



Similar Store



**Exclusively Listed By:**

**Patrick Hammond**

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**DOLLAR  
GENERAL**[CLICK HERE FOR MORE INFO](#)

**INVESTMENT SUMMARY**

List Price:	\$1,133,945
Current NOI:	\$83,345
Rent PSF:	\$9.15 PSF
Cap Rate:	7.35%
Square Footage:	9,100 SF
Land Acreage:	3.0 Acres
Year Built:	2016

**LEASE SUMMARY**

Lease Type:	NNN
Taxes/ CAM/ Insurance:	Tenant Responsibility
Roof/ Structure/ Parking:	Tenant Responsibility
Lease Term:	15 Years
Lease Commencement:	September 22, 2016
Current Term Expiration:	September 30, 2031
Rent Increases:	10% in Each Option
Renewal Options:	5, 5-Year Options
Lease Guarantor:	Corporate

**TENANT SUMMARY**

Tenant Website:	<a href="http://www.DollarGeneral.com">www.DollarGeneral.com</a>
Number of Locations:	12,500+ Locations
Tenant Information:	Standard & Poor's Credit Rating   BBB
Tenant Financials:	<a href="#">CLICK HERE</a>
2015 Sales:	\$20.37 Billion
2015 Net Income:	\$1.17 Billion

**INVESTMENT HIGHLIGHTS**

- ◆ Absolute NNN Lease | Requires Minimal Landlord Responsibility
- ◆ Brand New 15 Year NNN Lease | 2016 Rent Commencement
- ◆ Rent Increases 10% in Each Option Period
- ◆ Five (5), Five (5) Year Options With Rent Increases
- ◆ Corporate Guarantee by DG which Carries a "BBB" Rating

**INVESTMENT HIGHLIGHTS**

- ◆ Population Exceeds 12,251 w/ in a 10 Mile Radius of Property
- ◆ Average Household Income Exceeds \$55,008 w/in a 10 Mile Radius

**SATELLITE PROPERTY IMAGES**

Click [HERE](#) for Overhead Satellite Images of Subject Property

Click [HERE](#) for Street View of Subject Property

**RENT ROLL**

Period	Annual Rent	Increase
Years 1-15	\$ 83,345.00	-
Option 1	\$ 91,679.50	10%
Option 2	\$ 100,847.45	10%
Option 3	\$ 110,932.20	10%
Option 4	\$ 122,025.42	10%
Option 5	\$ 134,228.00	10%

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**TENANT INFORMATION**

Dollar General commands a chain of more than 12,000 discount stores in 40 states, primarily in the southern and eastern US, the Midwest, and the Southwest. Offering basic household items, such as cleaning supplies, health and beauty aids, as well as some apparel and food, it targets low-, middle-, and fixed-income shoppers. Although it has the word "dollar" in its name, Dollar General is not solely a dollar store. The company offers goods sold at set price points of penny items up to the range of 50 to 60 dollars. Some of its higher end items include over-the-counter medicines, seasonal products, pet supplies and pet food products, prepaid cell phones and accessories, and automotive supplies.

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Scottsville, Kentucky in June 1955. Since then the company has grown into the country's largest small-box discount retailer. Stores are generally located in small towns off the radar of giant discounters. Its big-city stores (about 30% of its total) are situated in lower-income neighborhoods. Some 25% of its merchandise is priced at \$1 or less.

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. The company ranks 175th within the Fortune 500 Companies. Fiscal 2015 revenues exceeded \$20.37 billion (up from 2015) with profits of \$1.17 billion (up from 2015). The company's current market value is estimated to be \$23.95 billion.

