant Overview..... | 8 |

PROPERTY DESCRIPTION

| | |
|----------------|----|
| Site Plan..... | 9 |
| Aerials..... | 10 |

DEMOGRAPHICS

| | |
|--------------------|----|
| Reference Map..... | 11 |
|--------------------|----|



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DOLLAR GENERAL®

3782 Hwy 26 W, Poplarville, MS 39470

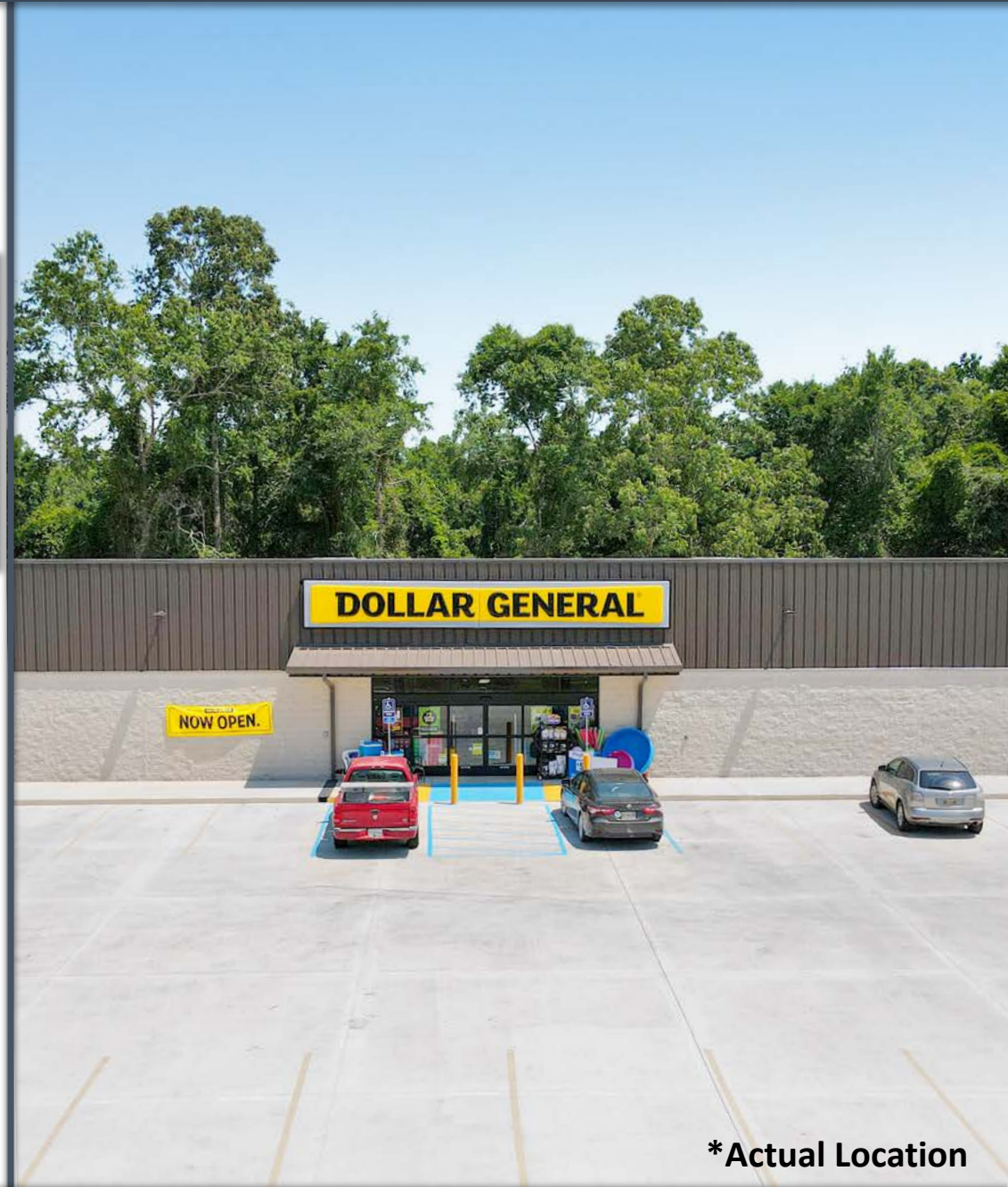
Purchase Price: **\$1,829,393.00**

Cap Rate: **5.45%**

Annual Rent: **\$99,701.88**

LEASE SUMMARY

| | |
|--------------------|-----------------|
| Lease Type | Absolute NNN |
| Lease Term | 15 Years |
| Lease Commencement | 7/1/2022 |
| Lease Expiration | 6/30/2037 |
| Guarantee | Corporate |
| Options | 5 (5-Year) |
| Increases | 10% Each Option |



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| | |
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| GLA | 10,640 Sq Ft |
| Land Area | 2.21 Acres |
| Access | One (1) Entry/Exit |
| Year Built | 2022 |
| Ownership | Fee Simple |



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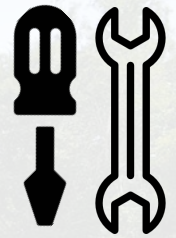
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**\$79,000+ Avg HH
Income (3-mi)**



**Brand-New
Construction**



**Absolute NNN Lease
With Rental Increases**



**Dollar General "Plus"
Store**



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Rare Dollar General Plus Location | Recently Opened | Brand-New Construction | Concrete Parking Lot | Absolute NNN 15-Year Lease | 10% Rental Increases in Options

- The Property is a rare Dollar General “Plus” location. Dollar General Plus stores differ from traditional Dollar General stores in that they are larger and contain more cooler/freezer space for perishable and essential items.
- The Dollar General recently opened its doors last month and features brand-new construction including a full concrete parking lot. The store also features a 15-year lease with 10% rent increases at the beginning of each of the 5 option periods and is backed by a corporate guarantee.
- As well, the Property’s lease is Absolute NNN, providing for a passive investment.

County’s Largest Town | Ninth Fastest Growing MS County | Highway Location | Limited Competition

- The Property sits on Mississippi Highway 26 W, less than 5 minutes from the Mississippi-Louisiana border. As such, Dollar General is less than an hour and a half from New Orleans, LA.
