

3113 Randleman Road
Greensboro, NC

CC&A
OSWALD COOKE & ASSOCIATES



Representative Photo

Absolute NNN Lease | Corporate Guaranty | Upgraded Construction | Greensboro, NC

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been any change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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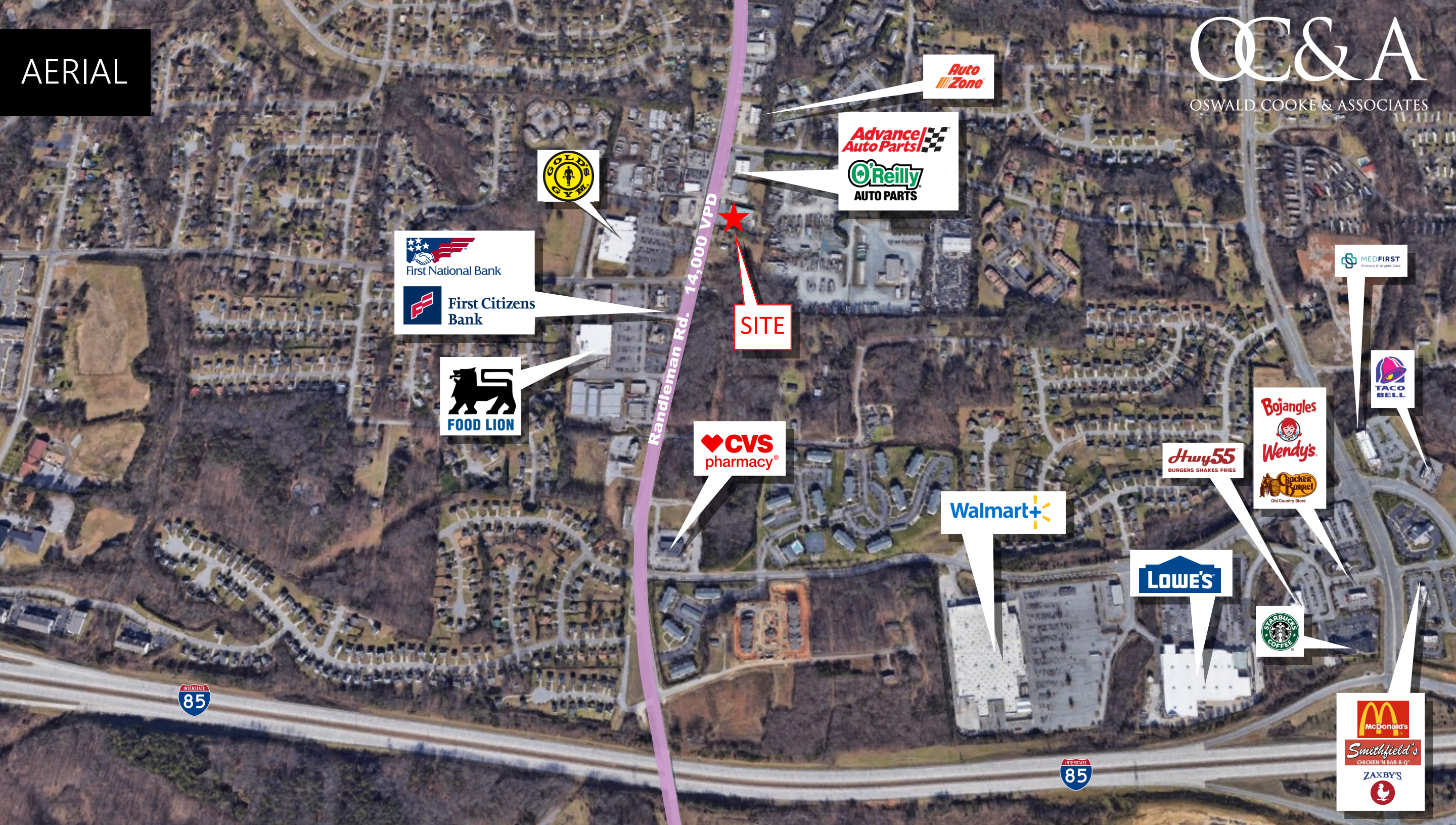
DOLLAR GENERAL

