



NEW 15-YEAR ABSOLUTE NNN LEASE

DOLLAR GENERAL

MIDWAY PARK (JACKSONVILLE MSA), NORTH CAROLINA

**DOLLAR
GENERAL®**

ADDRESS

1054 Rocky Run Road
Midway Park, NC 28544

PRICE

\$1,819,000

CAP RATE

6.05%

NOI

\$110,040

FINANCIAL OVERVIEW

PRICE	\$1,819,000
CAP RATE	6.05%
GROSS LEASABLE AREA	10,640 SF
YEAR BUILT	2023
LOT SIZE	2.0 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. August/September 2023
INCREASES	10% at Each Option
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 15	\$110,040	\$9,170
Option 1	\$121,044	\$10,087
Option 2	\$133,148	\$11,096
Option 3	\$146,463	\$12,205
Option 4	\$161,110	\$13,426
Option 5	\$177,221	\$14,768



TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 19,000 locations in 7 states, making it the nation's largest smallbox discount retailer in the U.S.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



19,000+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



BBB
S&P CREDIT
RATING



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER



FOUNDED IN
1939

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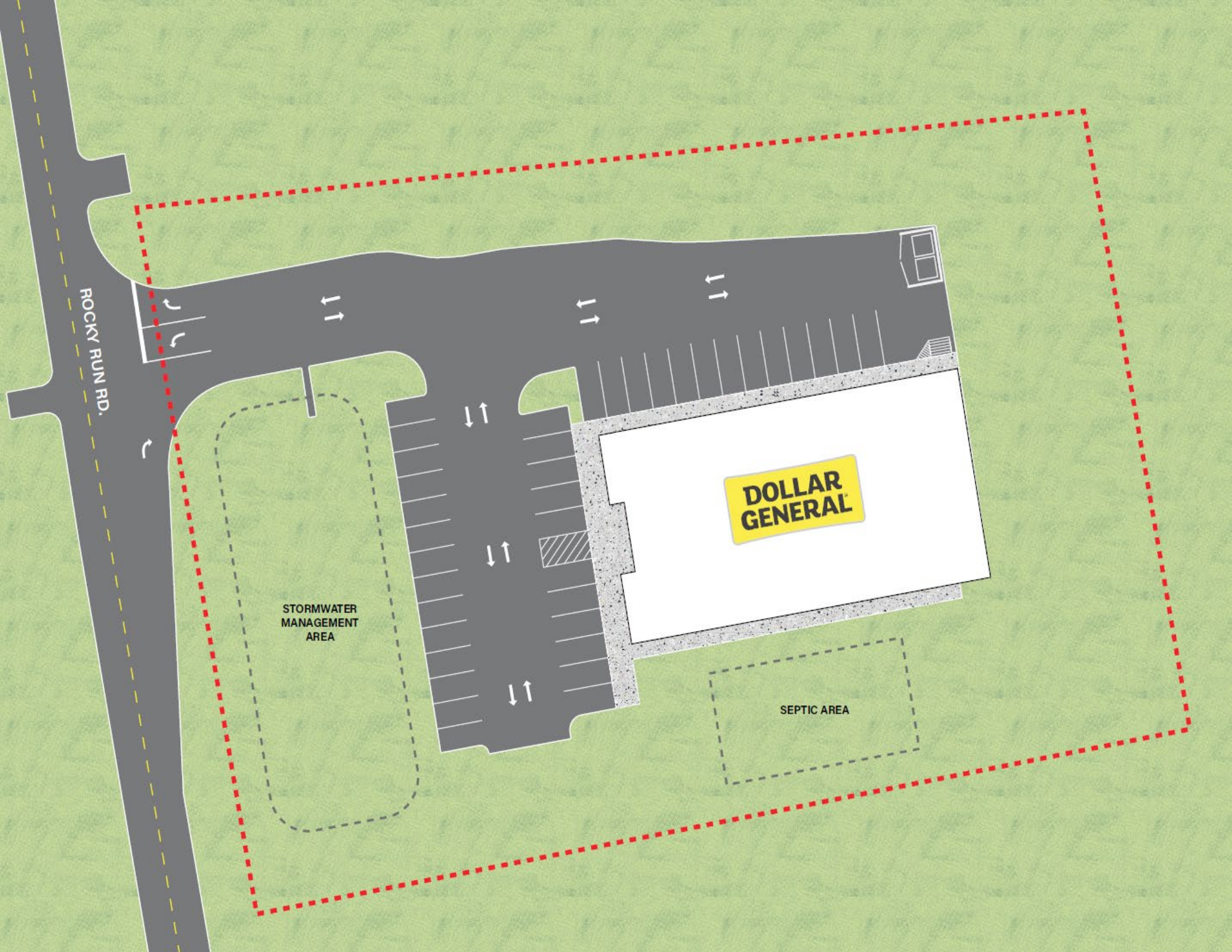
DOLLAR GENERAL PLANS TO OPEN
1,050 LOCATIONS IN 2023

