

**OFFERED  
FOR SALE  
\$1,850,000**

**5.25%  
CAP RATE**

**DOLLAR GENERAL®**

CONFIDENTIAL OFFERING MEMORANDUM

15710 Sam Potts Hwy  
BOLTON, NC

**WILMINGTON, NC MSA**





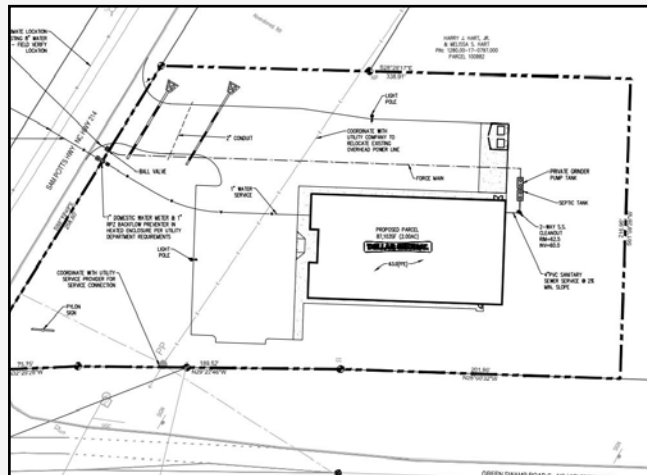
## ASSET SNAPSHOT

Atlantic Capital Partners has been engaged to offer a free-standing, Absolute NNN Leased, corporately guaranteed Dollar General. The subject property features 10,566 square feet of retail space and 35 parking spaces. Ideally located around residential homes, the subject property has built in demand and will see sustained demand from the surrounding community as its primary grocery store.

- Absolute NNN 15-Year Lease - Zero Landlord Responsibilities
- Corporate Guaranty (17,000+ Stores)
- E-Commerce + Pandemic + Recession Resistant Tenant - Sales Increased During Covid
- Highly Desirable, Growing & Proactive Brand
- 2022 Construction with Warranties in Place
- Ideal Dollar Store Demographics + Customers

## LEASE SUMMARY

Property	Dollar General	
Location	15710 Sam Potts Hwy, Bolton, NC 28423	
Building Size (GLA)	± 10,566 SF	
Land Size	± 2.00 Acres	
Year Built	2022	
Tenant/Guarantor	Dollar General/DOLLAR GENERAL CORPORATION	
Rent Type	Absolute NNN	
Landlord Responsibilities	None	
Rent Commencement	1/2/2023	
Current Rent	\$97,104	
Rent Schedule	Term	Rent
Base Term	2/1/2023 - 1/31/2038	\$97,104
1st Extension Term	2/1/2038 - 1/31/2043	\$106,812
2nd Extension Term	2/1/2043 - 1/31/2048	\$117,492
3rd Extension Term	2/1/2048 - 1/31/2053	\$129,240
4th Extension Term	2/1/2053 - 1/31/2058	\$142,164
5th Extension Term	2/1/2058 - 1/31/2063	\$156,384
<b>Sale Price   Cap Rate</b>	<b>\$1,850,000   5.25%</b>	



1,812  
PEOPLE



\$95,123  
AHHI

2,800 VPD  
GREEN SWAMP RD

## INVESTMENT HIGHLIGHTS

### PASSIVE INCOME

Absolute NNN Lease | No Landlord responsibilities | New Construction

### STRONG CORPORATE GUARANTY

Dollar General was ranked #91 on the Fortune 500 2021 list, a jump from their ranking of 112 in 2020 | Over 17,000 locations in 46 states | Included on Fortune's 2020 World's Most Admired Companies

### E-COMMERCE + PANDEMIC + RECESSION RESISTANT TENANT

Dollar General Sales increased 21.6% and same-store sales increased 16.3% from 2019 to 2020 | Classified as Essential Business

### FILLS A MARKET GAP

With the next nearest Dollar General 7.2 miles away, this location is poised to experience continued demand from the surrounding community

- Year 1 Rent: \$97,104
- 10,566 SF Building
- January 2038 Lease Expiration
- 10% Escalations Each Renewal Option
- Zero Landlord Responsibilities
- Five (5), Five Year Options

### GROWING & PROACTIVE BRAND

Dollar General plans to execute 2,980 real estate projects in 2022, which include 1,110 new stores (up from 1,050 last year) along with 1,750 remodels and 120 store relocations

### BRAND RECOGNITION

75% of Americans live within 5 minutes of a Dollar General | Dollar General is the nation's top dollar store

