



## DOLLAR GENERAL

641 S. Main St., Kenansville, NC

Asking	\$ 688,296
NOI	\$ 49,200
CAP	7.15%

DG has been the only tenant since 2000. Recently renewed through 2030 with 5 year option and agreed upon escalation showing their commitment.

### About this property:

Positioned along Kenansville's primary commercial corridor at the intersection of three main roads, this freestanding Dollar General enjoys exceptional visibility and convenient access from Highway 11/S. Main Street, the town's main north-south thoroughfare. The property benefits from steady local traffic, strong community loyalty, and proximity to key neighborhood anchors including schools, municipal offices, and residential developments.

### Highlights:

- No competition within 7 miles
- Corporate-guaranteed lease by Dollar General Corporation (NYSE: DG)
- Prime Location: High-exposure frontage on S. Main Street in central Kenansville
- Ample Parking: Well-maintained paved lot with easy ingress/egress
- Long-term NNN lease — minimal landlord responsibilities

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