

DOLLAR GENERAL®

*With 5% Rental Increase
Every 5 Years*

**7564 TWISTED HICKORY RD
Bladenboro, NC**

OFFERED FOR SALE
\$1,920,000 | 6.25% CAP



 **Atlantic**
CAPITAL PARTNERS™

Representative Photo

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INVESTMENT SUMMARY

Address	7564 Twisted Hickory Rd, Bladenboro, NC	
Tenant	Dollar General (Corporate Guaranty)	
Price	\$1,920,000	
Cap Rate	6.25%	
NOI (base term)	\$119,988	
Term	15 Years	
Rent Commencement	12/11/2023	
Lease Expiration	12/31/2038	
Rent Schedule	Year	Rent
	1-5	\$119,988
	6-10 (5% Increase)	\$125,987
	11-15 (5% Increase)	\$132,287
	Option 1 (16-20)	\$138,901
	Option 2 (21-25)	\$145,846
	Option 3 (25-30)	\$153,138
	Option 4 (31-35)	\$160,795
	Option 5 (36-40)	\$168,835
Year Built	2023	
Building SF	± 10,566 SF	
Parcel Size	± 2.50 Acres	
Lease Type	Absolute NNN	

DOLLAR GENERAL®

- **Brand New DG Lease Structure With 5% Rental Escalations Every 5 Years**
 - Absolute NNN Lease, providing next owner with zero landlord responsibility
 - Lease is secured by Dollar General Corporate (BBB Credit Rating)
 - New construction building
 - 15 year initial term
 - 5% rental increase every 5 years provides next owner with a hedge against inflation
- **Incredibly Strong Corporate Guaranty**
 - Dollar General was ranked #91 on the Fortune 500 2021 list, a jump from their ranking of 112 in 2020
 - Over 19,000 locations in 46 states
 - Included on Fortune's 2020 Most Admired Companies
- **E-commerce + Recession Resistant Tenant**
 - Dollar General's net sales increased 6.8% in Q1 2023 compared to Q1 2022
 - Classified as an essential business
- **Brand Recognition**
 - 75% of Americans live within 5 minutes of a Dollar General
 - Dollar General is the nation's top dollar store
- **Growing and Proactive Brand**
 - Dollar General's 2023 plans include incremental investment of approximately \$100 million in existing stores
 - Planned expansion of healthcare offerings to help establish itself as a health destination
 - Executed nearly 3,000 real estate projects in fiscal year 2022, tripling pOp-shelf (Dollar General-owned concept) store count
- **Minimal Competition**
 - The next closest dollar store is over 6 miles (9 min drive) away

