



Representative Photo

**DOLLAR GENERAL®**

65 Sturgis West Point Rd | Sturgis, MS 39769



INTERACTIVE OFFERING MEMORANDUM



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# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION

- 2022 Built-to-Suit Construction for Dollar General
- Five, 5-year options, all of which include a 10% rent increase
- Average household income of \$100,635, considered to be a ideal for Dollar General
- Limited competition- there is no other discount retailer in Sturgis
- Extremely strong corporately guaranteed lease

## TENANT

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has ±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
- Dollar General has a market cap of ±\$30 billion



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## FINANCIAL OVERVIEW



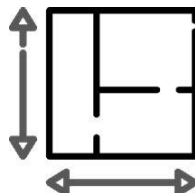
**\$1,483,132**

PRICE



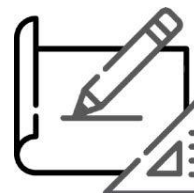
**7.30%**

CAP RATE



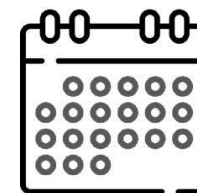
**±10,640 SF**

GLA



**±1.50 AC**

LOT SIZE



**2022**

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	5/8/2022
Lease Expiration Date	5/31/2037
Term Remaining on Lease	±13 Years
Increases	10% in Options
Options	Five, 5-Year Options

### ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current	\$9,022.45	\$108,269.40	-	7.30%
Option 1	\$9,924.69	\$119,096.28	10.00%	8.03%
Option 2	\$10,917.16	\$131,005.92	10.00%	8.82%
Option 3	\$12,008.88	\$144,106.56	10.00%	9.71%
Option 4	\$13,209.76	\$158,517.12	10.00%	10.66%
Option 5	\$14,530.74	\$174,368.88	10.00%	11.75%





65 STURGIS W POINT RD

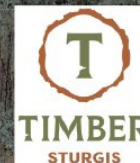
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**DOLLAR  
GENERAL**

**2023  
LITTLE STURGIS  
Motorcycle Rally**  
STURGIS, MISSISSIPPI



**STURGIS MAT CO.**



**Sturgis  
Library**





# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 21,000 neighborhood general stores in 48 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.

With its small-box store model typically measuring  $\pm 10,640$  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.



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## THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	65 Sturgis West Point Rd   Sturgis, MS 39769
SITE DESCRIPTION	
Year Built	2022
GLA	$\pm 10,640$ SF
Type of Ownership	Fee Simple

COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 140,000$**

YEAR FOUNDED  
**1955**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

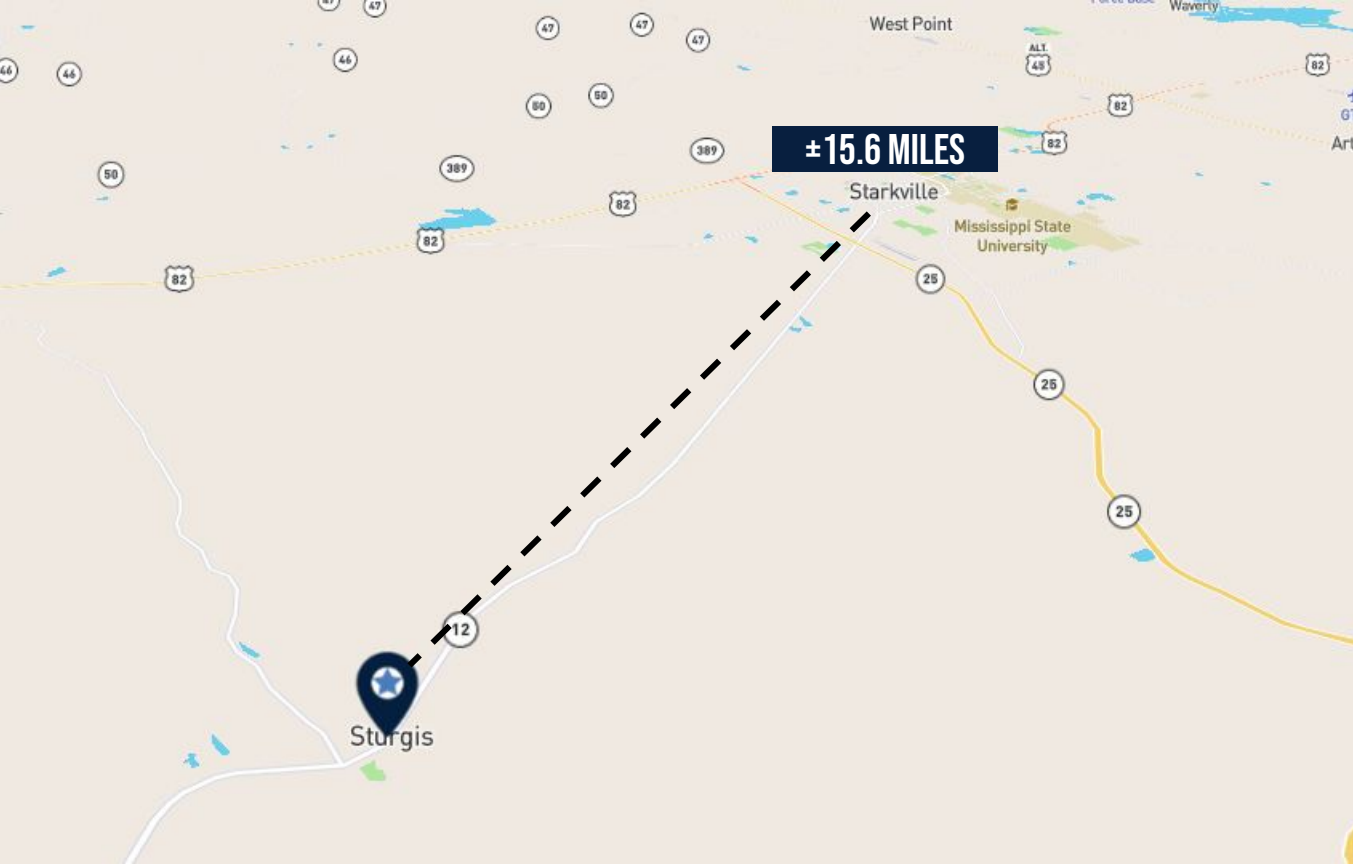
LOCATIONS  
**19,500+**

# AREA OVERVIEW

## Sturgis, MS

Sturgis, Mississippi, nestled in the eastern part of the state, embodies the quintessential charm of a small Southern town. Surrounded by rolling hills and lush greenery, Sturgis offers a serene escape from the hustle and bustle of urban life. With a population that cherishes its tight-knit community bonds, residents of Sturgis enjoy a tranquil and neighborly atmosphere. While modest in size, the town boasts a rich history and heritage, reflected in its well-preserved historic buildings and landmarks. Agriculture plays a significant role in the local economy, with farming and livestock production being prominent industries. Sturgis is also known for its annual Sturgis South Motorcycle Rally, which draws enthusiasts from near and far to celebrate the thrill of the open road. With its picturesque landscapes, friendly residents, and laid-back ambiance, Sturgis invites visitors to experience the simple pleasures of small-town life in Mississippi.

The town of Sturgis, Mississippi, maintains a resilient economy, primarily centered around agriculture and small businesses. The town's rural setting lends itself to farming and livestock production, with many residents engaged in agricultural activities such as crop cultivation and cattle farming. Additionally, local businesses, including shops, restaurants, and service providers, contribute to the economic fabric of Sturgis, serving the needs of both residents and visitors alike. While the town may not boast large-scale industrial or commercial enterprises, its strong sense of community and entrepreneurial spirit foster a supportive environment for small businesses to thrive.



# DEMOGRAPHICS

INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$98,467	\$100,635	\$84,807



## STARKVILLE, MS

Starkville, Mississippi, epitomizes the charm and vitality of a classic American college town while also showcasing a diverse and growing economy. Home to Mississippi State University, Starkville pulsates with the energy of academia, with students and faculty contributing to the city's vibrant culture and intellectual capital. The university serves as a major economic engine, providing employment opportunities, driving research and innovation, and fostering entrepreneurship through its programs and initiatives. Beyond its academic influence, Starkville boasts a thriving business community, with a mix of small businesses, restaurants, shops, and professional services catering to residents and visitors alike. The city's historic downtown district exudes character and charm, with a blend of renovated buildings, boutiques, cafes, and cultural venues creating a lively atmosphere. Starkville's economy is also bolstered by industries such as manufacturing, healthcare, and technology, which contribute to its stability and growth. With its blend of academic excellence, business innovation, and Southern hospitality, Starkville offers a dynamic and welcoming environment for residents, students, and visitors alike.

**±175**

OFFERED PROGRAMS

**±16**

ATHLETIC PROGRAMS

**±23,000**

STUDENTS

## BUSINESS

Business in Starkville, Mississippi, reflects the city's dynamic blend of academic innovation, entrepreneurial spirit, and Southern hospitality. Anchored by Mississippi State University, Starkville's economy benefits from a robust academic and research community that drives innovation and fosters collaboration with local businesses. Small businesses thrive in the city's charming downtown district, offering unique shops, boutiques, and eateries that cater to residents and visitors alike. Additionally, Starkville's strategic location along major transportation routes and its strong infrastructure make it an attractive destination for companies in industries such as manufacturing, healthcare, and technology. The city's pro-business climate and supportive community contribute to a vibrant entrepreneurial ecosystem.





# 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 **65 Sturgis West Point Rd, Sturgis, MS, 39769** (“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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