December 2, 2022
www.retailtouchpoints.com

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- 10% Rental Increases Every 5 Years Beginning in Each Option Period
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General is the Nation's Largest Retailer with 19,000+ Stores
- Classified Nationally As An Essential Retailer for Daily Shopping Needs
- Brand New Upgraded Construction with Brick Façade on an Oversized Parcel
- Serving Over 72,000 Residents in Rapidly Growing Trade Area
- Directly Off NC-24 with 20,000 Cars/Day and Easy Access to NC-17 with 42,000 Cars/Day
- Minutes to Coastal Carolina Community College with 3,800 Students and Nearby Several K-12 Schools with Over 8,000 Students
- North of Camp Lejeune (2nd Largest U.S. Marine Base) with a Population of 137,500 and West of Cherry Point with a Base Population of 53,000
- Economic Impact of Camp Lejeune is Over \$7 Billion, National Defense Authorization Act Includes Over \$166 Million for Construction at Camp Lejeune and Cherry Point Air Station
- Close Proximity to the Crystal Coast with 50,000 Weekly Visitors During Peak Summer Season and the Croatan National Forest with 2.1+ Million Visitors Annually
- Tourism Expenditures in Eastern North Carolina Exceed \$3.95 Billion



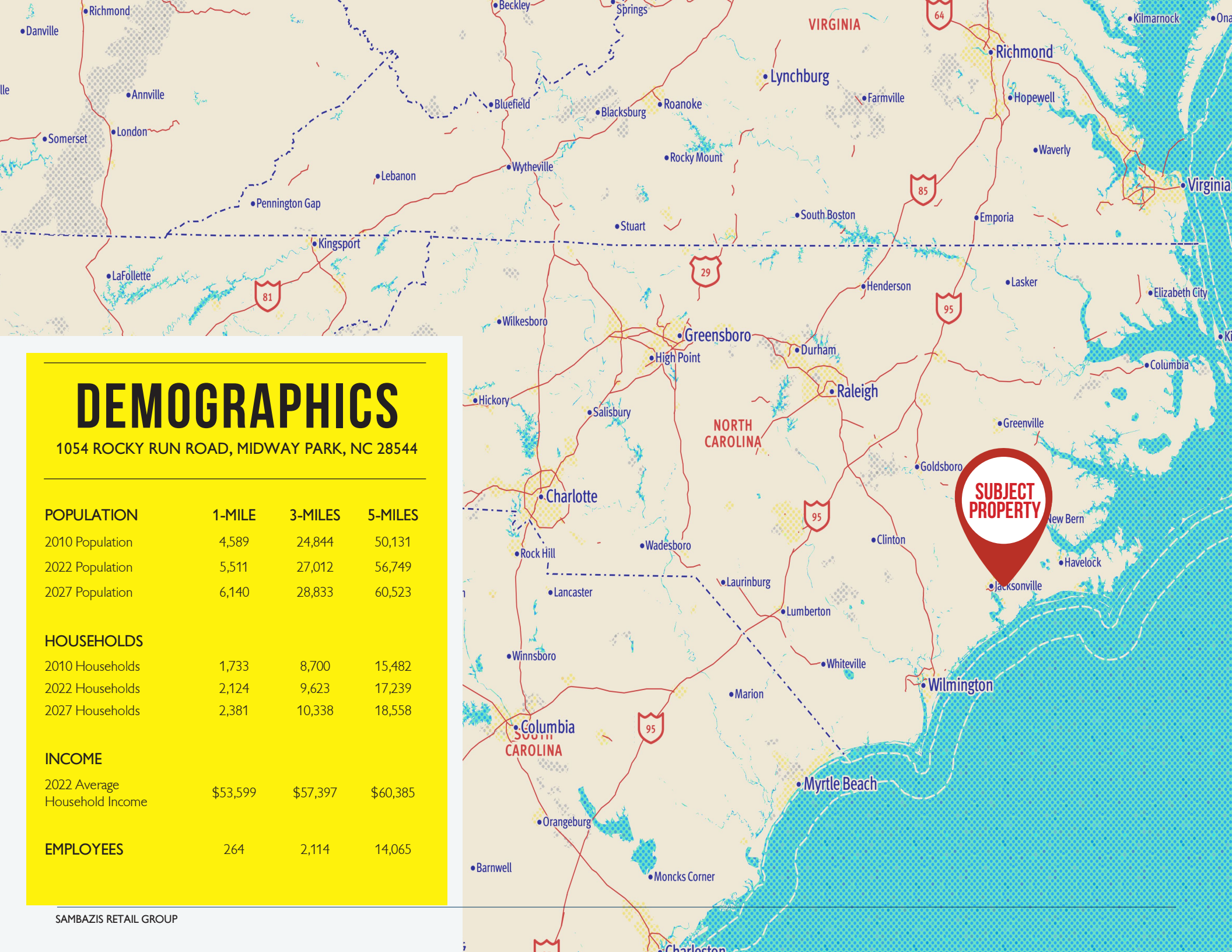


ROCKY RUN RD.

**DOLLAR
GENERAL**

STORMWATER
MANAGEMENT
AREA

SEPTIC AREA



DEMOGRAPHICS

1054 ROCKY RUN ROAD, MIDWAY PARK, NC 28544

POPULATION	1-MILE	3-MILES	5-MILES
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2010 Population	4,589	24,844	50,131
2022 Population	5,511	27,012	56,749
2027 Population	6,140	28,833	60,523

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
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2010 Households	1,733	8,700	15,482
2022 Households	2,124	9,623	17,239
2027 Households	2,381	10,338	18,558

INCOME	1-MILE	3-MILES	5-MILES
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2022 Average Household Income	\$53,599	\$57,397	\$60,385
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EMPLOYEES	1-MILE	3-MILES	5-MILES
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264	2,114	14,065
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O F F E R I N G M E M O R A N D U M

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MIDWAY PARK, NORTH CAROLINA

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