

# MATTHEWS<sup>TM</sup>

REAL ESTATE INVESTMENT SERVICES



## DOLLAR GENERAL<sup>®</sup>

4018 MS-19 | Meridian, MS 39301



INTERACTIVE OFFERING MEMORANDUM



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## **EXCLUSIVELY LISTED BY:**

### **BROKER OF RECORD**

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# INVESTMENT HIGHLIGHTS

## LEASE & LOCATION HIGHLIGHTS

- Brand new 2025 build-to-suit construction for Dollar General Market
- ±15 year absolute NNN lease with zero landlord responsibilities
- Attractive 5% increases every 5 years in the base term
- Dollar General Market stores are DG's grocery store concept and confirm that they are projecting a very large sale volume
- Strong average household income of \$75,918

## TENANT HIGHLIGHTS

- Dollar General has ±21,000 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

REPRESENTATIVE PHOTO



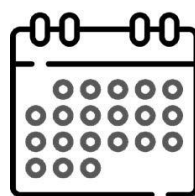
## FINANCIAL OVERVIEW



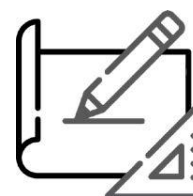
**\$1,951,775**  
PRICE



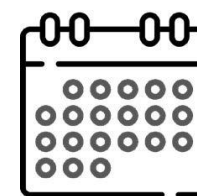
**7.10%**  
CAP RATE



**±15 YEARS**  
LEASE TERM REMAINING



**±2 AC**  
LOT SIZE



**2024**  
YEAR BUILT

### TENANT SUMMARY

Tenant	Dollar General Market
Lease Commencement	1/15/2025
Lease Expiration	1/31/2040
Term Remaining	±15 Years
Options to Renew	Five, 5-Year Options
Rent Increases	5% Every 5 Years & in Options
Lease Type	Absolute NNN
Tenant Responsibilities	Operating Expenses - Taxes, Insurance, Utilities, Paving, General Maintenance (Roof, HVAC, Landscape, Building Systems, Etc.)
Landlord Responsibilities	None
Price/SF	\$184.72

### ANNUALIZED OPERATING DATA

YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
<b>Years 1-5</b>	<b>\$11,548</b>	<b>\$138,576</b>	<b>-</b>	<b>7.10%</b>
Years 6-10	\$12,125	\$145,500	5%	7.45%
Years 11-15	\$12,731	\$152,772	5%	7.83%
Option 1	\$13,368	\$160,416	5%	8.22%
Option 2	\$14,036	\$168,432	5%	8.63%
Option 3	\$14,738	\$176,856	5%	9.06%
Option 4	\$15,475	\$185,700	5%	9.51%
Option 5	\$16,249	\$194,988	5%	9.99%





# 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. 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

4018 MS-19, Meridian, MS 39301

### SITE DESCRIPTION

### Year Built

2025

### GLA

$\pm 10,566$  SF

REPRESENTATIVE PHOTO



COMPANY NAME  
**DOLLAR GENERAL**

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

YEAR FOUNDED  
**1939**

HEADQUARTERS  
**GOODLETTSVILLE, TN**

WEBSITE  
**DOLLARGENERAL.COM**

LOCATIONS  
**21,000+**

# AREA OVERVIEW

## Meridian, MS

Meridian, Missouri, is a town with fascinating history and a balanced mix of modern conveniences and historical significance. Established in the early 1800s, Meridian started as a trading center and has grown over the years into a well-rounded small town with a focus on both community and preservation.

The downtown area has several well-preserved buildings from the 1800s with highlights like the Meridian Historical Society and the Courthouse Museum, which share the story of the town's early days and growth. The central square, with its traditional clock tower, acts as a gathering spot and a reminder of the town's early community-focused days.

The economy in Meridian has developed beyond agriculture, though farming remains a vital part of the area. Local farms produce staples like corn, soybeans, and wheat, along with livestock farming that supports the town and surrounding areas. In recent years, local businesses have expanded into areas like light manufacturing and retail, adding to the town's economy. Weekly farmers' markets bring fresh produce and local products to residents and visitors, contributing to a small but growing tourism industry. Annual events, such as the Meridian Harvest Festival, bring in visitors from neighboring communities, helping support shops and restaurants.

Meridian's culture is centered around a strong sense of community and regional pride. The Meridian Cultural Center hosts monthly art exhibits, music performances, and community theater productions, giving residents a chance to engage in the arts. Celebrations like Founders' Day focus on Meridian's history with reenactments, parades, and activities that bring people together. Food is also a key part of local life, with family-owned diners serving traditional Midwestern dishes alongside modern options. Nearby Meridian State Park offers outdoor activities like hiking, fishing, and camping, adding natural beauty to the town's appeal. Overall, Meridian, Missouri, is a community-oriented town where history, culture, and local events create a welcoming environment for everyone.



## DEMOGRAPHICS

POPULATION	5-MILE	10-MILE
Current Year Estimate	2,189	10,259
HOUSEHOLDS	5-MILE	10-MILE
Current Year Estimate	865	4,293
INCOME	5-MILE	10-MILE
Average Household Income	\$75,918	\$71,655

# 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 **Hwy 19 Meridian, MS 39301** ("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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