### IDEAL DEMOGRAPHICS FOR DISCOUNT CONVENIENT STORE

Median Household Income of \$56,438 within a 5-mile radius

### HIGH DEMAND CONCEPT

Throughout the course of the Covid-19 pandemic, investor demand in the dollar store sector increased to record levels | The net lease dollar store sector will continue to be active as investors are attracted to the strong credit tenants that this asset class provides



## REGIONAL LOCATION

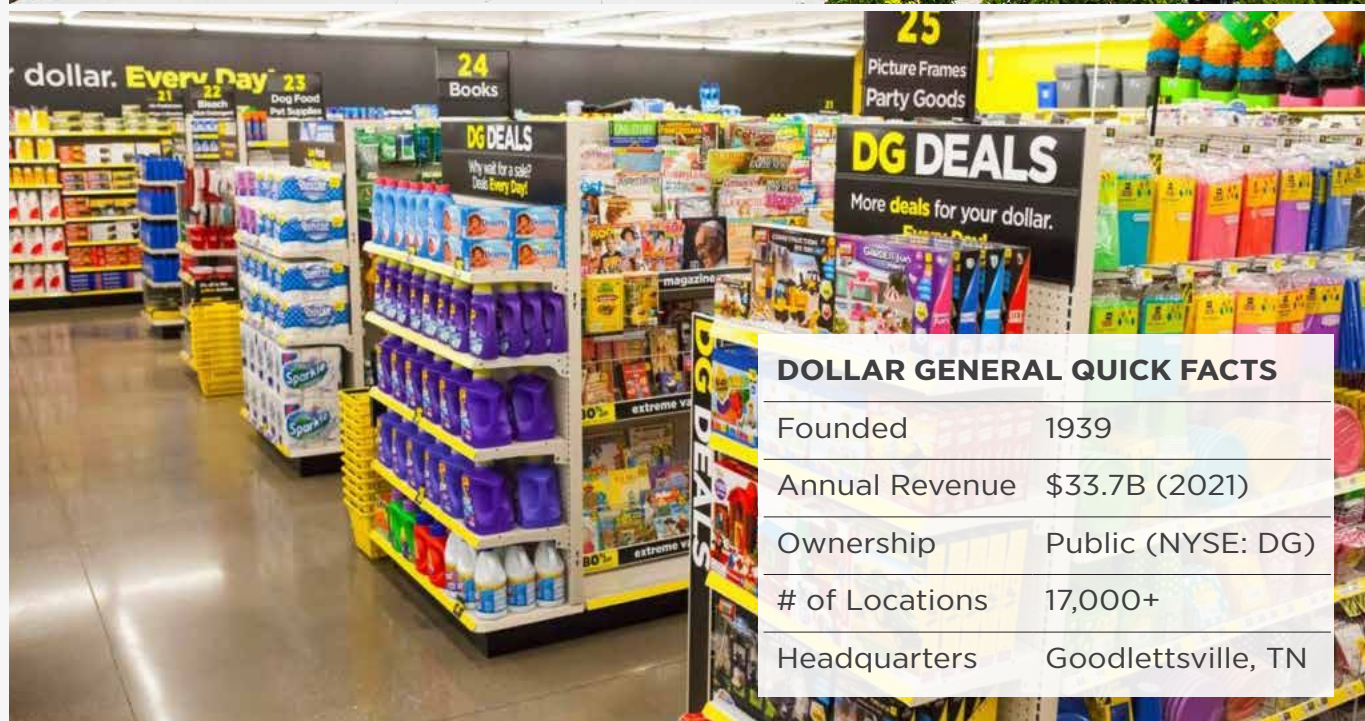




## ABOUT DOLLAR GENERAL

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers save time and money by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 17,000 stores in 46 states as of July, 2021. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

Net Sales for Dollar General increased 21.6% and same-store sales increased 16.3% from 2019 to 2020. Net income grew to \$2.7B and cash flow from operations were \$3.9B, an increase of 73.2%. Dollar General has shown no signs of giving up its spot as the largest "small box" discount retailer in the United States, opening over 900 stores in 2019, over 1,000 in 2020, and planned to open an additional 1,050 in 2021.



