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REPRESENTATIVE PHOTO



NEW 15-YEAR ABSOLUTE NNN LEASE, 5% INCREASES EVERY FIVE YEARS

DOLLAR GENERAL MINI MARKET

MOCKSVILLE (WINSTON-SALEM MSA), NORTH CAROLINA



ADDRESS

3738 Hwy 64 W
Mocksville, NC 27028

PRICE

\$2,487,000

CAP RATE

6.60%

NOI

\$164,169

FINANCIAL OVERVIEW

PRICE	\$2,487,000
CAP RATE	6.60%
GROSS LEASABLE AREA	10,640 SF
YEAR BUILT	2024
LOT SIZE	1.937 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. October 2024
INCREASES	5% Every Five Years, Including Options
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$164,169	\$13,681
Year 6 - Year 10	\$172,377	\$14,365
Year 11 - Year 15	\$180,996	\$15,083
Option 1	\$190,046	\$15,837
Option 2	\$199,548	\$16,629
Option 3	\$209,526	\$17,460
Option 4	\$220,002	\$18,334
Option 5	\$231,002	\$19,250



TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: DOLLAR GENERAL

Dollar General makes shopping for everyday needs simple and hassle-free by saving customers time and money with small neighborhood stores and carefully edited merchandise. Offering the most popular brands at everyday low prices, Dollar General ranks amongst the largest retailers of top-quality brands including Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, and Nabisco. Dollar General has over 19,700 locations in 7 states, making it the nation's largest smallbox discount retailer in the U.S.

The Dollar General Market concept is a larger-format store with extra cooler space for fresh produce, milk, meats and other groceries.



