



DOLLAR GENERAL®

14900 Lemoyne Blvd | Biloxi, MS 39532



INTERACTIVE OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY:

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REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

○ **CORPORATE GUARANTY** – Dollar General corporate has guaranteed the lease, allowing for security of income.

○ **RENTAL INCREASES** – The future owner will capitalize on 10% increases each time an option is exercised.

○ **OPTIONS TO EXTEND** – Dollar General has five, 5-year options to extend the lease.

○ **HEAVY TRAFFIC COUNTS** – Lemoyne Blvd sees over ±13,000 VPD.

○ **EASE OF ACCESS** – This property is located on Lemoyne Blvd which is right off Biloxi's main retail corridor, Washington Avenue.

○ **AFFLUENT SUBURB** – The average household income in a 5 mile radius is more than \$76,314 and the population exceeds 60,596 residents.

○ **RECESSION RESISTANT TENANT** – Dollar General has been historically profitable during downturns in the U.S. economy. They won the Silver Globe Business Excellence Award for their COVID-19 response.



REPRESENTATIVE PHOTO

FINANCIAL OVERVIEW



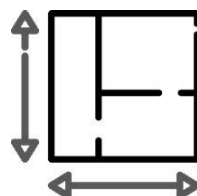
\$1,474,948

PRICE



7.75%

CAP RATE



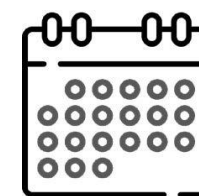
±9,025 SF

GLA



±1.38 AC

LOT SIZE



2014

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
Original Lease Term	15 Years
Lease Commencement Date	5/1/2014
Rent Commencement Date	5/1/2014
Lease Expiration Date	5/1/2029
Term Remaining on Lease	±4.65 Years
Increase	10%
Options	Five, 5-Year Options

ANNUALIZED OPERATING DATA

DATE	PSF RENT	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP
5/1/2014 - 4/30/2029	\$12.66	\$9,525.71	\$114,308.52	-	7.75%
Option 1: 5/1/2029 - 4/30/2034	\$13.93	\$10,478.28	\$125,739.36	10%	8.53%
Option 2: 5/1/2034 - 4/30/2039	\$15.32	\$11,526.11	\$138,313.30	10%	9.38%
Option 3: 5/1/2039 - 4/30/2044	\$16.86	\$12,678.72	\$152,144.63	10%	10.32%
Option 4: 5/1/2044 - 4/30/2049	\$18.54	\$13,946.59	\$167,359.09	10%	-
Option 5: 5/1/2049 - 4/30/2054	\$20.40	\$15,341.25	\$184,095.00	10%	-



INDIAN RIVER PLAZA

Walmart Supercenter

LOWE'S

Academy SPORTS+OUTDOORS

CVS pharmacy

Walgreens

PLATO'S CLOSET

CIRCLE K

10 ± 70,000 VPD

WASHINGTON AVE ± 25,000 VPD

THE PROMENADE

KOHL'S

DICK'S SPORTING GOODS

five BELOW

ROSS DRESS FOR LESS

Best Buy

HOBBY LOBBY

Office DEPOT

Michael's

OLD NAVY

Marshall's

PET SMART

target

DOLLAR GENERAL

LEMOYNE BLVD ± 13,000 VPD

15 ± 45,000 VPD

BIG LOTS!

ALDI

Walmart Neighborhood Market

Walmart Neighborhood Market

SCARLET PEARL CASINO
300 ROOMS

DOLLAR GENERAL®

TENANT OVERVIEW

Dollar General is the fastest-growing retailer, with approximately 21,000 neighborhood general stores in 48 U.S. states, primarily in the South, East, Midwest, and Southwest. About 75% of its sales come from consumables (including refrigerated, shelf-stable, and perishable foods) and household essentials such as paper towels, cleaning supplies, and laundry items. Dollar General offers trusted name brands like Clorox, Procter & Gamble, Coca-Cola, Mars, Nestlé, and General Mills. Recently, the company added alcohol and tobacco products, further boosting revenue and profitability.

With its small-box store model averaging $\pm 10,640$ sq. ft., Dollar General targets cost-conscious consumers seeking convenience over larger competitors like Walmart and Costco. This strategy has driven significant success, both during and after economic downturns.

Looking ahead, Dollar General is accelerating growth with plans to open 1,050 new stores in 2025—a 20% increase over 2023—and remodel 1,850 locations. These initiatives, along with 120 store relocations, reflect its focus on expanding its footprint and enhancing customer experience. By consistently adapting and growing, Dollar General solidifies its position as a leader in small-box retail.



REPRESENTATIVE PHOTO

THE OFFERING

PROPERTY NAME	DOLLAR GENERAL
Property Address	14900 Lemoyne Blvd, Biloxi, MS 39532
SITE DESCRIPTION	
Year Built	2014
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
21,000+

MARKET OVERVIEW

BILOXI, MS

Biloxi, Mississippi, is a coastal city located along the Gulf of Mexico known for its beaches, history, and entertainment options. The city features iconic landmarks like the Biloxi Lighthouse and the Maritime and Seafood Industry Museum, which highlights the area's cultural and economic heritage. Visitors and locals enjoy fishing, boating, and other water-based activities, as well as seasonal festivals such as the Biloxi Seafood Festival and Mardi Gras parades. The city is also home to several major casino resorts, including Beau Rivage and Hard Rock Hotel & Casino, offering gaming, live entertainment, and fine dining. Biloxi's mix of historic and modern attractions makes it a popular destination for both tourists and new residents.

The economy of Biloxi is heavily influenced by tourism, the gaming industry, and seafood processing, with the casinos and waterfront activities serving as major revenue sources. Keesler Air Force Base also plays a significant role, providing jobs and contributing to the city's economic stability. Biloxi offers a cost of living that is generally lower than the national average, with affordable housing options that range from single-family homes to waterfront condos. The city has a combination of urban and suburban areas, with access to schools, parks, healthcare facilities, and local businesses.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	29,161	60,596	133,437
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	11,870	24,024	52,783
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$71,309	\$76,314	\$79,162

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **14900 Lemoyne Blvd, Biloxi, MS, 39532** ("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.

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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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