### DOLLAR GENERAL QUICK FACTS

Founded	1939
Annual Revenue	\$33.7B (2021)
Ownership	Public (NYSE: DG)
# of Locations	17,000+
Headquarters	Goodlettsville, TN



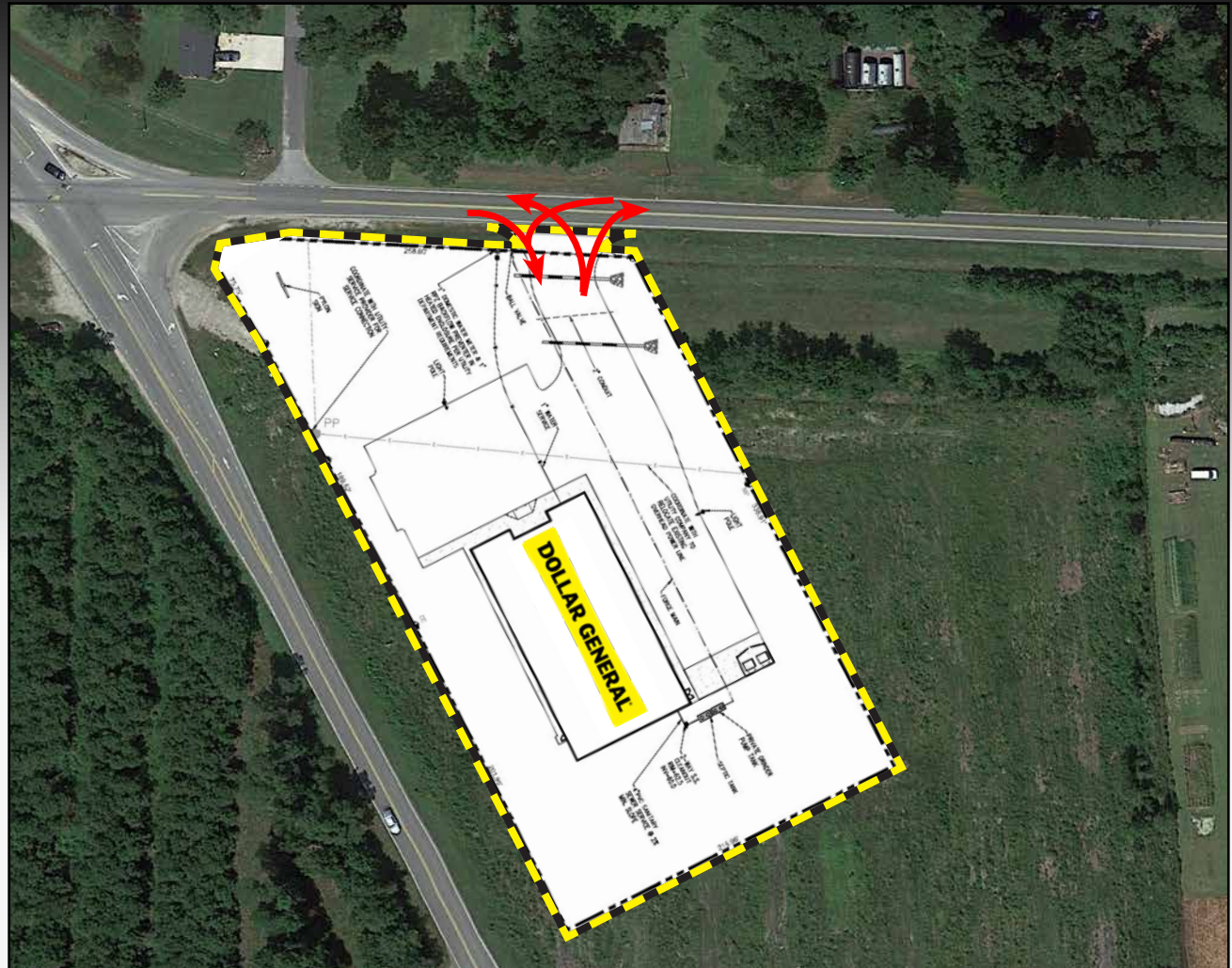
## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2027 POPULATION EST.	363	779	1,749
2022 POPULATION	379	811	1,812
2010 POPULATION	461	987	2,216

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	43.80%	43.90%	41.72%
BLACK	25.33%	25.40%	28.86%
HISPANIC ORIGIN	3.69%	3.70%	3.31%
AM. INDIAN & ALASKAN	22.96%	22.93%	22.08%
ASIAN	0.26%	0.25%	0.17%
HAWAIIAN & PACIFIC ISLAND	0.00%	0.00%	0.00%
OTHER	1.58%	1.48%	1.77%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	167	386	815
2022 HOUSEHOLDS	145	336	714
2027 HOUSEHOLDS EST.	140	324	694
OWNER OCCUPIED	108	250	538
RENTER OCCUPIED	37	86	177

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
AVG HOUSEHOLD INCOME	\$95,123	\$94,962	\$85,342
MED HOUSEHOLD INCOME	\$62,286	\$62,591	\$56,438
<\$25,000	28	64	157
\$25,000 - \$50,000	34	77	165
\$50,000 - \$75,000	20	46	104
\$75,000 - \$100,000	22	50	99
\$100,000 - \$150,000	23	53	113
\$150,000 - \$200,000	8	18	30
\$200,000+	12	28	45



