



DOLLAR GENERAL
market

3055 Williamston Road | Williamston (Lansing MSA), MI 48895

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

DOLLAR GENERAL market

3055 Williamston Road | Williamston, MI 48895

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EXCLUSIVELY LISTED BY



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PROPERTY HIGHLIGHTS



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INVESTMENT HIGHLIGHTS

- Brand new build-to-suit construction/Dollar General's largest **±12,687 SF Market prototype**
- Located in the Lansing MSA with **over 70,000** people in a 10 mile radius and above avg. annual household income **in excess of \$100,000**
- The subject property is strategically located **adjacent to Tractor Supply Co.** reflecting the favorable business environment of the area
- **Wheatfield Valley Golf**, a municipal 18-hole par-70 course, is located just down the road driving additional traffic to the subject property
- Brand new **15 year corporately guaranteed Next-Gen lease** featuring 5% rental increases every 5 years with five, 5 year options
- Dollar General boasts an **investment grade credit** rating of BBB (S&P)
- Dollar General has **±21,000 locations** and is focused on brand growth through expansion efforts
- Dollar General has a market cap of **±\$30 billion**
- Limited competition with the nearest Dollar General is **±6.4 miles away**
- Williamston, MI is part of the expanding **greater Lansing metropolitan area**, benefiting from steady population growth and economic development
- Located just **off of Highway 96**, the main thoroughfare between Lansing and Detroit, the property is surrounded by agricultural communities and suburban neighborhoods

 BROOKSHIRE INN & GOLF CLUB

D & W
FRESH MARKET

 EXPLORER ELEMENTARY
527 STUDENTS



 McDonald's

 DISCOVERY ELEMENTARY
711 STUDENTS

 Huntington

W GRAND RIVER AVE ± 11,200 VPD

SUBWAY

WILLIAMSTON RD ± 10,000 VPD

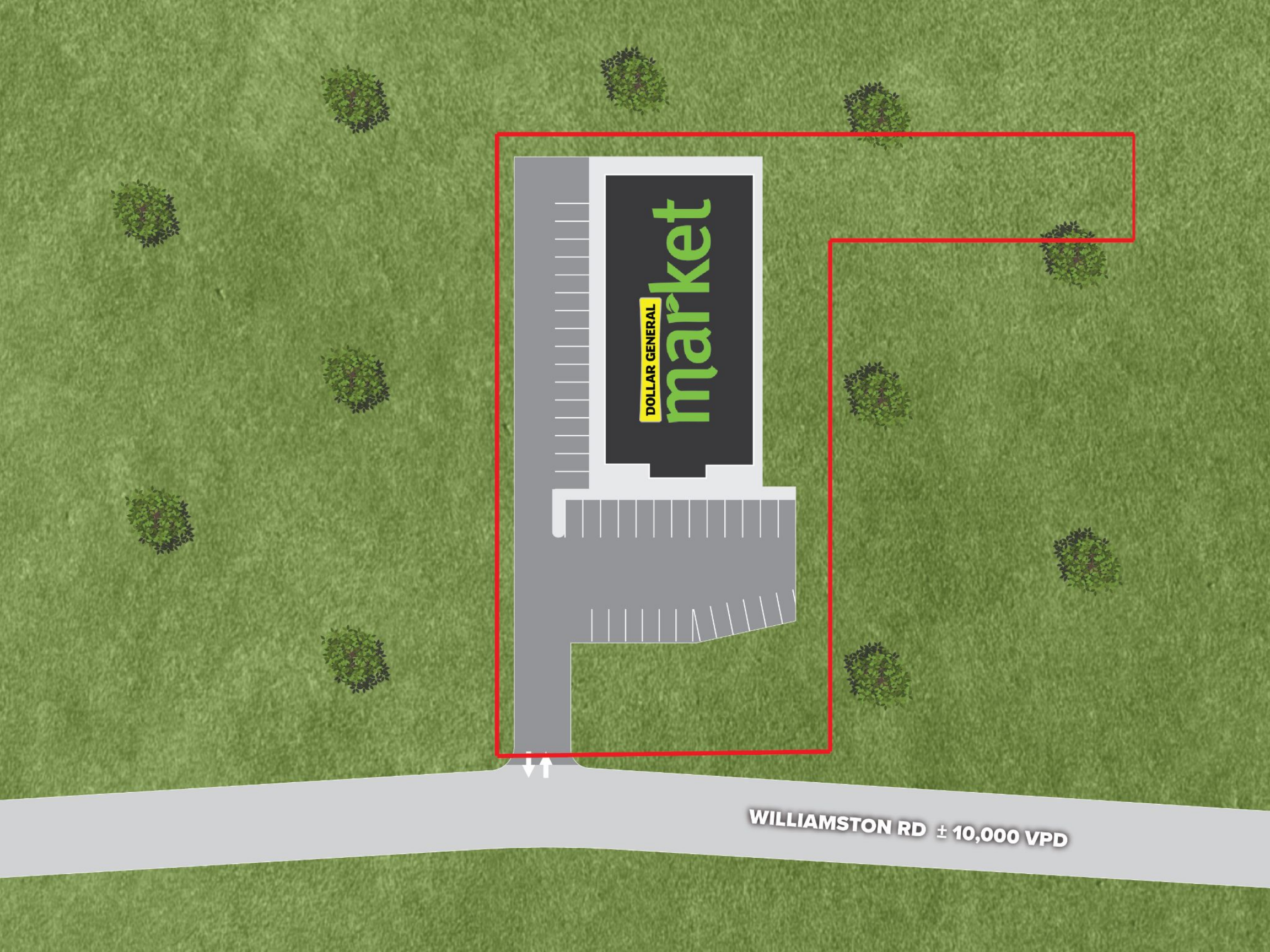
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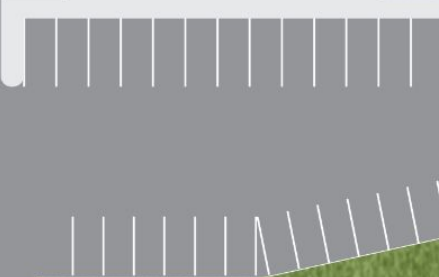
CENTURION
MEDICAL PRODUCTS

