

OFFERING MEMORANDUM



DOLLAR GENERAL
ZIRCONIA, NORTH CAROLINA



SCHUCHERT
RETAIL GROUP

In Association with Wayne Troxler
A Licensed North Carolina Broker #110069



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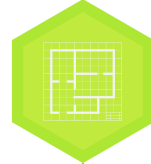
INVESTMENT SUMMARY



LIST PRICE
\$1,391,649



CAP RATE
6.85%



BUILDING SIZE
9,100 SQ. FT.



OWNERSHIP
FEE SIMPLE



LEASE TERM REMAINING
9.50 YEARS



RENEWAL OPTIONS
5 - 5 YEAR



PARKING
30 SPACES



PARCEL NUMBER
9575-64-3849



PROPERTY ADDRESS
**1226 OLD US 25 HWY.
ZIRCONIA, NC 28790**



ANNUAL RENT
\$95,328.00



LAND AREA
1.40 ACRES



LEASE TYPE
ABSOLUTE NNN



LEASE EXPIRATION
03/31/2035



RENT INCREASES
10% AT OPTIONS



YEAR BUILT
2020



TRAFFIC COUNTS
1,769 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- ➊ 9.5 Years of Guaranteed Lease Term Remaining (Lease Exp: 03/31/2035)
- ➋ 2020 Build to Suit Construction
- ➌ 9,100 SF Building on 1.40 Acre Parcel
- ➍ Five (5) - Five (5) Year Option Periods with 10% Rental Increases

ABSOLUTE NNN LEASE:

- ➊ Absolute NNN Lease with ZERO Management Responsibilities
- ➋ Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Property Taxes

LOCATION:

- ➊ Strategically Located in the Heart of Zirconia
- ➋ Directly off US-25 | Traffic Counts of 20,373 Vehicles Per Day

PROXIMITY FROM ZIRCONIA, NORTH CAROLINA:

- ➊ Hendersonville, NC | 7 Miles
- ➋ Greenville, SC | 31 Miles
- ➌ Asheville, NC | 32 Miles
- ➍ Johnson City, TN | 90 Miles
- ➎ Charlotte, NC | 101 Miles
- ➏ Knoxville, TN | 137 Miles

TRADE AREA DEMOGRAPHICS:

- ➊ 1-Mile Population: 738 Residents
- ➋ 1-Mile Average Household Income: \$111,555
- ➌ 3-Mile Population: 5,153 Residents
- ➍ 3-Mile Average Household Income: \$127,459
- ➎ 5-Mile Population: 19,469 Residents
- ➏ 5-Mile Average Household Income: \$103,705
- ➐ 7-Mile Population: 40,114 Residents
- ➑ 7-Mile Average Household Income: \$96,096

TENANT:

- ➊ Dollar General Corporation (NYSE: "DG")
- ➋ Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- ➌ Ranked #111 on the Fortune 500 List (2024)
- ➍ 20,746 Stores in 48 States