1 MILE

**379**  
PEOPLE  
**\$95,123**  
AHHI



3 MILES

**811**  
PEOPLE  
**\$94,962**  
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5 MILES

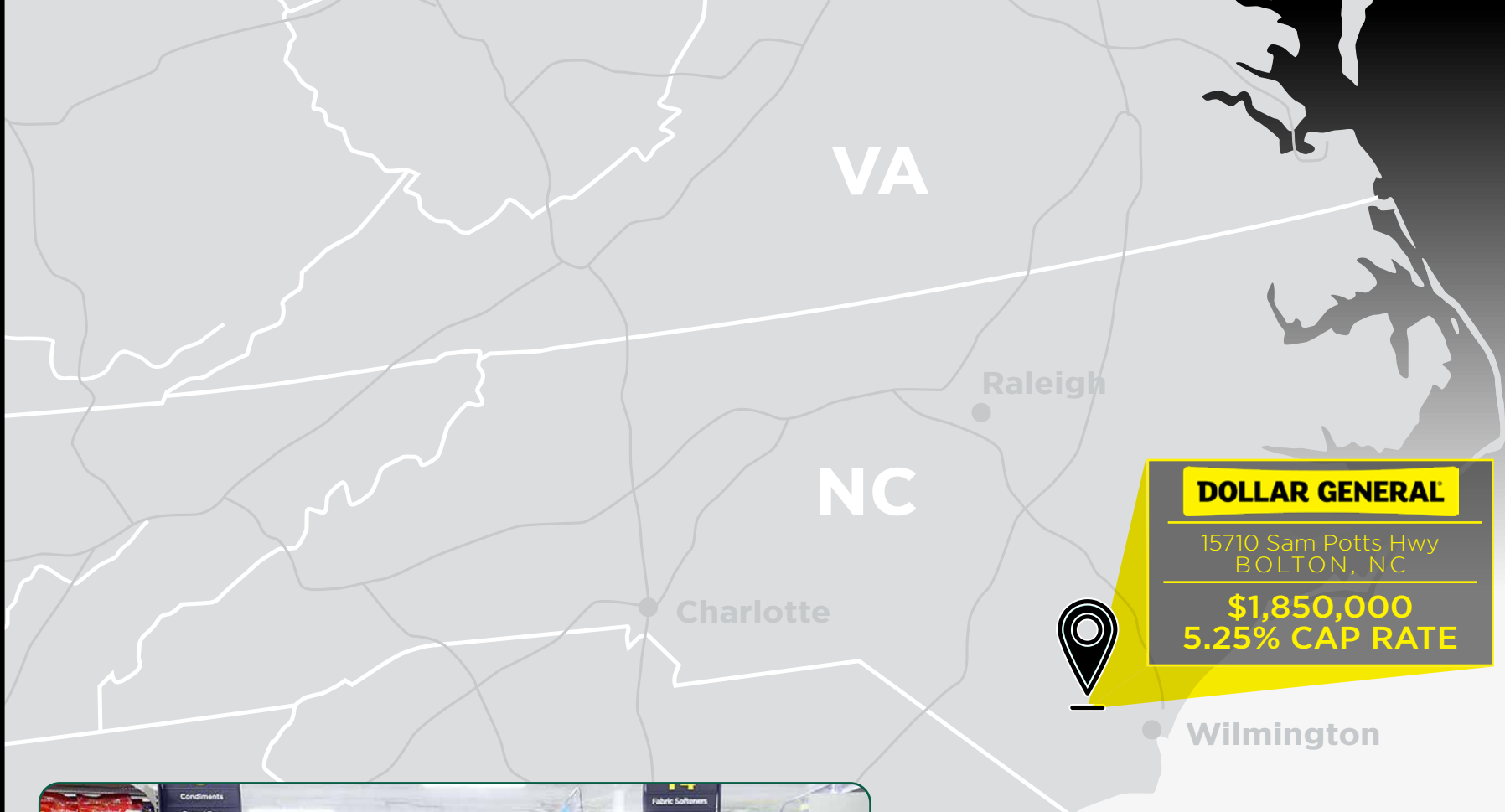
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**\$85,342**  
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**2,800 VPD**  
GREEN SWAMP RD



**1,900 VPD**  
SAM POTTS HWY



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BOLTON, NC

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**5.25% CAP RATE**



### **Primary Deal Contacts**

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Exclusively Offered By



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