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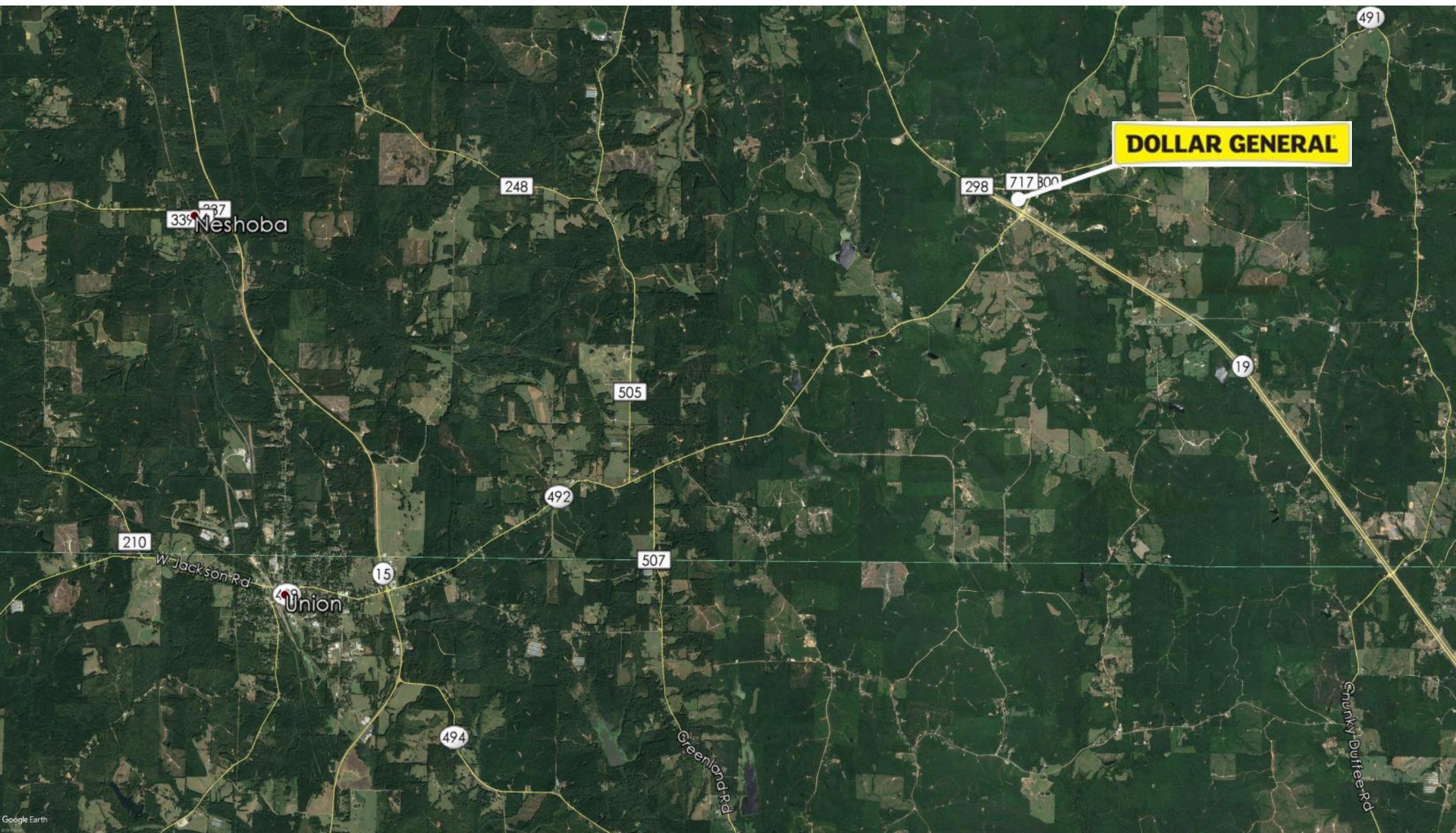
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**DEMOGRAPHICS**

Radius	3 Mile	5 Mile	10 Mile
<b>Population:</b>			
2021 Projection	572	1,799	12,206
2016 Estimate	605	1,874	12,251
2010 Census	746	2,207	12,547
2016 Population Hispanic Origin	7	22	164
<b>2016 Population by Race:</b>			
White	579	1,755	9,572
Black	11	54	1,643
Am. Indian & Alaskan	11	52	854
Asian	1	3	42
Hawaiian & Pacific Island	0	0	3
Other	3	11	137
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>1</b>	<b>20</b>
<b>Households:</b>			
2021 Projection	226	711	4,698
2016 Estimate	240	743	4,715
2010 Census	300	884	4,843
Growth 2016 - 2021	(5.83%)	(4.31%)	(0.36%)
Growth 2010 - 2016	(20.00%)	(15.95%)	(2.64%)
Owner Occupied	211	646	3,895
Renter Occupied	30	97	821
<b>2016 Avg Household Income</b>	<b>\$51,681</b>	<b>\$52,229</b>	<b>\$55,008</b>


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