

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR
GENERAL®**

(NYSE: DG | S&P: BBB)

NEW RELOCATION SITE PROPERTY | LONG TERM 15-YEAR LEASE | CLOSE PROXIMITY TO RALEIGH, NC



703 N. Main Street

ROBERSONVILLE NORTH CAROLINA

ACTUAL SITE



EXCLUSIVELY MARKETING BY

DG

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NATIONAL NET LEASE

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Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, freestanding, newly constructed, Dollar General investment property located in Robersonville, North Carolina. The tenant, Dollar General Corporation, recently signed a brand new 15-year lease with 5 (5-year) options to extend, demonstrating their commitment to the site. The lease 5% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. The property is located within close proximity to Raleigh, NC, which helps attract consumers to the trade area.

The Dollar General is strategically located along Princeton Kenly Rd, a major commuter highway that sees over 5,800 vehicles per day. The asset benefits from excellent visibility and access via significant street and a large pylon sign, providing ease and convenience for customers. The newly constructed relocation store features state-of-the-art materials, high-level finishes, and distinct Dollar General design elements. This location is Dollar General's newest prototype design. The asset benefits from limited competition as there is only two other major retail stores serving the immediate trade area. Dollar General Stores is an American chain of variety stores that has become one of the most profitable stores in the rural United States with revenue reaching \$34.22 billion. The company has opened 1,050 new stores across the U.S. in 2023, expanding its presence to 47 states throughout the country. The trade area is supported by over 13,800 residents and 3,300 daytime employees with household incomes of \$64,453.

PROPERTY PHOTOS





OFFERING

Price	\$1,697,000
Net Operating Income	\$112,860
Cap Rate	6.65%
Guaranty	Corporate (NYSE: DG S&P: BBB)
Tenant	Dollar General Corporation
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	10,566 SF
Land Area	1.76 Acres
Property Address	703 N. Main Street Robersonville, North Carolina 27871
Year Built	2024
Parcel Number	TBD
Ownership	Fee Simple (Land & Building Ownership)

Brand New 15-Year Lease | Corporate Guaranteed | Investment Grade | Close Proximity to Raleigh, NC

- Lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 18,000 locations
- Brand new 15-year lease with 5 (5-year) options to extend
- Lease features 5% rental increases every 5 years throughout the initial term and at the beginning of each option, growing NOI and hedging against inflation
- Located within close proximity to Raleigh, NC, which helps attract consumers to the local trade area
- 91 miles to Raleigh MSA, the capital of NC with a population of 1,480,000

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

2024 Construction | Latest Prototype | New Relocation Site | Excellent Visibility & Access

- 2024 construction featuring state of the art materials, high-level finishes, and distinct Dollar General design elements
- This location is Dollar General's newest prototype
- Strategically located along Princeton Kenly Rd, a major commuter highway that sees over 5,200 vehicles per day
- Dollar General new build relocation site
- The asset has excellent visibility and access via significant street frontage and large pylon sign, providing ease and convenience for customers

Limited Competition | Strong Operator | 1,000+ New Stores In 2023

- Limited competition as there is only two other major retail stores serving the immediate trade area
- Dollar General Stores have become one of the most profitable stores in the rural United States with revenue reaching \$34.22 billion
- The company has opened 1,050 new stores across the U.S. in 2023



PROPERTY OVERVIEW

DG

LOCATION



Robersonville, North Carolina
Martin County

ACCESS



N. Main Street: 1 Access Point

TRAFFIC COUNTS



N. Main Street: 5,200 VPD
U.S. Highway 13 & 64: 8,900 VPD

IMPROVEMENTS



There is approximately 10,566 SF of existing building area

PARKING



There are approximately 42 parking spaces on the owned parcel.
The parking ratio is approximately 3.95 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 0703466
Acres: 1.76
Square Feet: 76,665

