



**DOLLAR GENERAL PLUS**

**425 N MAIN STREET | MIAMI, OK 74354**



Interactive Offering Memorandum

Actual Property



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## LEASE & LOCATION HIGHLIGHTS

- Brand new 2023 build-to-suit construction for Dollar General
- Dollar General PLUS concept (larger  $\pm 10,566$  SF building)
- DG PLUS concepts confirm that the tenant is projecting above average sales volume for this location
- $\pm 14.25$  years remaining on an initial 15-Year lease
- Absolute NNN lease w/ zero management responsibilities
- Five, 5-Year renewal options, all of which include an attractive 10% rental increase
- Subject property is located  $\pm 1.0$  miles from Northeastern Oklahoma A&M University, which has an enrollment of 3,000+ undergraduate students
- $\pm 29,000$  vehicles daily at the intersection of A St. NW & I-69
- 3-Mile population of  $\pm 13,460$  residents
- 5-Mile population of  $\pm 17,577$  residents
- Corporately guaranteed lease from Dollar General Corporation

## TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has  $\pm 19,500$  locations and plans to continue their expansion for the foreseeable future
- Dollar General has been considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic.



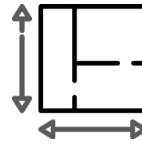
## FINANCIAL OVERVIEW



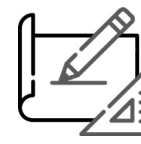
**\$1,759,644**  
PRICE



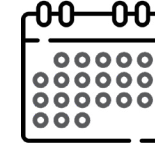
**6.75%**  
CAP RATE



**±10,566 SF**  
GLA



**±1.18 AC**  
LOT SIZE



**2023**  
YEAR BUILT

### TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	7/7/2023
Lease Expiration Date	7/31/2038
Term Remaining on Lease	±14.25 Years
Increase	10% in Options
Options	Five, 5-Year Options

### ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 7/31/2038	\$9,898.00	\$118,776.00	-	6.75%
Option 1	\$10,887.80	\$130,653.60	10.00%	7.43%
Option 2	\$11,976.58	\$143,718.96	10.00%	8.17%
Option 3	\$13,174.24	\$158,090.88	10.00%	8.98%
Option 4	\$14,491.66	\$173,899.92	10.00%	9.88%
Option 5	\$15,940.83	\$191,289.96	10.00%	10.87%

### FINANCING OPTIONS

For financing, please reach out to:

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MIAMI REGIONAL  
AIRPORT (KMIO)



NORTHEASTERN OKLAHOMA  
A&M COLLEGE



HIGHWAY 69 ± 15,000 VPD



± 25,000 VPD



# DOLLAR GENERAL

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,000 neighborhood general stores in 46 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 75% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others. Over the past few years, Dollar General has started to introduce alcohol and tobacco products such as cigarettes into their product mix, which has further driven revenue and increased profitability.

With its small-box store model typically measuring  $\pm 9,100$  sq. ft, Dollar General targets cost-conscious consumers that prefer easier and quicker access to items than at super-sized competitors such as Wal-Mart and Costco (which are also often much farther away). Indeed, Dollar General's strategy of catering to the value-conscious has paid off big, both during and after the recession. The discount retailer boasted its expectation of 29 consecutive years of same-store sales growth in December 2018, attributable to its value and convenience proposition, along with strong consumables and seasonal goods sales.



## THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	425 N Main Street, Miami, OK 74354
SITE DESCRIPTION	
Number of Stories	One
Year Built	2023
GLA	$\pm 10,566$ SF
Type of Ownership	Fee Simple

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 158,000$**

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
 **$\pm 19,000$**

# AREA OVERVIEW

## MIAMI, OK

Miami is a vibrant city nestled in the northeastern corner of Oklahoma, exuding a unique blend of small-town charm and modern amenities. Renowned for its rich history and diverse culture, Miami offers a plethora of attractions and activities that cater to various interests. The city boasts a thriving arts scene, with numerous galleries and theaters showcasing local talent and creativity. Its downtown area is adorned with striking art deco architecture, reflecting the city's past as a bustling mining town. Nature enthusiasts are drawn to the picturesque landscapes surrounding Miami, which provide ample opportunities for outdoor adventures such as hiking, fishing, and camping. Additionally, the city is home to a range of culinary delights, with a fusion of traditional American fare and flavors from around the world, making it a haven for food enthusiasts. Miami's welcoming community and warm hospitality contribute to its distinct allure, making it an inviting destination for visitors and a cherished home for its residents.

## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	13,124	17,121	23,354
2023 Estimate	13,460	17,577	23,934
2020 Census	14,241	18,681	25,254
2020-2023 Growth	0.90%	0.52%	0.21%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	5,188	6,698	9,081
2023 Estimate	5,319	6,877	9,309
2020 Census	5,581	7,268	9,779
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$50,067	\$51,109	\$54,202

## ECONOMY

Miami is a vibrant city nestled in the northeastern corner of Oklahoma, exuding a unique blend of small-town charm and modern amenities. Renowned for its rich history and diverse culture, Miami offers a plethora of attractions and activities that cater to various interests. The city boasts a thriving arts scene, with numerous galleries and theaters showcasing local talent and creativity. Its downtown area is adorned with striking art deco architecture, reflecting the city's past as a bustling mining town. Nature enthusiasts are drawn to the picturesque landscapes surrounding Miami, which provide ample opportunities for outdoor adventures such as hiking, fishing, and camping. Additionally, the city is home to a range of culinary delights, with a fusion of traditional American fare and flavors from around the world, making it a haven for food enthusiasts. Miami's welcoming community and warm hospitality contribute to its distinct allure, making it an inviting destination for visitors and a cherished home for its residents.

## ATTRACTIONS

Miami, Oklahoma, offers a range of captivating attractions that appeal to visitors and residents alike. The city's rich history is showcased in attractions such as the Dobson Museum, which displays artifacts and exhibits that chronicle the region's past, and the Coleman Theatre, a beautifully restored vaudeville venue that hosts a variety of performances and events throughout the year. Nature enthusiasts can explore the stunning landscapes of nearby natural attractions like Twin Bridges State Park and the Little Sahara State Park, which offer opportunities for hiking, picnicking, and experiencing the beauty of Oklahoma's natural scenery. Moreover, the Route 66 Vintage Iron Motorcycle Museum enthralls motorcycle enthusiasts with its extensive collection of vintage bikes, while the Quapaw Tribal Museum highlights the cultural heritage of the Quapaw tribe. With its blend of historical, cultural, and natural attractions, Miami, Oklahoma, offers something for every visitor seeking to explore the heart of this vibrant city.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **425 N Main Street, Miami, OK 74354**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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