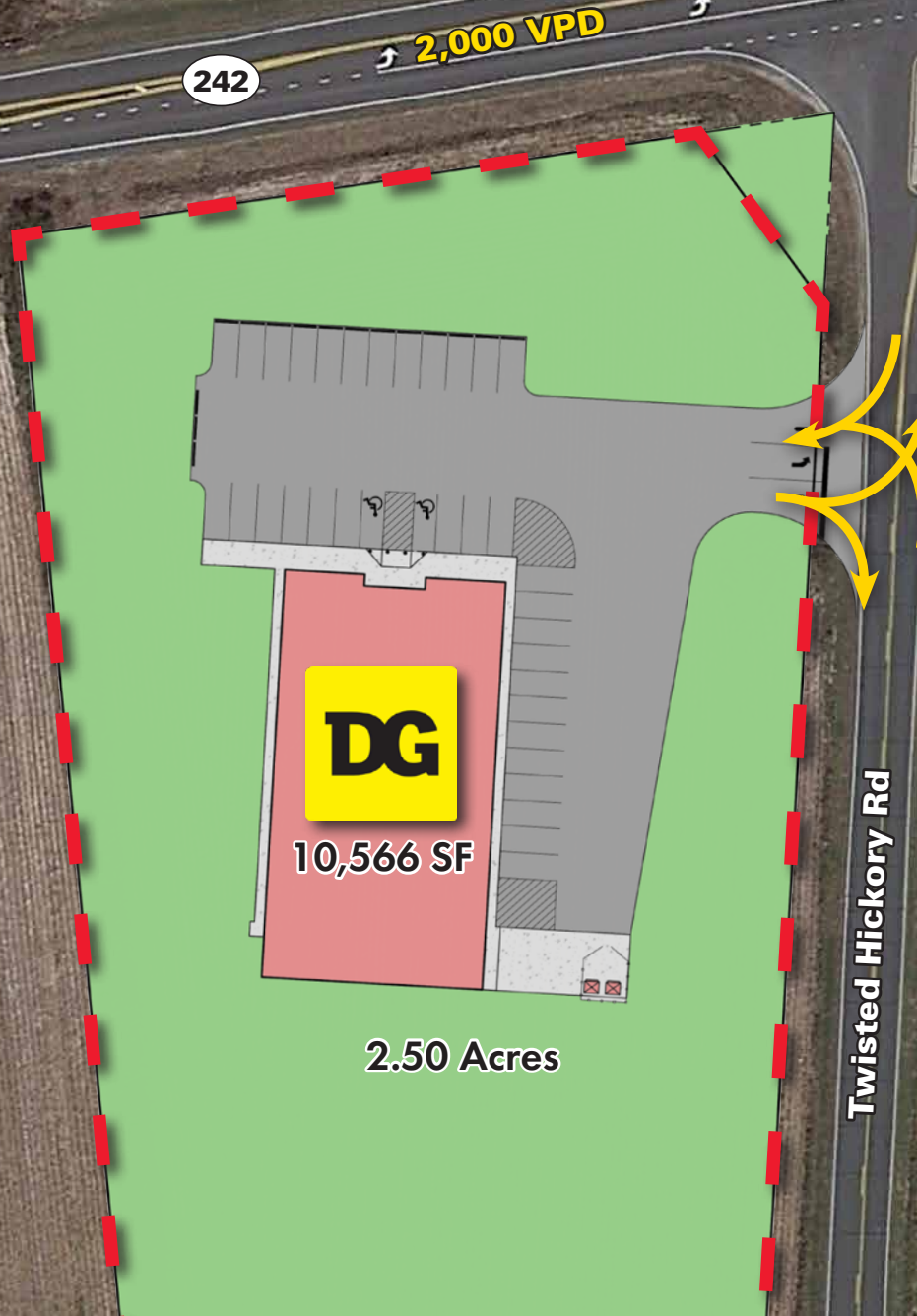
DEMOS & DRIVERS

2023 Demographics

	1 Mile	3 Miles	5 Miles
Population	115	1,104	5,394
Total Households	54	488	2,236
Avg. HH Income	\$73,524	\$71,524	\$63,080
Annual Budget Expenditures	\$3.4M	\$31M	\$125M



SITE PLAN



Year Built:
2023

Parking:
35 Spaces

Twisted Hickory Rd

TENANT OVERVIEW

DOLLAR GENERAL®

Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P-rated company was established in 1939. There are more than 19,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any other retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. Dollar General’s strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products.

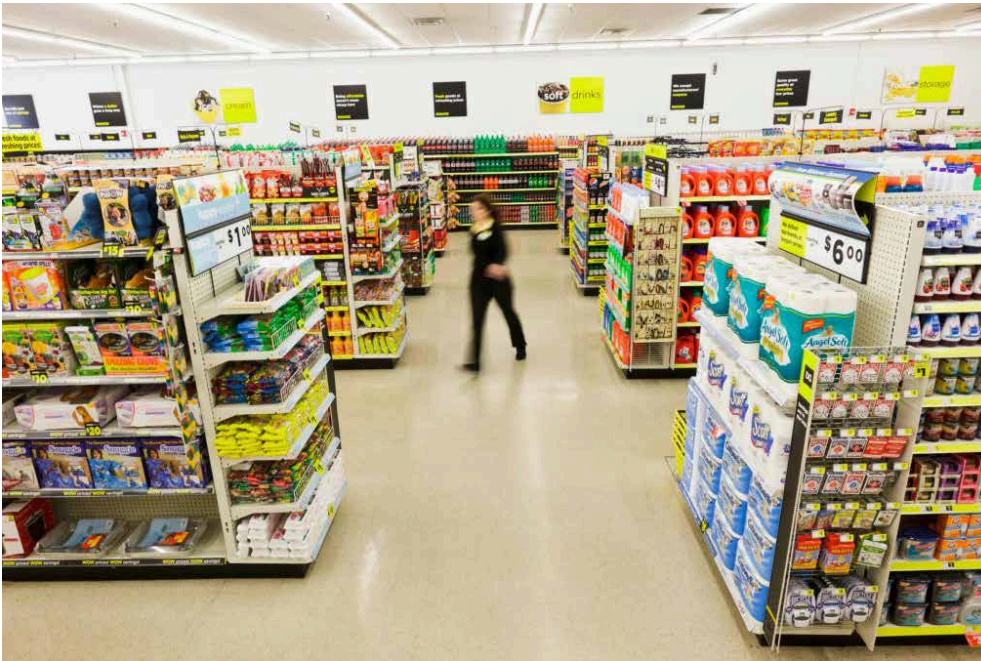
For the fiscal year 2023, Dollar General has high expectations for existing stores. The company is estimating net sales growth of approximately 11% with same-store sales growth of approximately 4.0% - 4.5%; compared to its previous expectation of approximately 3.0% - 3.5%.

Location Details

Building SF	±10,566 SF
Parcel Size	±2.50 Acres
Rent Commencement	12/11/2023
Lease Expiration	12/31/2038
Year Built	2023

Tenant Overview

Founded	1939
Ownership	Public (NYSE: DG)
# of Locations	19,000+
Headquarters	Goddlettsville, TN



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Exclusively Offered By



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Bladenboro, NC | \$1,920,000 | 6.25%

Representative Photo

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Dollar General - 7564 Twisted Hickory Rd, Bladenboro, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.