CONSTRUCTION



Year Built: 2024

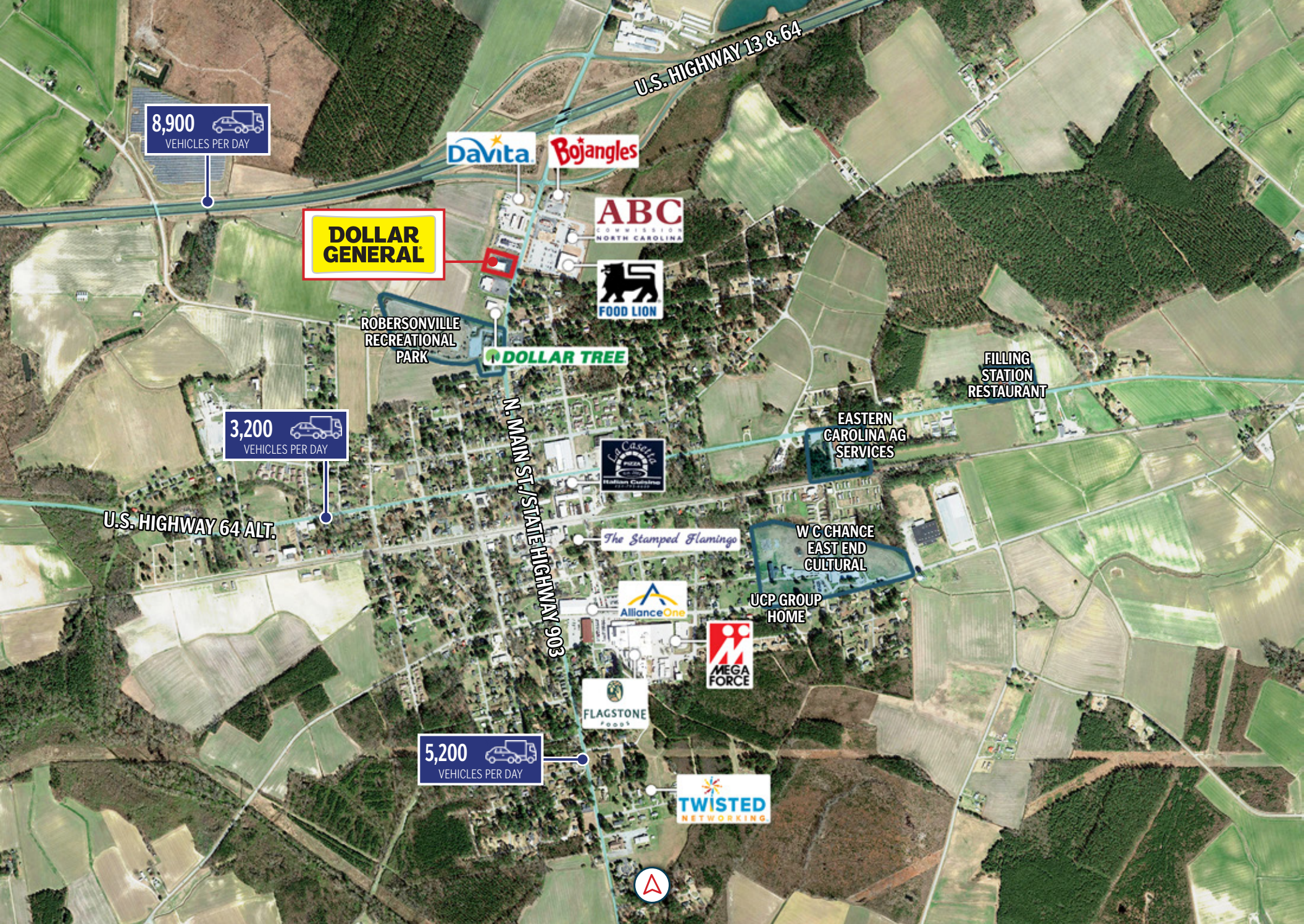
