

NEW DEVELOPMENT

**DOLLAR
GENERAL®**

OFFERING MEMORANDUM

Actual Property

"PLUS" SIZE 2022 NEW DEVELOPMENT DOLLAR GENERAL

3826 NC HWY 16 N, CRUMPLER, NC 28617

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TRINITY REAL ESTATE INVESTMENT SERVICES // 917 W VICKERY BLVD., FORT WORTH, TX 76104

**DOLLAR
GENERAL**

CRUMPLER, NC

\$1,676,225 | 6.0% CAP

- New Development North Carolina Dollar General With 15 Year Primary Term
- Attractive 6.00% CAP Rate
- Absolute NNN Lease Requiring Zero Landlord Responsibilities
- "Plus" Size 10,640 SF Store Prototype Built to Accommodate Higher Projected Sales
- Limited Local Retail Competition - Closest Dollar Store is Over 5 Miles Away
- 29 Miles From Downtown Boone, Located in the Blue Ridge Mountains, With a Population of Over 19,000 Residents
- Dollar General is a Publicly Traded (NYSE: DG) Investment Grade Tenant With an S&P Credit Rating of BBB

EXCLUSIVELY MARKETED BY:

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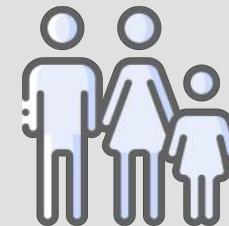
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$100,574
Rent Per SF:	\$9.45
Projected Rent Commencement Date:	12/12/2022
Lease Expiration Date:	12/31/2037
Lease Term Remaining:	15 Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



In 2021, Dollar General Plans to Continue Expansion by Opening 1,050 Stores & Remodeling 1,750 Stores



Dollar General, an Essential Business, is Located Within 5 Minutes of 75% of the US Population



As a Recession Proof Tenant, Dollar General is #119 on the Fortune 500 List Operating 17,000+ Stores

PROPERTY DETAILS:

Building Area:	10,640 SF
Land Area:	3.0 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE:DG)
Price Per SF:	\$157.54

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TAXES

Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt...

PAID BY TENANT

Tenant further agrees to maintain a “special cause of loss” policy (formerly an “all risk” policy) insuring all improvements on the Demised Premises (the “Property Insurance”).

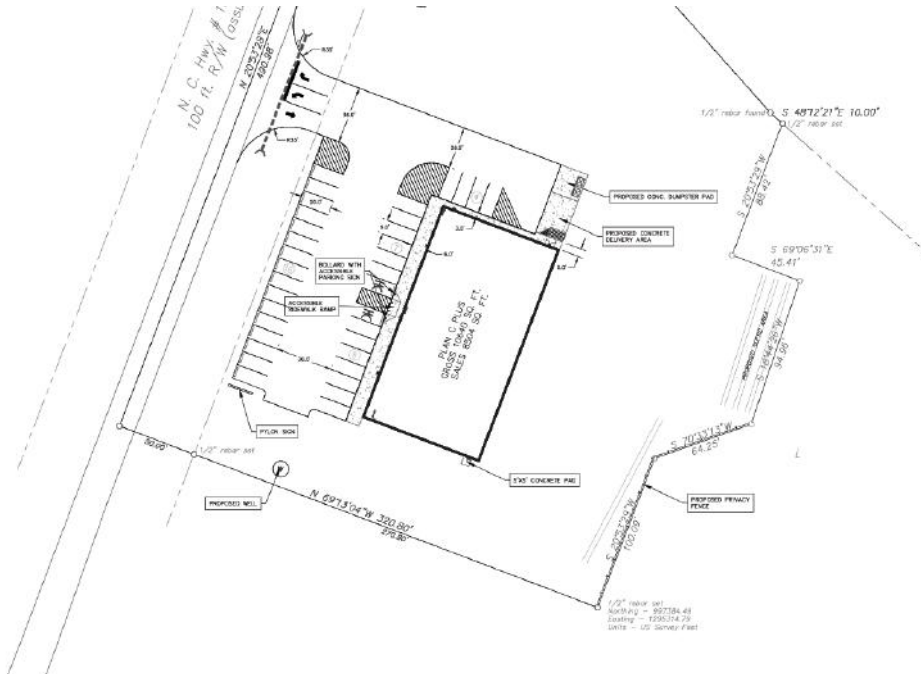
PAID BY **TENANT**

...Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Demised Premises and all buildings and improvements at any time erected thereon.

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	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	12/12/2022 - 12/31/2037	\$100,574	\$9.45	6.00%
Five (5), 5-Year Options 10% Increase	1/1/2038 - 12/31/2042	\$110,631	\$10.40	6.60%
	1/1/2043 - 12/31/2047	\$121,694	\$11.44	7.26%
	1/1/2048 - 12/31/2052	\$133,863	\$12.58	7.99%
	1/1/2053 - 12/31/2057	\$147,250	\$13.84	8.78%
	1/1/2058 - 12/31/2062	\$161,975	\$15.22	9.66%



RESPONSIBILITIES BREAKDOWN

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	286	2,222	5,457
2022 Estimated	283	2,223	5,501
2027 Projected	285	2,260	5,537

