



OFFERING MEMORANDUM

Actual Property

ABSOLUTE NNN POPSHELF - OUTPARCEL OF WALMART

1025 HWY 80, CLINTON, MS 39056

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CLINTON, MS

\$1,975,600 | 5.75% CAP

- New Development NNN pOpshelf With 14+ Years Remaining
- Adjacent to Walmart Attracting Customer Traffic to Immediate Area
- Strong Population of Over 68,084 Residents in a 5-Mile Radius
- Located on US-80, With a Daily Traffic Count of Over 22,000 Vehicles Per Day
- Easy Accessibility With Dual Points of Entry
- Concrete Parking Lot
- Located Near Numerous National Tenants Including Walmart, Kroger, CVS Pharmacy, and More
- Corporately Guaranteed by Dollar General With an S&P Credit Rating of BBB (the Same as Walgreens)

EXCLUSIVELY MARKETED BY:

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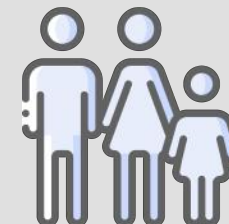
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$113,596
Rent Per SF:	\$11.29
Rent Commencement Date:	11/11/2022
Lease Expiration Date:	11/30/2037
Lease Term Remaining:	14+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Dollar General Saw
Net Sales of \$8.5
Billion for the Quarter
an Increase of 3.9
Percent



The Dollar General
Chain is Debuting a
New Shopping Spinoff,
pOpshelf



Dollar General has
Announced Plans to
Open Approximately
1,000 Popshelf Stores
by the End of 2025

PROPERTY DETAILS:

Building Area:	10,065 SF
Land Area:	1.02 AC
Year Built:	2022
Guarantor:	Dollar General Corporation (NYSE:DG)
Price Per SF:	\$196.28

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/11/2022-11/30/2037	\$113,596	\$11.29	5.75%
Five (5), 5-Year Options 10% Increase	12/1/2037-11/30/2042	\$124,956	\$12.41	6.32%
	12/1/2042-11/30/2047	\$137,451	\$13.66	6.96%
	12/1/2047-11/30/2052	\$151,196	\$15.02	7.65%
	12/1/2052-11/30/2057	\$166,316	\$16.52	8.42%
	12/1/2057-11/30/2062	\$182,947	\$18.18	9.26%



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY TENANT

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...

INSURANCE

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").

PARKING LOT & HVAC

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.

ROOF & STRUCTURE

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.

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	4,692	31,707	73,163
2022 Estimated	4,565	31,737	68,259
2027 Projected	4,418	30,781	66,242