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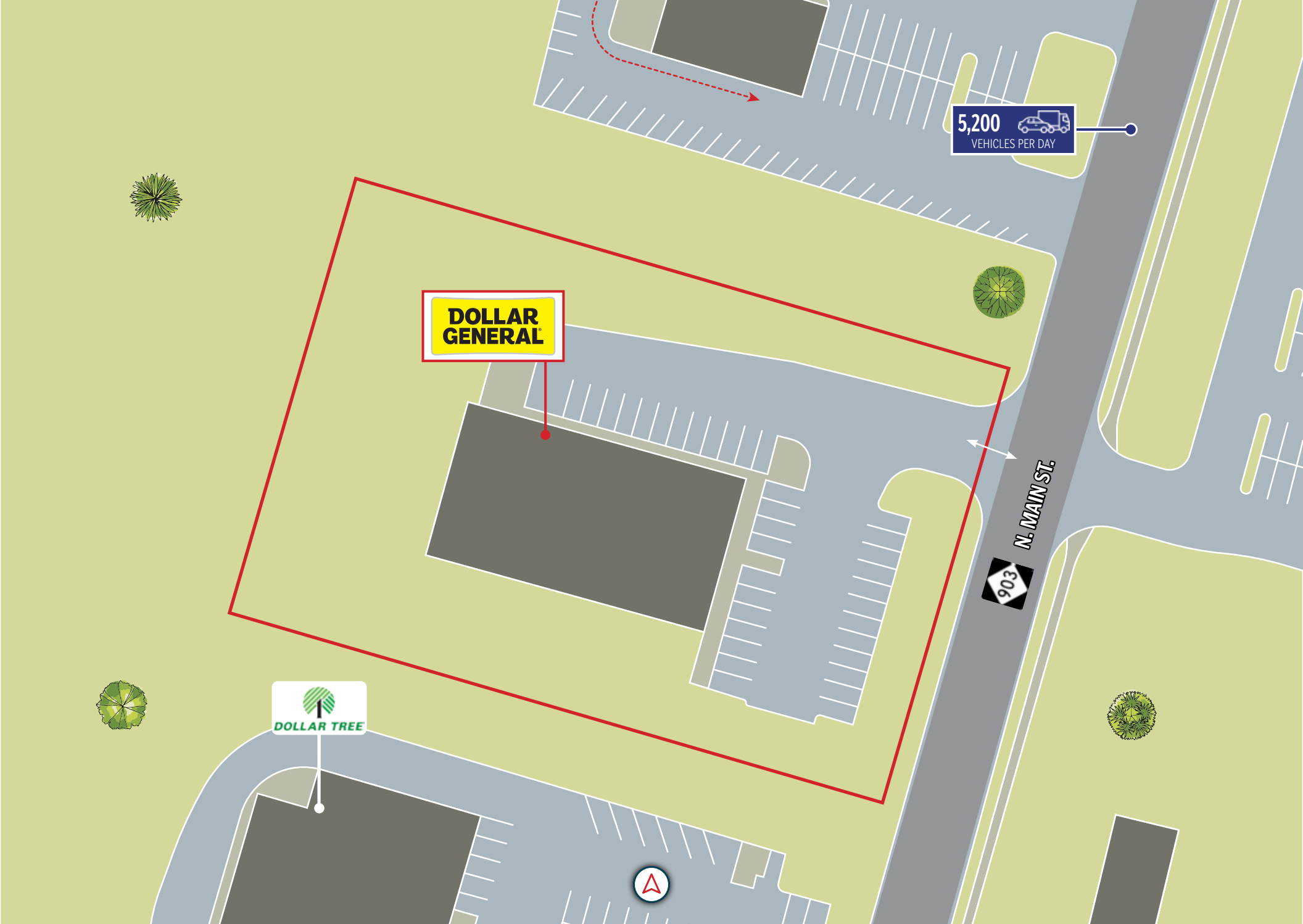


