



**DOLLAR GENERAL®**

17825 E Main St | Louisville, MS 39339



INTERACTIVE OFFERING MEMORANDUM



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## EXCLUSIVELY LISTED BY:

### **WYATT WAGNER**

ASSOCIATE

DIRECT (214) 347-7988

MOBILE (310) 750-7845

wyatt.wagner@matthews.com

License No. 826232 (TX)

### **SCOTTY LATIMER**

ASSOCIATE

DIRECT (214) 692-2927

MOBILE (858) 866-6166

scotty.latimer@matthews.com

License No. 790608 (TX)

### **JOSH BISHOP**

SENIOR VICE PRESIDENT

DIRECT (214) 692-2289

MOBILE (315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)

### **BROKER OF RECORD**

Phillip Carpenter

License No. C-11708 (MS)





# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION HIGHLIGHTS

- Strong Performance - Store ranks in the top 25% of Dollar Generals Nationwide (PLACER.AI)
- Five, 5-year options, all of which include 10% rent increases
- Average household income of \$91,893 within 1-mile of the subject property, considered to be ideal for Dollar General
- Located directly off of Highway 14 and across from Winston Medical Center
- Extremely strong corporately guaranteed lease

## TENANT HIGHLIGHTS

- Dollar General boasts an investment grade credit rating of BBB (S&P)
- Dollar General has a market cap of ±\$30 billion
- 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 ±20,000 locations and plans to continue their expansion for the foreseeable future



## FINANCIAL OVERVIEW



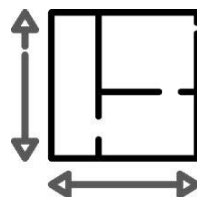
**\$1,053,787**

PRICE



**7.50%**

CAP RATE



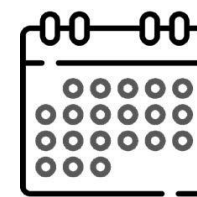
**±9,026 SF**

GLA



**±2.1 AC**

LOT SIZE



**2016**

YEAR BUILT

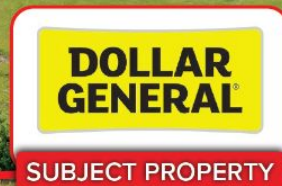
### TENANT SUMMARY

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	2/12/2017
Lease Expiration Date	2/29/2032
Term Remaining on Lease	±7.5 Years
Increases	10% Every 5 Years in Options
Options	5, 5 Year Options

### ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	<b>\$6,586</b>	<b>\$79,032.00</b>	<b>\$8.76</b>	<b>7.50%</b>
Option 1	\$7,245	\$86,940.00	\$9.63	8.25%
Option 2	\$7,969	\$95,628.00	\$10.60	9.07%
Option 3	\$8,766	\$105,190.80	\$11.65	9.98%
Option 4	\$9,642	\$115,709.88	\$12.82	10.98%
Option 5	\$10,607	\$127,280.87	\$14.10	12.08%





E MAIN ST ± 10,400 VPD



# DOLLAR GENERAL®

## TENANT OVERVIEW

Dollar General is the fastest-growing retailer which currently boasts roughly 20,000 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. 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  $\pm 10,640$  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.

## THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	17825 E Main St., Louisville, MS 39339
SITE DESCRIPTION	
Year Built	2016
GLA	$\pm 9,026$ SF
Type of Ownership	Fee Simple