- Highway 26 connects to Interstate 59 in the east, leading to New Orleans, LA and Northern Mississippi as well as parts of Alabama.
- Dollar General is located in Pearl River County, the ninth fastest growing county in Mississippi and the fourth largest Mississippi county by land area. Poplarville is the county seat and largest town in Pearl River County.
- The property benefits from very limited competition within the area. The closest Dollar General is approximately 5 miles away in Louisiana.

Avg HH Income \$79,000+ | Less Than 20 Minutes From Downtown Poplarville | Local Schools | New Hospital | New Industrial Park

- The average household income within a 3-mile radius of the Dollar General exceeds \$79,000, which is well above the national average and provides for a greater disposable income in and around the Property.
- The Property is less than 20 minutes from Downtown Poplarville. Downtown Poplarville is home to Pearl River Community College, the state’s first junior college and one of the most successful in the country at the junior collegiate athletic level. As well, almost all of the county’s public schools are located in Downtown Poplarville.
- Within the downtown area, Forrest General Health is planning to build a new hospital. The Forrest General Health network is based out of Hattiesburg, MS and currently has over 70 hospital and health services locations throughout Mississippi.
- Development plans of the downtown area also include a planned industrial park that will be located off Highway 26.

Close Proximity to Area Drivers | County Fairs & Rodeos | 15th Largest Vermeer Agricultural Equipment Dealer in the World

- Dollar General is 15 minutes away from the Pearl River County Fairgrounds. The multipurpose facility offers public and private horseback riding, rodeos, and events such as wrestling and pet shows. The space also hosts annual fairs, of which the 77th Annual Pearl River County Fair & Livestock Show is expected to come this Fall.
- Dollar General is approximately 20 minutes away from the Blue Tara farm, Mississippi’s first certified organic blueberry farm.
- The Property is less than 20 minutes away from Parish Tractor Company, the 15th largest dealer in the world of Vermeer tractors and agricultural equipment.