(HC) Highway Commercial

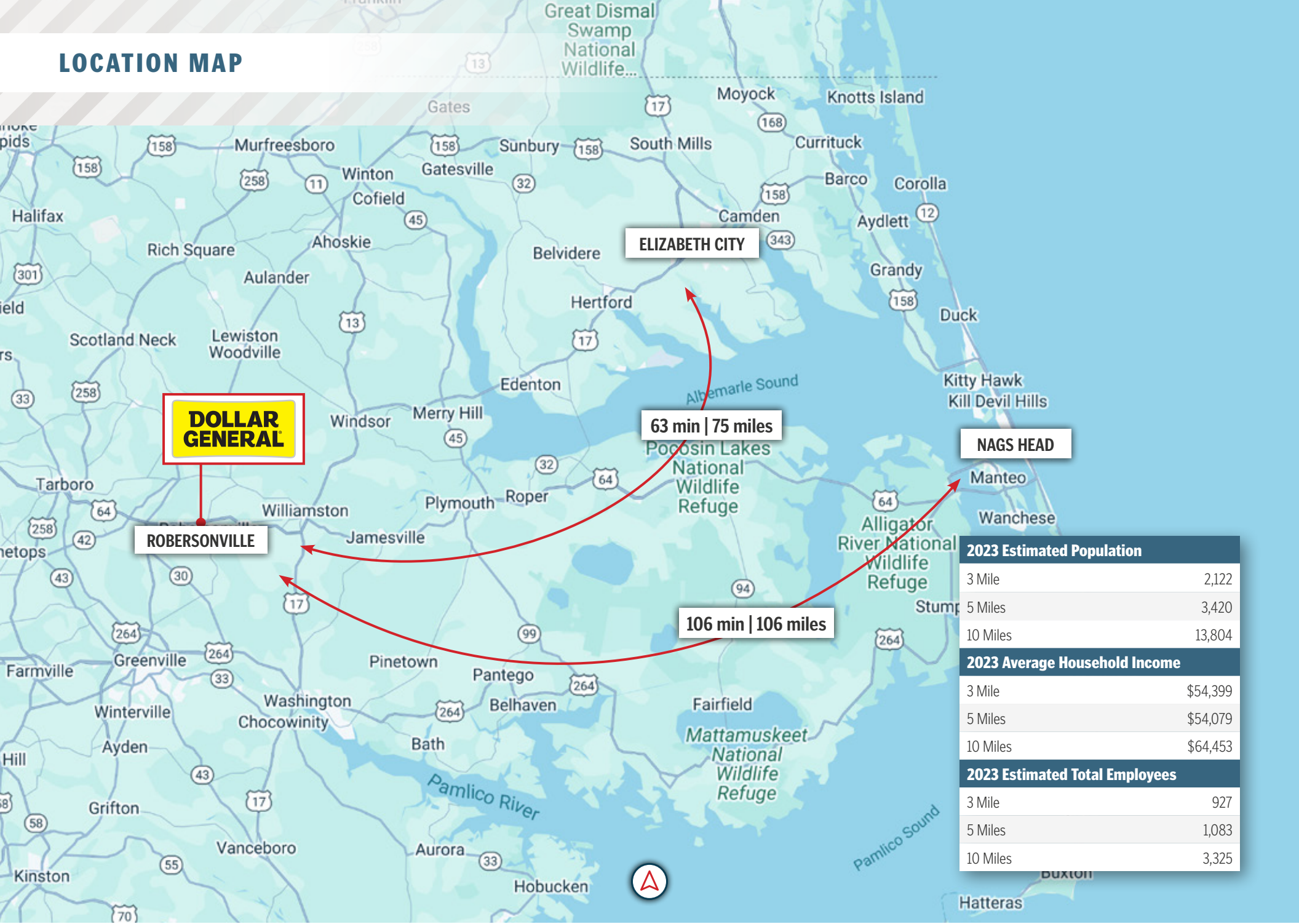








LOCATION MAP



2023 Estimated Population	
3 Mile	2,122
5 Miles	3,420
10 Miles	13,804
2023 Average Household Income	
3 Mile	\$54,399
5 Miles	\$54,079
10 Miles	\$64,453
2023 Estimated Total Employees	
3 Mile	927
5 Miles	1,083
10 Miles	3,325

AREA OVERVIEW



ROBERSONVILLE, NORTH CAROLINA

Robersonville, incorporated in 1872, is a town located in Martin County, North Carolina, United States. The Town of Robersonville had a population of 1,242 as of July 1, 2023. Robersonville North Carolina is located in the Northeastern section of the states Coastal Plain, accessible by Interstate 95, U.S 64 and N.C. 903. Located approximately 86 miles from Raleigh, the state capital, and 24 miles from Greenville, North Carolina makes it easily accessible to major airports, highways, and rail routes. Robersonville is located in North Carolina's Inner Banks region. It is home to the East Carolina Motor Speedway.