COMPANY NAME  
**DOLLAR GENERAL**

EMPLOYEES  
 **$\pm 170,000$**

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
**20,000+**

# AREA OVERVIEW

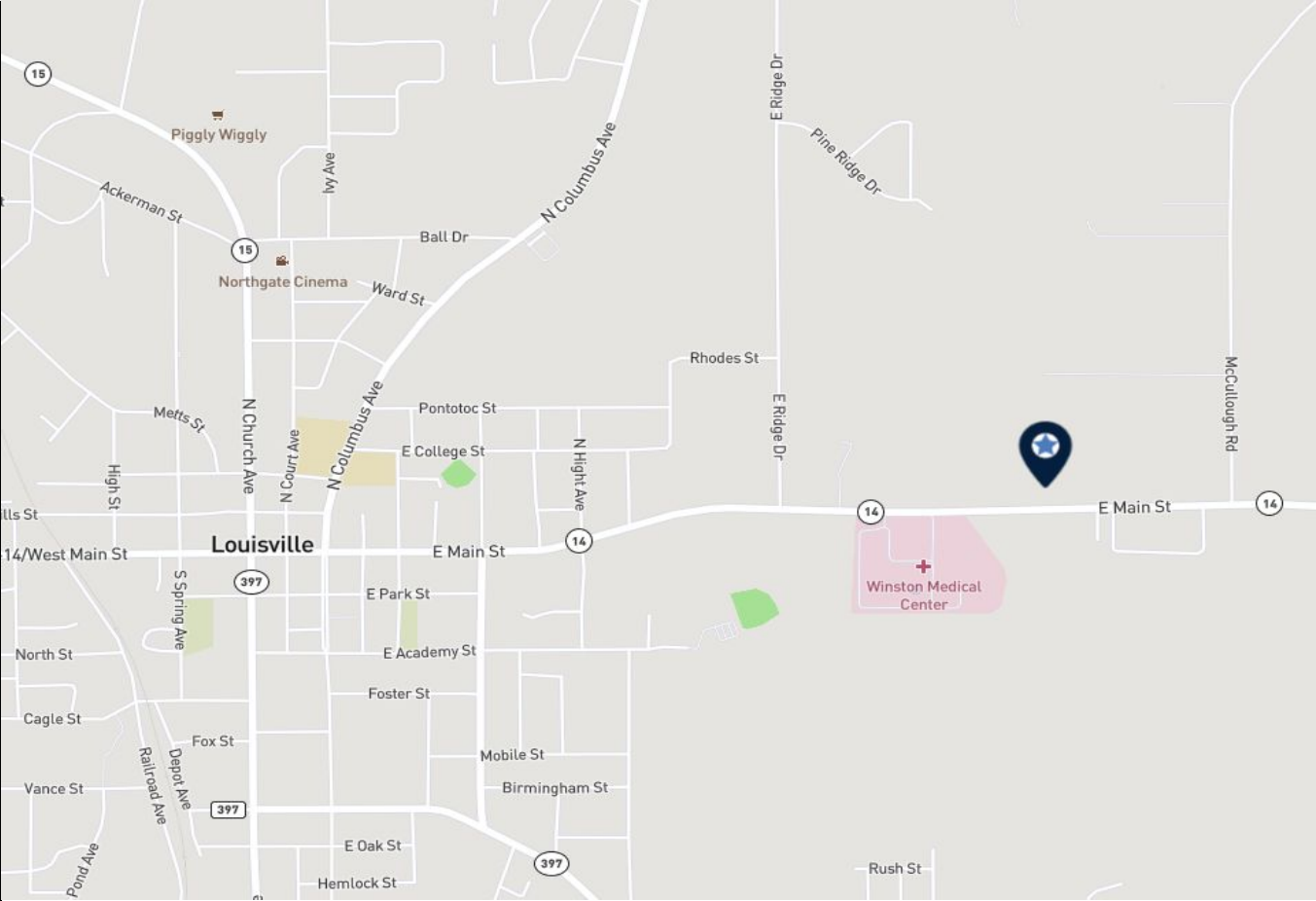
## Louisville, MS

Louisville, Mississippi, is a small town located in Winston County, in the east-central part of the state. It is known for its strong community values and an extensive history, serving as the county seat. Louisville is home to approximately 9,000 residents and retains a classic Southern elegance, with its tree-lined streets, historic homes, and a relaxed, rural atmosphere. The town's history is rich with connections to the region's agricultural past, particularly in cotton farming, which was once a primary economic driver. The presence of landmarks like the Confederate Monument in town underscores its historical significance.

The local economy of Louisville is primarily driven by agriculture, manufacturing, and small businesses. Poultry production plays a significant role in the town's economy, with companies like Winston Plywood and Veneer contributing to its industrial sector. In recent years, efforts have been made to attract more business to the area, with a focus on creating jobs and strengthening the community's infrastructure. While the economy remains modest compared to larger urban centers, Louisville has a stable base, bolstered by local entrepreneurship and the surrounding natural resources.

Louisville's residents take pride in their strong sense of community and Southern hospitality. The town hosts several local festivals and events throughout the year, fostering a close-knit environment where neighbors know one another. The annual Red Hills Festival, for example, draws visitors from the surrounding region, celebrating the town's culture and heritage. Louisville is also close to the Noxubee National Wildlife Refuge, providing opportunities for outdoor recreation such as hiking, birdwatching, and fishing, which appeal to both locals and visitors alike.

Education is an essential part of life in Louisville, with several schools serving the town and its surrounding areas. Winston Academy and Louisville High School are notable institutions providing primary and secondary education. Though there are no large universities within the town itself, nearby cities like Starkville, home to Mississippi State University, offer higher education opportunities. Louisville continues to maintain a balance between preserving its historic roots and embracing the changes that come with modern growth.



# DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	1,023	6,808	9,070
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	388	2,712	3,654
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$91,893	\$73,698	\$72,873

# 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 **17825 E Main St, Louisville, MS, 39339** (“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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