HEADQUARTERED IN
GOODLETTSVILLE,
TENNESSEE



19,700+
LOCATIONS



PUBLICLY TRADED
COMPANY
NYSE:
DG



BBB
S&P CREDIT
RATING



COUNTRY'S
LARGEST
SMALLBOX
DISCOUNT
RETAILER



FOUNDED IN
1939

Recent News

WHY DOLLAR GENERAL IS WINNING WITH STORE COUNT

April 17, 2024
www.retaildive.com

DOLLAR GENERAL SEES UPBEAT 2024 SALES AS CHEAPER GROCERIES IN DEMAND

March 14, 2024
www.cnn.com

DISCOUNT RETAILERS TO FUEL STORE OPENINGS IN 2024

January 19, 2024
www.chainstoreage.com

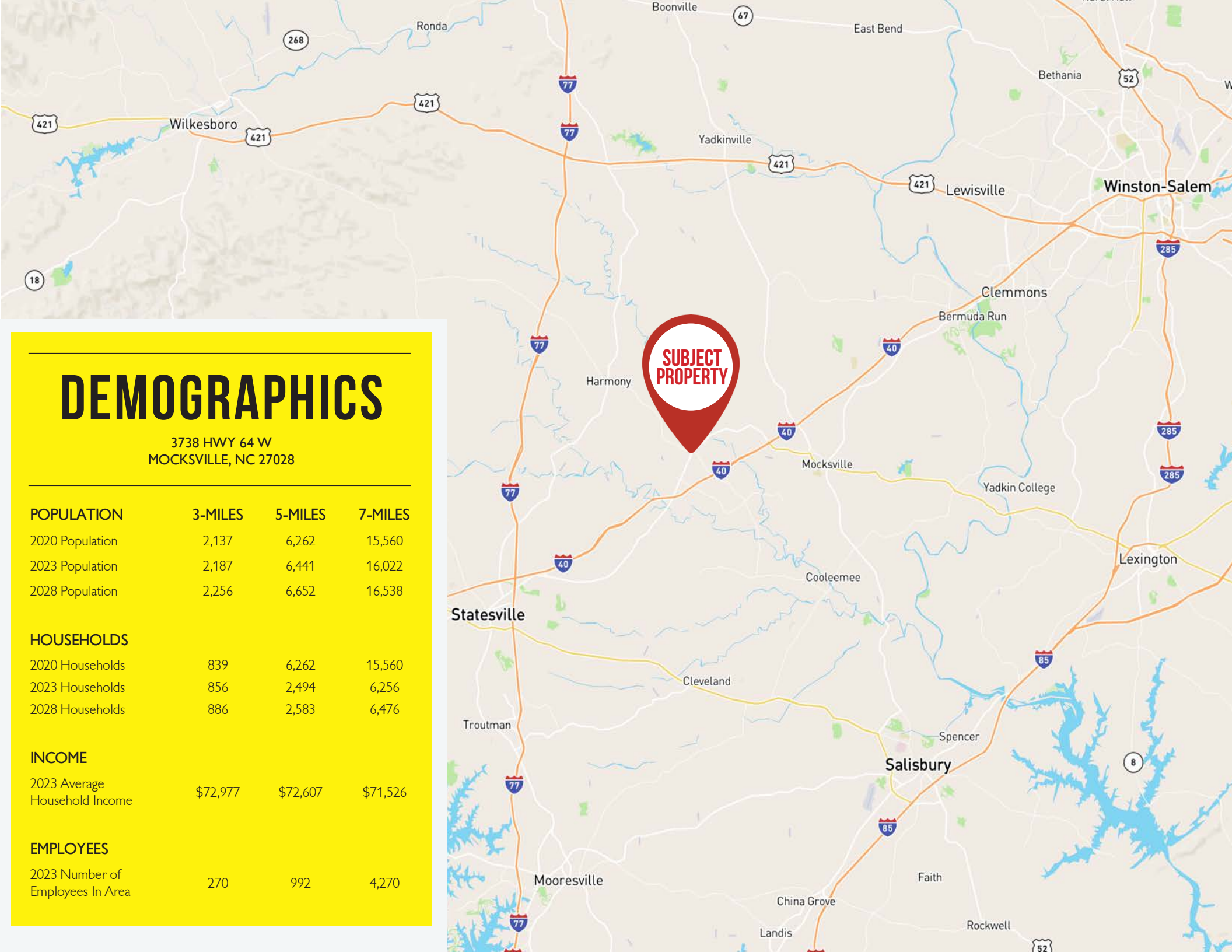
INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease, No Landlord Responsibilities
- Rare 5% Rental Increases Every 5 Years Throughout the Base Term and Options
- Upgraded Market Store, Larger Format with Expanded Produce/Grocery Offerings
- Investment Grade Credit Tenant, Rated 'BBB' by S&P
- Dollar General is the Nation's Largest Retailer with 19,700+ Stores
- Brand New Construction with Partial Brick and Wood-Siding on an Oversized Parcel
- Serving Over 44,000 Residents in Davie County Trade Area
- Strong Average Household Incomes in Excess of \$72,000 within 3 and 5 Miles
- Hard Corner Location at Four-Way Intersection, Major East/West Artery Connects to Raleigh
- Just Off I-40 with 30,000 Cars/Day, Direct Access to Winston-Salem, Greensboro, and Knoxville
- Surrounded by Several K-12 Schools with 7,000+ Students
- Close Proximity to Pisgah-Nantahala National Forests with 10+ Million Visitors Annually
- Northeast of South Mountains State Park with Approximately 300,000 Visitors/Year
- 25 Miles West of Winston-Salem and 51 Miles North of Charlotte





N.C. HIGHWAY 64



DEMOGRAPHICS

3738 HWY 64 W
MOCKSVILLE, NC 27028

POPULATION	3-MILES	5-MILES	7-MILES
2020 Population	2,137	6,262	15,560
2023 Population	2,187	6,441	16,022
2028 Population	2,256	6,652	16,538
HOUSEHOLDS			
2020 Households	839	6,262	15,560
2023 Households	856	2,494	6,256
2028 Households	886	2,583	6,476
INCOME			
2023 Average Household Income	\$72,977	\$72,607	\$71,526
EMPLOYEES			
2023 Number of Employees In Area	270	992	4,270

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O F F E R I N G M E M O R A N D U M

DOLLAR GENERAL MINI MARKET

MOCKSVILLE, NORTH CAROLINA

PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

BRANDON HANKS

First Vice President Investments

SAN DIEGO

Tel: (858) 373-3224

brandon.hanks@marcusmillichap.com

License: CA 01416786

BENJAMIN YELM

Broker of Record

CHARLESTON

License: 303785