HOUSEHOLD INCOME

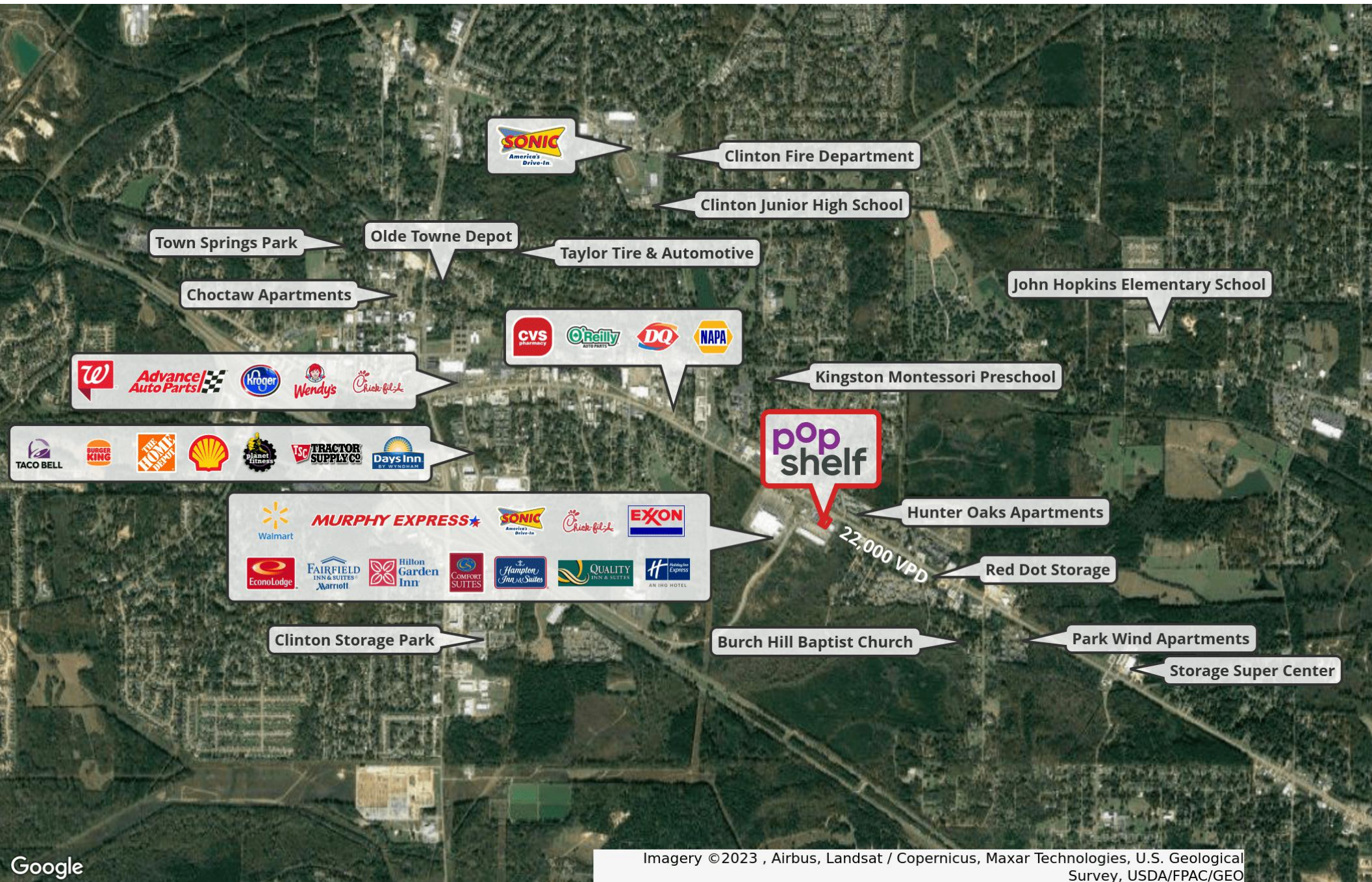


	1 Mile	3 Mile	5 Mile
Median	\$44,321	\$52,676	\$46,064
Average	\$62,469	\$69,429	\$63,742

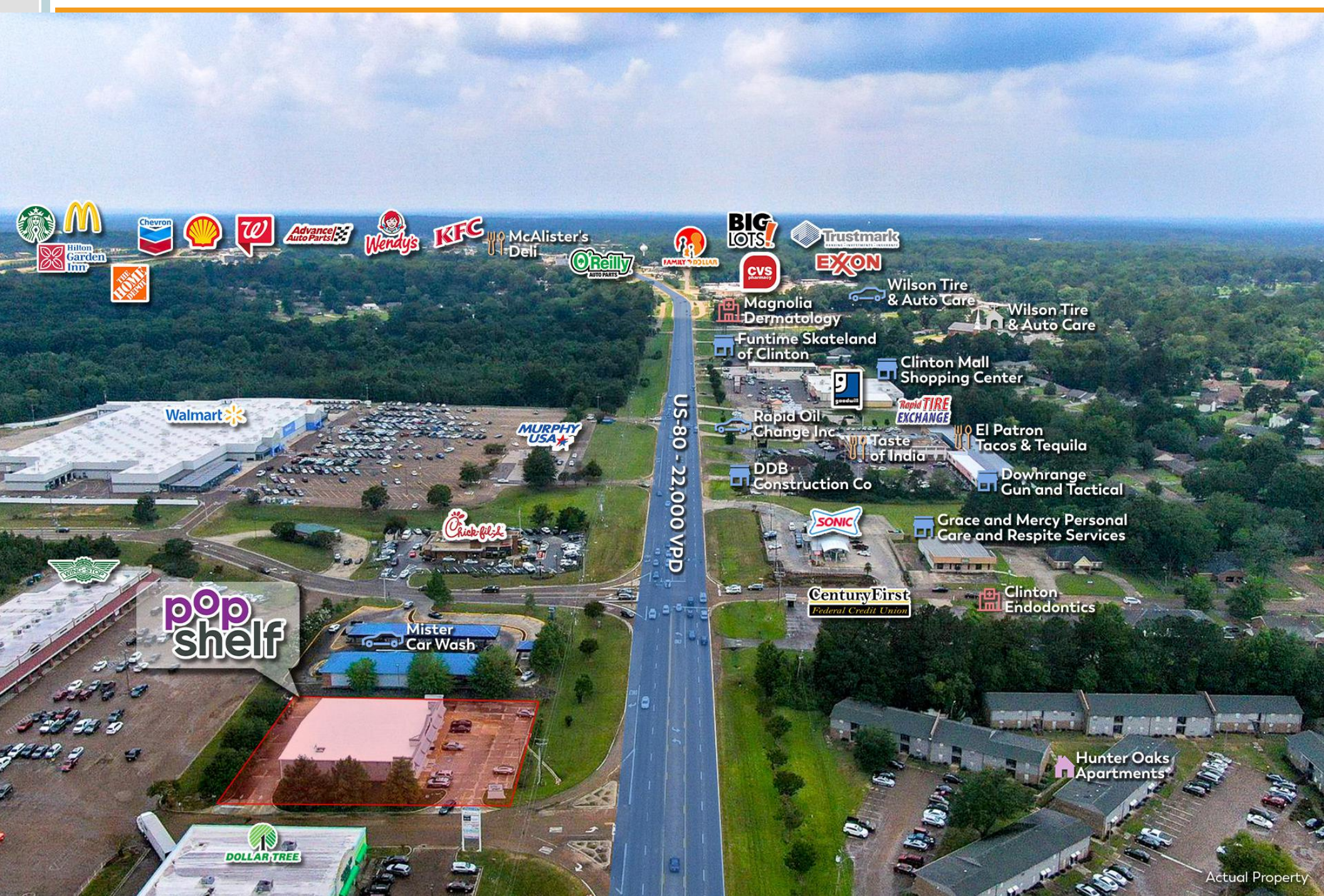
Demographic data provided by CoStar

pop
shelf

7 Miles to Jackson, MS



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Actual Property







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TENANT OVERVIEW

1025 HWY 80 | CLINTON, MS



pop
shelf



2 Years
of Success



**Publicly
Traded Co.**
NYSE: DG



9,000
Avg. SF



\$1.7M-\$2M
Avg. Annual
Sales



100+
Locations

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BROKER OF RECORD

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