DOLLAR GENERAL
market
SUBJECT PROPERTY

**TSC TRACTOR
SUPPLY CO**



DOLLAR GENERAL
market



WILLIAMSTON RD ± 10,000 VPD



FINANCIAL OVERVIEW



\$2,359,300
LIST PRICE



\$156,893
NOI



6.65%
CAP RATE



±12,687 SF
GLA



±2.544 AC
LOT SIZE



2025
YEAR BUILT



REPRESENTATIVE PHOTO

TENANT SUMMARY

Tenant Name	Dollar General
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±12,687
Expected Delivery Date	2/5/2025
Initial Term	15 Years
Est. Rent Commencement	4/6/2025
Est. Lease Expiration	4/30/2040
Lease Term Remaining	15 Years
Base Rent	\$156,893
Rental Increases	5% every 5 years including Options
Renewal Options	Five, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	None
Tenant Responsibilities	Property Taxes, Insurance, Common Area, R&M, HVAC, Utilities

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA				
	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
Year 1-5	\$156,893	\$13,074.42	\$12.37	6.65%
Year 6 - 10	\$164,738	\$13,728.14	\$12.98	6.98%
Year 11 - 15	\$172,975	\$14,414.55	\$13.63	7.33%
Option 1: Year 16 - 20	\$181,623	\$15,135.28	\$14.32	7.70%
Option 2: Year 21 - 25	\$190,704	\$15,892.04	\$15.03	8.08%
Option 3: Year 26 - 30	\$200,240	\$16,686.65	\$15.78	8.49%
Option 4: Year 31 - 35	\$210,252	\$17,520.98	\$16.57	8.91%
Option 5: Year 36 - 40	\$220,764	\$18,397.03	\$17.40	9.36%

TENANT PROFILE

DOLLAR GENERAL market

Dollar General is a chain of discount stores that operates in the United States. Founded in 1939, it has since grown to become one of the largest discount retailers in the country. The company offers a wide range of merchandise at low prices, including food, household essentials, clothing, and seasonal items. Dollar General operates over 21,000 stores in 48 states, making it one of the most accessible retailers for customers in rural and suburban areas. The company's business model is built around offering a convenient and affordable shopping experience, with many stores located in smaller towns and rural areas where other retailers may not have a presence.

In recent years, Dollar General has also expanded its digital capabilities, including the launch of an online store, to better serve customers in a rapidly changing retail environment. Overall, Dollar General's focus on low prices, convenience, and accessibility has made it a popular destination for value-conscious shoppers across the United States.

HEADQUARTERS

Goodlettsville, TN

WEBSITE

dollargeneral.com

OF LOCATIONS

21,000+

YEAR FOUNDED

1939



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AREA OVERVIEW



WILLIAMSTON, MI

Williamston, Michigan, is a charming small town located in Ingham County, nestled just east of the state capital, Lansing. Known for its welcoming community and rich history, Williamston boasts a quintessential Midwestern appeal, characterized by its tree-lined streets, historic architecture, and thriving local businesses. The downtown area is a hub of activity, offering a mix of quaint shops, restaurants, and cafes, all set against the backdrop of the scenic Red Cedar River. Visitors and residents alike enjoy the city's vibrant arts scene, highlighted by the historic Sun Theatre and the Williamston Theatre, which draw audiences from across the region. Seasonal events, including the annual ArtFest and Light Parade, further enhance the town's reputation as a lively and inclusive community.

Nature enthusiasts appreciate Williamston for its abundance of outdoor recreational opportunities. The town is home to several well-maintained parks, including McCormick Park, which features walking trails, picnic areas, and a playground, making it a favorite spot for families. The nearby Red Cedar River provides opportunities for kayaking, canoeing, and fishing, while the town's proximity to larger metropolitan areas ensures residents have access to urban amenities without sacrificing the peace of small-town living. With its excellent schools, safe neighborhoods, and community-focused atmosphere, Williamston is an ideal place to live, work, or visit in the heart of Michigan.