The economy of Robersonville, NC employs 624 people. The largest industries in Robersonville, NC are Manufacturing, Health Care & Social Assistance, and Retail Trade, and the highest paying industries are Wholesale Trade, Manufacturing, and Educational Services. Ann's House of Nuts, Inc. is a leading importer, processor and packager of the highest quality nuts, dried fruits and snacks. Ann's has grown to a multi-million-dollar manufacturer with a corporate facility in Jessup, Maryland, and its newest state-of-the-art facility in Robersonville, North Carolina, established in 2002. The approximately 300,000 square foot facility maintains around 300 employees and utilizes numerous seasonal employees for holiday production. The town offers plenty of local amenities for residents including stores like Food Lion, Walmart, and Harris Teeter as well as restaurants like La Casa Mexican Restaurant, Big Mike's BBQ Pit & Grill, and The China Palace.

Tourist attractions in Robersonville are Pitt County Arboretum, St Mark Church Of Christ, Barnhill's Dairy And Hunting Preserve, Rock Hill Church, Williamston Church Of Christ, Extreme Skate Park, The Walter L. Stasavich Science And Nature Center, Hickory Grove Free Will Baptist, Grace Family Fellowship. St. James Place Museum is the restored Primitive Baptist Church in Robersonville serves as a fascinating museum of southern folk art. Late, clapboard Gothic revival architecture church building now houses original furnishings, folk art, and antique duck decoys.

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population			
2023 Estimated Population	2,122	3,420	13,804
2028 Projected Population	2,034	3,292	13,382
2010 Census Population	2,642	4,216	16,141
Households & Growth			
2023 Estimated Households	919	1,490	6,009
2028 Projected Households	893	1,454	5,899
2010 Census Households	1,092	1,750	6,720
Race & Ethnicity			
2023 Estimated White	35.32%	38.04%	50.00%
2023 Estimated Black or African American	56.97%	54.71%	41.50%
2023 Estimated Asian or Pacific Islander	0.28%	0.23%	0.20%
2023 Estimated American Indian or Native Alaskan	0.09%	0.32%	0.50%
2023 Estimated Other Races	5.28%	4.85%	4.20%
2023 Estimated Hispanic	7.40%	6.75%	5.90%
Income			
2023 Estimated Average Household Income	\$54,399	\$54,079	\$64,453
2023 Estimated Median Household Income	\$40,294	\$39,692	\$44,489
2023 Estimated Per Capita Income	\$24,012	\$23,893	\$28,023
Businesses & Employees			
2023 Estimated Total Businesses	78	107	381
2023 Estimated Total Employees	927	1,083	3,325



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Dollar General Corporation	10,566	2/15/2024	2/28/2039	Current	-	\$9,405	\$0.89	\$112,860	\$10.68	Absolute NNN	5 (5-Year)
(Corporate Signature)					5%	\$9,875	\$0.93	\$118,503	\$11.22	5% Increase at Beg. of Each Option	
					5%	\$10,369	\$0.98	\$124,428	\$11.78		

FINANCIAL INFORMATION

Price	\$1,697,000
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Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

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Address	703 N. Main Street Robersonville, North Carolina 27871



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 19,726+

2023 Employees: 170,000

2023 Revenue: \$37.84 Billion

2023 Net Income: \$2.42 Billion

2023 Assets: \$29.08 Billion

2023 Equity: \$5.54 Billion

Credit Rating: S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of November 3, 2023, the Company's 19,726 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: newscenter.dollargeneral.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2.3K+

RETAIL
TRANSACTIONS

company-wide
in 2022

740+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2022

\$3.3B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2022

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