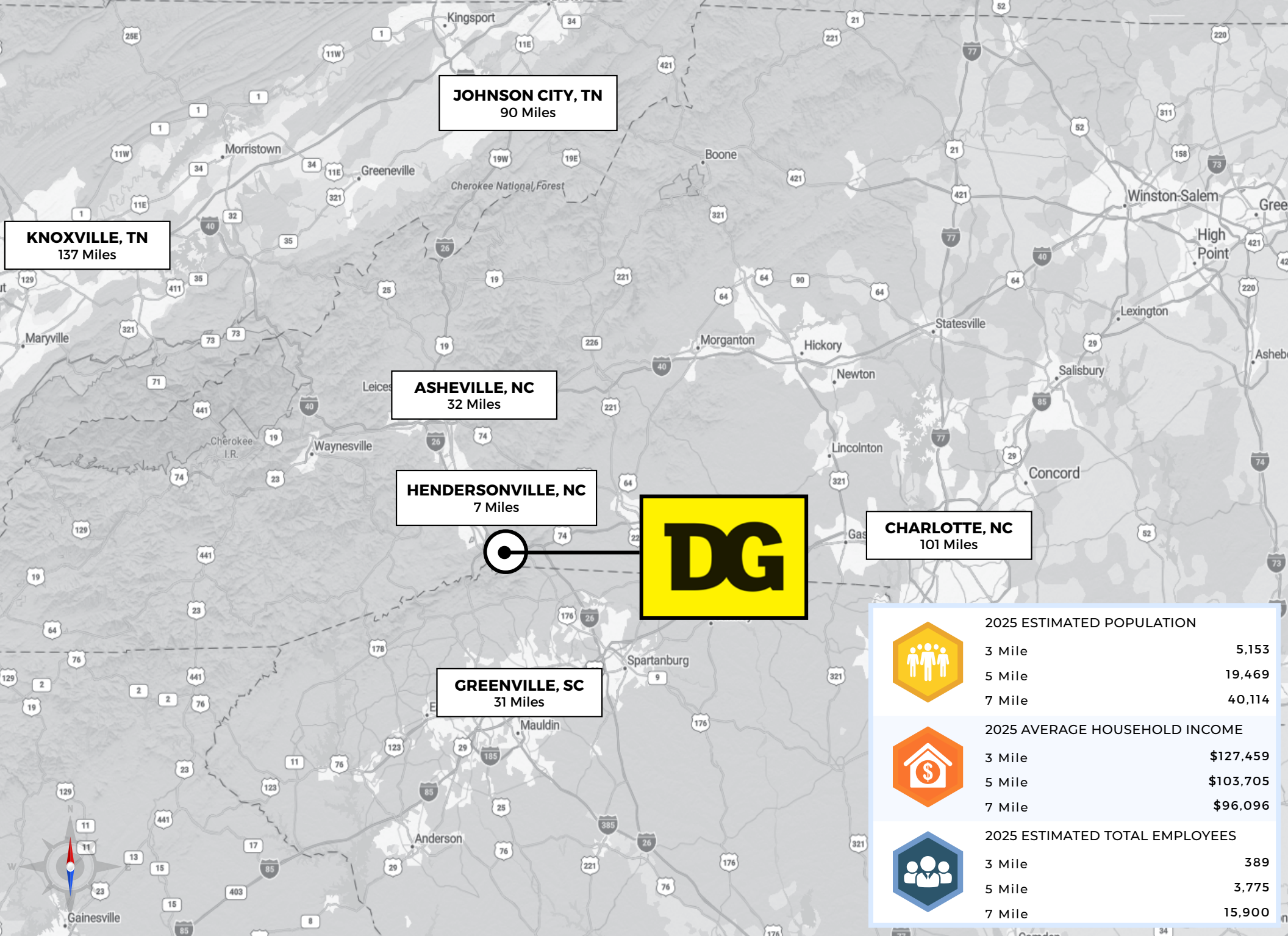






DOLLAR GENERAL

SITE



2025 ESTIMATED POPULATION		
	3 Mile	5,153
	5 Mile	19,469
	7 Mile	40,114
2025 AVERAGE HOUSEHOLD INCOME		
	3 Mile	\$127,459
	5 Mile	\$103,705
	7 Mile	\$96,096
2025 ESTIMATED TOTAL EMPLOYEES		
	3 Mile	389
	5 Mile	3,775
	7 Mile	15,900

AREA OVERVIEW



ZIRCONIA, NORTH CAROLINA

Zirconia is an unincorporated community in Henderson County, North Carolina, United States. Zirconia is located on North Carolina Highway 225, 5.9 miles south-southeast of Hendersonville. The community was named for the valuable deposits of zircon in the area.

Henderson County is a county located in the U.S. state of North Carolina. As of the 2020 census, the population was 116,281. Its county seat is Hendersonville. Henderson County is part of the Asheville, NC Metropolitan Statistical Area.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2025 Population	738	5,153	19,469	40,114
2030 Projected Population	778	5,293	19,944	41,377
2020 Census Population	538	4,755	17,800	37,520
Annual Growth Rate: 2025 to 2030	1.07%	0.54%	0.48%	0.62%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2025 Households	317	2,311	8,504	17,586
2030 Projected Households	332	2,358	8,663	18,031
2020 Census Households	221	2,091	7,496	15,977
Annual Growth Rate: 2025 to 2030	0.98%	0.40%	0.37%	0.50%
Average Household Size	2.32	2.22	2.26	2.24



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2025 Average Household Income	\$111,555	\$127,459	\$103,705	\$96,096
2025 Median Household Income	\$90,392	\$93,887	\$78,041	\$72,082
2025 Per Capita Income	\$47,880	\$57,193	\$45,391	\$42,265



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2025 Housing Units	317	2,311	8,504	17,586
2025 Owner-Occupied Units	258	1,940	6,413	12,680
2025 Renter Occupied Housing Units	59	371	2,090	4,906



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2025 Businesses	13	68	552	2,017
2025 Employees	70	378	3,775	15,900

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$22.98 Billion



FORTUNE 500
#111



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
20,746



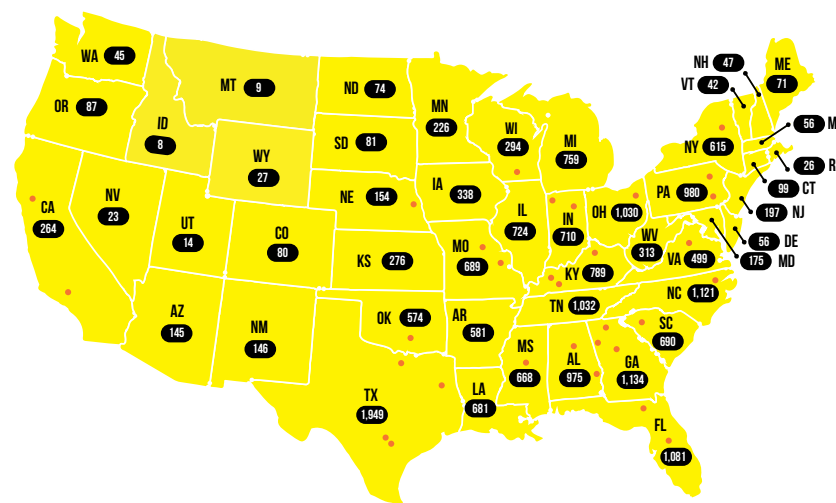
NO. EMPLOYEES
194,200

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 1, 2025, the company's 20,746 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

20,746 STORES | **IN 48 STATES** | AS OF 08/01/2025

● STORES
● DISTRIBUTION CENTER



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The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group, has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group 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 the 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. Schuchert Retail Group 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 Schuchert Retail Group, the property, or the seller by such entity.

By accepting this Offering Memorandum, you agree to release Schuchert Retail Group or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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