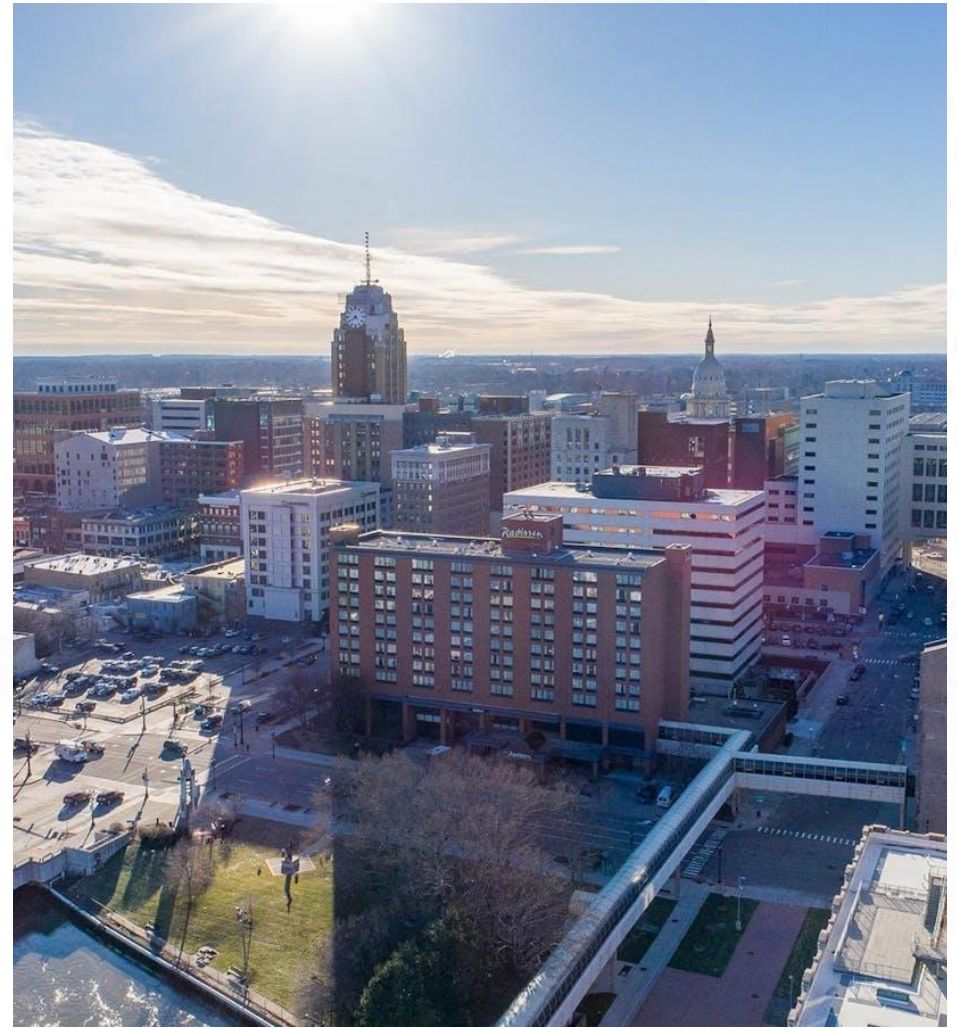
DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	7,102	10,727	72,034
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	2,835	4,182	29,106
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$123,043	\$126,604	\$109,437

AREA OVERVIEW

LANSING, MICHIGAN

Lansing, the capital of Michigan, is a dynamic city located in the heart of the state. As the political hub of Michigan, it houses the State Capitol building, government offices, and a wealth of history tied to its role in shaping state policy. The presence of Michigan State University in neighboring East Lansing adds an energetic, academic atmosphere, drawing students, researchers, and professionals from around the globe. The city's economy thrives on diverse sectors, including education, healthcare, manufacturing, and technology, creating a balance of innovation and opportunity. Its central location makes Lansing an accessible and strategic hub for commerce and culture.

Beyond its economic and political importance, Lansing offers a rich array of cultural and recreational experiences. The city features a vibrant arts scene, including galleries, theaters, and music venues, alongside historical landmarks like the Michigan History Center. Outdoor enthusiasts can enjoy the Lansing River Trail, which winds along the scenic Grand and Red Cedar Rivers. Residents and visitors alike are drawn to the city's mix of urban and suburban neighborhoods, a burgeoning food and craft beverage scene, and family-friendly attractions such as the Potter Park Zoo. Together, these elements make Lansing a welcoming and well-rounded destination.



#6TH LARGEST CITY IN MICHIGAN



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Resonance Consultancy



16% LOWER COST OF LIVING THAN NATIONAL AVERAGE

extraspaces.com



#2 BEST COLLEGE TOWN IN THE MIDWEST

RentCafe

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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.

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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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