3113 Randleman Road
Greensboro, NC

Proposing Price	\$2,304,000
Proposing CAP Rate	5%
NOI	\$115,200
Lease Term	9+Years Remaining
Lease Type	Absolute NNN
Rental Increases	10% at Each Renewal Option
Tenant	Dollar General
Guaranty	Corporate
Renewal Options	(5) 5-Year Options
Parcel Number	93284
Square Feet	10,830+/- SF
Year Built	2016
Land Area	1.23 Acres
Traffic Count	14,000 VPD (Randleman)



AERIAL



Randelman Rd. 14,000 VPD

SITE



AERIAL



Greensboro

5 Miles to Downtown Greensboro

DOLLAR GENERAL

SURVEY

Pick-up City of Greensboro

BKP 189 Pg 24

PARCEL INFO:
Parcel # 009384 & 0093285
Zoning CD - C-M (Conditional District Commercial Medium)
Total 1 Lot
1.226 Acres total

NOTE:
Zoning Conditions
1. Uses shall be limited to all uses permitted in the C-M district except sexually oriented businesses, businesses with a drive through facility, and a convenience store with fuel pumps.
2. A six foot tall opaque fence shall be installed along the southern property boundary as permitted.

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Mark Wood, REVIEW OFFICER OF CITY OF GREENSBORO, GUILFORD COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEET ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER Mark Wood DATE 5/1/15

LEGEND

EIP EXISTING IRON PIN
IPS IRON PIN SET
R/W RIGHT-OF-WAY
E/P EDGE OF PAVEMENT
E/G EDGE OF GRAVEL
CM CONCRETE MONUMENT
PP POWER POLE
M.B.L. MINIMUM BUILDING LINE
LP LIGHT POLE
---E--- OVERHEAD SERVICE LINES
PT. POINT
C.C. Control Corner



PB 175 PG 16

RANDLEMAN ROAD
NCSR 1007 60' B/C TO B/C
(PUBLIC) 70' R/W AS PER PB 175 PG 16

O'Reilly Automotive, INC.

DB 6931 PG 1945
PB 175 PG 16

Parcel No., 0093269

Zoned CD - CM
Conditional District - Commercial Medium

±1.226 AC

DB 7669 PG 2653

DOLLAR GENERAL

CHARLES L. DONNELL

DB 1826 PG 481

Parcel No., 0093259

Zoned RS-3
Single Family Residential

Course	Bearing	Distance
L1	N 11°19'09" E	12.18'
L2	N 11°19'09" E	10.86'
L3	N 11°19'09" E	49.96'
L4	N 11°19'09" E	31.18'
L5	N 18°24'51" E	15.89'
L6	N 11°19'09" E	34.47'

I, W. LEE COMER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK (as noted), PAGE (as noted) etc., THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK (as noted) PAGE (as noted); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY HAND AND SEAL THIS 18TH DAY OF DECEMBER, 2014.

SURVEYOR W. Lee Comer
REG. NO. 3585

THAT IS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION THE DEFINITION OF A SURVEYOR;

Revised 4/20/15: Prepare Map for Recording
Revised 4/23/15: Prepare Map for Recording, Show new Deed Reference
Revised 4/27/15: Prepare Map for Recording, Revised as per comments from City of Greensboro, Planning and Community Dev.



BK: P 189
PG: 24-24
1504222
05-01-2015
12:17:30 PM
BY: GUILFORD LIGHT
CERTIFY-08



NC 789-321-08

Owner: Laffey DG, LLC
PO BOX 10325
Greensboro, NC 27404
(336) 855-555

CERTIFICATE STATING NO APPROVAL IS REQUIRED BY DIVISION OF HIGHWAY OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THIS PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN N.C.G.S. 136-102.6, SUBSECTION(6).

SIGNED Mark Wood DATE 5/1/15
PLANNING DIRECTOR

APPROVED FOR RECORDATION BY THE CITY OF GREENSBORO, NORTH CAROLINA ON THE 1ST DAY OF MAY 2015, PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

SIGNED Mark Wood DATE 5/1/15
PLANNING DIRECTOR

EASEMENT SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZE(S) THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NC.

BY RECORDED OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO AT&T, DUKE ENERGY, FREDMONT NATURAL GAS COMPANY, TIME WARNER CABLE AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, FOR THE PURPOSE OF MAINTAINING AND SERVING SAID WIRES, LINES, CONDUITS AND PIPES.

WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM STREET GRADE LEVEL AT THE PROPERTY LINE HAVING A SLOPE RATION OF THREE HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSIONS.

4-29-15 SIGNED W. Lee Comer OWNER

DATE SIGNED OWNER

4-29-15 SIGNED Linda K. Korman ATTEST

DATE SIGNED ATTEST



RECOMBINATION PLAT FOR

LAFFEY DG, LLC

3115 Randleman Road

DRAWING DATA	DWG. No. 153625	REVISION DATES
SCALE: 1" = 40'		
DRAWN BY: TA	DATE: 12/18/14	
SURVEYED BY: LC, TA		

COUNTY: GUILFORD PARCEL NUMBER: 0093284
TOWNSHIP: MOREHEAD STATE: NC

TRI-COUNTY LAND SURVEYING
11 1/2 WEST MAIN STREET
THOMASVILLE N.C. 27360

THOMASVILLE ▲ (336) 472-9408
LEXINGTON ▲ (336) 243-7429
WINSTON-SALEM ▲ (336) 788-0703

CERTIFICATE NUMBER C-1106

VICINITY



5 Miles to Greensboro, NC



78 Miles to Raleigh, NC



87 Miles to Charlotte, NC

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2021 Population	10,701	45,472	123,053
Population Growth (2021 –2026)	16.2%	11.65%	11.18%
2021 Average HH Income	\$58,059	\$55,759	\$70,718
Daytime Employees	1,578	17,033	73,928



OSWALD COOKE & ASSOCIATES



NYSE | DG

Dollar General Corporation has been delivering value to shoppers for over 82 years. Dollar General helps shoppers Save time. Save money. Every day!® 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 low everyday prices in convenient neighborhood locations.

With 17,000 stores in 46 states, Dollar General is among the largest discount retailers in the United States. In addition to high quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Procter & Gamble, Kimberly-Clark, Unilever, Kellogg's, General Mills, Nabisco, Hanes, PepsiCo and Coca-Cola.

Dollar General Corporation Reports

- **\$33.7B** billion in sales in fiscal 2020
- **17,426** stores in **46** states as of April 30, 2021.
- **10,000 - 12,000** total stock keeping units (SKUs) per store from America's most-trusted manufacturers
- **18** traditional distribution centers; **10** DG Fresh cold storage facilities
- More than **157,000** employees
- Ranked **#91** on the [Fortune 500](#) list as of June 2021
- Included on *Fortune's 2020 World's Most Admired Companies* list
- Awarded *Mass Market Retailer's 2020 Retailer of the Year Award*
- Recognized by **Forbes** magazine among its Top 25 Corporate Responders to COVID-19

* Source: www.dollargeneral.com



ABOUT GREENSBORO



Greensboro, NC is the county seat of Guilford County. It is the third-most populous city in North Carolina. It is the largest city in the Piedmont Triad MSA. Greensboro has three major interstates running through it; interstate 40, interstate 85, and interstate 73.

Among Greensboro's many notable attractions, some of the most popular include the Wet 'n Wild Emerald Pointe water park, the Greensboro Science Center, the International Civil Rights Museum, the Weatherspoon Art Museum, the Greensboro Symphony, the Greensboro Ballet, Triad Stage, the Wyndham Golf Championship, the headquarters of the Atlantic Coast Conference, the Greensboro Coliseum Complex which hosts various sporting events, concerts, and other events. Sports Leagues in Greensboro include the Greensboro Grasshoppers of the South Atlantic Baseball League, the Carolina Dynamo of the Premier Development Soccer League, the Greensboro Swarm of the NBA G League, and the Greensboro Roller Derby. Annual events in Greensboro include the North Carolina Folk Festival, First Fridays in Downtown Greensboro, Fun Fourth of July Festival, North Carolina Comedy Festival and Winter Wonderlights.

Sources: <https://www.greensboro-nc.gov/>

Guilford County Largest Employers (#of Employees)
Guilford County Schools (9,545)
Cone Health (9,287)
City of Greensboro (2,945)
Ralph Lauren Corp (2,853)
High Point UNC Health Care (2,500)
UNCG (2,481)
USPS (2,300)
Volvo Trucks (2,200)
BB& T (1,900)
United Health Care (1,878)

For more information contact:

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