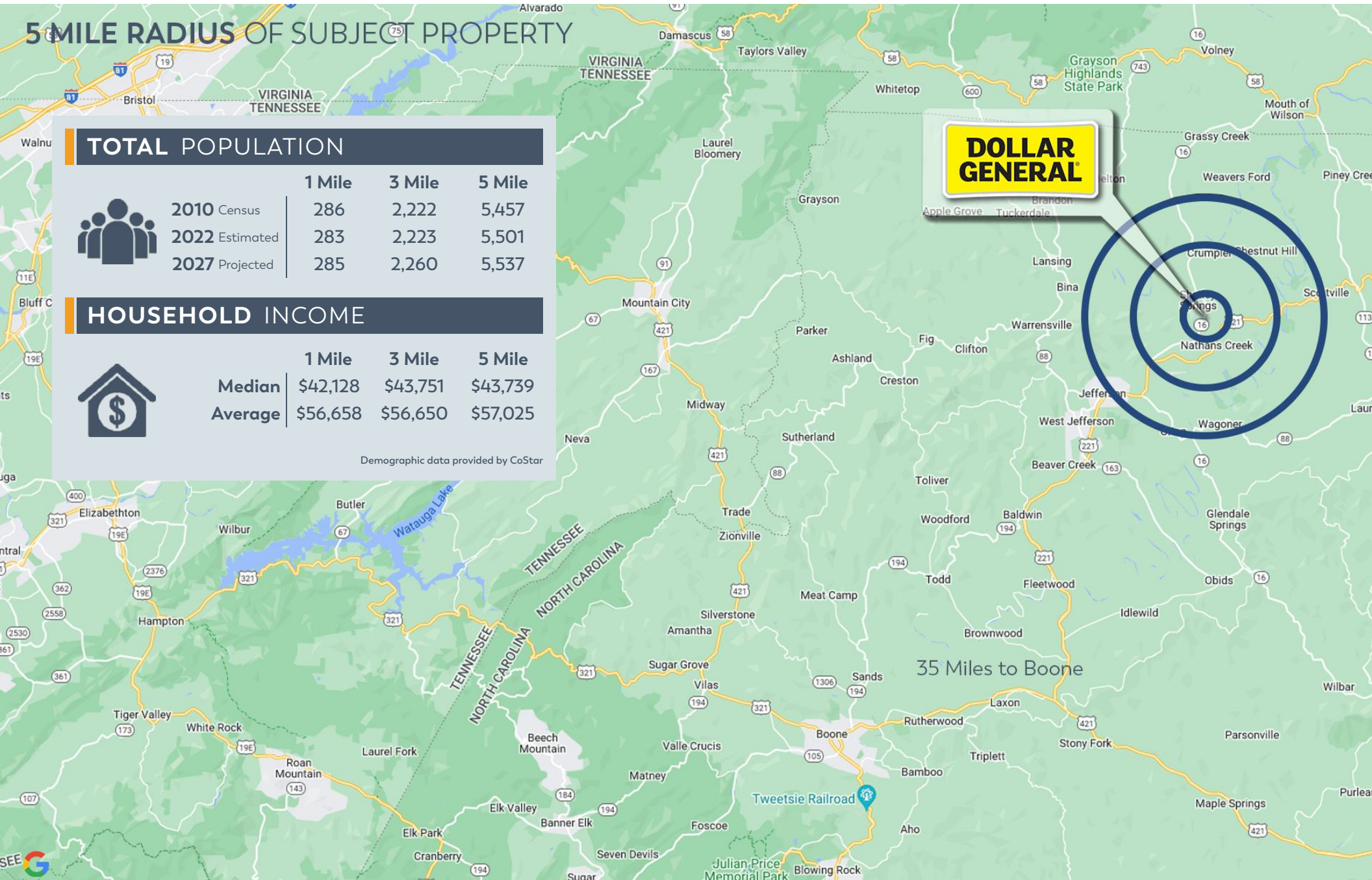
HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$42,128	\$43,751	\$43,739
Average	\$56,658	\$56,650	\$57,025

Demographic data provided by CoStar

**DOLLAR
GENERAL**



7-Mile Radius



Map data ©2022 Imagery
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NEW DEVELOPMENT

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Chandler
Concrete



Mountain
Auction Company



H D Truck
& Equipment



Betty Cake &
Candy Supplies



Whiskey's
Restaurant



Ashe County
Convenience Center

Tom Fowler Rd

**DOLLAR
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NC Hwy 16 - 3,000 VPD

Actual Property

RETAIL MAP

3826 NC HWY 16 N | CRUMPLER, NC

NEW DEVELOPMENT

**DOLLAR
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 New River
State Park

 Mt Carmel Covenant
Brethern Church

 River Ridge
Tree Farm

 L&E
Lumber

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Tom Fowler Rd

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RETAIL MAP

3826 NC HWY 16 N | CRUMPLER, NC

NEW DEVELOPMENT

**DOLLAR
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Altitude
Adjustment Lodge

New River
Fire Station 19

Phipps Construction
General Contractor

Cox Grove
Church

L & E
Lumber

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NC Hwy 16 - 3,000 VPD

Tom Fowler Rd

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PROPERTY PHOTO

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82 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



BBB
S&P Rated



\$49B
Market Cap



17,500+
Locations

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BROKER OF RECORD**BRIAN BROCKMAN**

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