



DOLLAR GENERAL
market

Representative Photo

11060 HWY 16 E | PHILADELPHIA, MS 39350

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EXECUTIVE OVERVIEW

LEASE & LOCATION

- Brand new 2024 build-to-suit construction for Dollar General Market
- 15 Years Absolute NNN Lease - Zero Landlord Responsibilities
- Attractive 5% increases every 5 years for the life of the lease
- Dollar General Market stores are DG's grocery store concept and confirm that they are projecting a large sale volume
- Corporately guaranteed lease from Dollar General Corporation
- Excellent frontage along HWY 16
- Northeast of Jackson- the capital of MS

TENANT HIGHLIGHTS

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



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POES TAX SERVICE



BOGUE CHITTO ELEMENTARY
188 STUDENTS

FURBABIES BOARDING AND DOG CARE

BIG CREEK GROCERY

Pops Metal Products



BOGUE CHITTO EARLY CHILDHOOD CENTER
82 STUDENTS

JOE WILLIAMS FIELD



AMERICAN TARP AND AWNING CO INC

WARDS AUTO REPAIR SHOP



± 21,000 VPD 16

UNTOUCHABLE HAIR DESIGNS

MC DANIAL TRUCKING



LATTIMER'S GROCERY



TUCKER EARLY CHILDHOOD CENTER
132 STUDENTS

FEATHERS AND FUR TAXES



NW KEMPER WATER ASSOCIATION

NESHOBA COUNTY LAKE

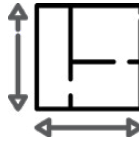
FINANCIAL OVERVIEW



\$2,251,606
PRICE



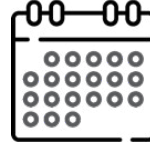
7.10%
CAP RATE



±12,687 SF
GLA



+1.44 AC
LOT SIZE



2024
YEAR BUILT

TENANT SUMMARY	
Tenant Trade Name	Dollar General Market
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	3/25/2024
Lease Expiration Date	3/31/2039
Term Remaining on Lease	±15 Years
Increase	5% every 5 Years & In Options
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA				
LEASE YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Years 1-5	\$13,322.00	\$159,864.00		7.10%
Year 6-10	\$13,988.00	\$167,856.00	5.00%	7.45%
Year 11-15	\$14,688.00	\$176,256.00	5.00%	7.83%
Option 1	\$15,422.00	\$185,064.00	5.00%	8.22%
Option 2	\$16,193.00	\$194,316.00	5.00%	8.63%
Option 3	\$17,003.00	\$204,036.00	5.00%	9.06%
Option 4	\$17,853.00	\$214,236.00	5.00%	9.51%
Option 5	\$18,745.00	\$224,940.00	5.00%	9.99%



TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 19,500 neighborhood general stores in 47 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, Proctor & 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 larger $\pm 12,668$ SF building, Dollar General Market 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.

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THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	11060 HWY 16 E Philadelphia, MS 39350
SITE DESCRIPTION	
Year Built	2024
GLA	$\pm 12,687$ SF
Type of Ownership	Absolute NNN

COMPANY NAME
DOLLAR GENERAL

EMPLOYEES
 $\pm 158,000$

HEADQUARTERS
GOODLETTSVILLE, TN

YEAR FOUNDED
1939

WEBSITE
DOLLARGENERAL.COM

LOCATIONS
 $\pm 19,500$

PHILADELPHIA, MS

Neshoba County's Philadelphia, Mississippi, is a thriving community with a long history of cultural significance. The city's economy is resilient and growing because it encompasses a diversified range of businesses, including manufacturing, healthcare, and agriculture. Philadelphia's rich cultural legacy, which includes the yearly Choctaw Indian Fair honoring the city's Native American origins, entices travelers. its advantageous location as Neshoba County's seat, which combines modern conveniences with a touch of old-fashioned charm. The city is home to the well-known Neshoba County Fair, one of the biggest and oldest fairs in the nation, which draws tourists with its distinctive fusion of Southern hospitality, history, and entertainment. The famous Neshoba County Coliseum is located on the fairgrounds, adding to Philadelphia's allure as a Mississippi center for culture and enjoyment.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2020 Census	3,615	11,483	19,752
2024 Estimate	3,612	11,270	19,395
2029 Projection	3,656	11,177	19,217
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Census	1,472	4,542	7,576
2024 Estimate	1,464	4,484	7,484
2029 Projection	1,477	4,466	7,449
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$71,347	\$68,775	\$68,795



JACKSON, MS



With a population of roughly 149,000 people, Jackson is the most populous city and the capital of Mississippi. The metro area population of Jackson is 426,000. The city is named after General Andrew Jackson, who was honored for his role in the Battle of New Orleans and later served as the 7th president of the United States. Steeped in history and rich heritage, Jackson combines urban attractions and entertainment with southern hospitality. At the heart of this small city can be found government buildings such as the Mississippi State Capitol and the Governor's Mansion. Unique restaurants and bars blossomed the city into a destination many enjoy. Jackson's reputation as a blues city stands true thanks to the live music in the area's nightlife. While brimming of true Southern charm, the emerging array of restaurants, bars, lounges, and stylish urban lofts cements its future as a modern city. Jackson sits close to one of the best-preserved mountain regions in the nation, allowing residents to enjoy plenty of incredible landscapes and fun outdoor activities.

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 **1060 HWY 16 E Philadelphia, MS 39350** ("Property"). 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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Interactive Offering Memorandum



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