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DOLLAR GENERAL®

TENANT SUMMARY

| | |
|---------------------|--|
| Ownership | Public |
| Tenant | Corporate |
| Market Cap | \$56.01 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.



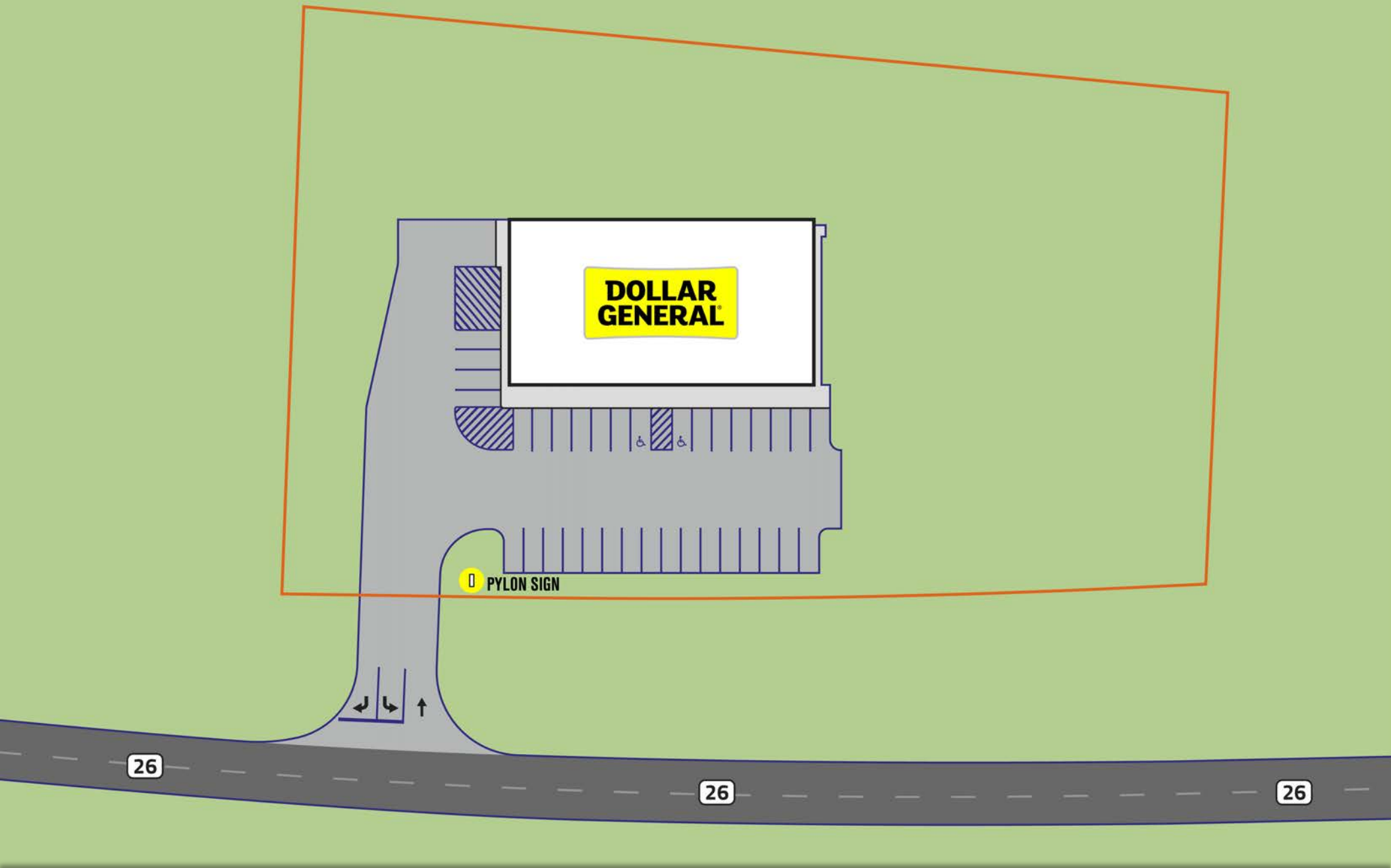
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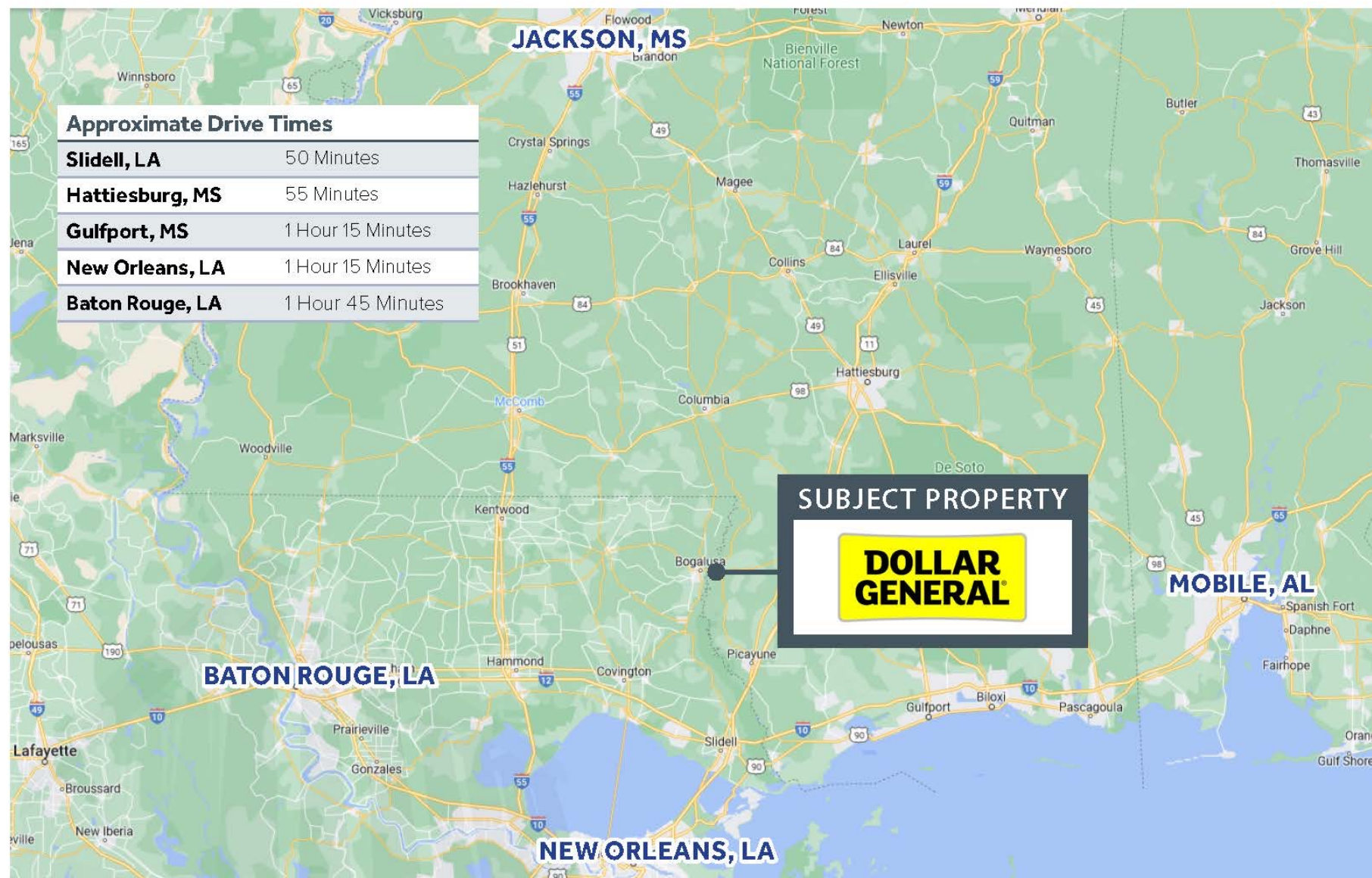
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