

# Dollar General

A photograph of the exterior of a Dollar General store. The building has a dark metal upper section and a light-colored stone lower section. A large yellow sign with 'DOLLAR GENERAL' in black letters is mounted above the entrance. The entrance has glass doors and windows. There are yellow bollards in front of the entrance. Signs for 'RESERVED PARKING' and 'VAN ACCESSIBLE' are visible. A 'WE Accept SNAP' sign is on the left window, and a 'SAVE \$3' sign is on the right window. The address '1105' is visible above the entrance.

**DOLLAR GENERAL**

## OFFERING MEMORANDUM NET-LEASED INVESTMENT

4374 HIGHWAY 1, MARKSVILLE, LA 71351

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# CONFIDENTIALITY & CONDITIONS

Cushman & Wakefield (“Advisor”) serves as the exclusive advisor in connection with the solicitation of offers for the purchase of Dollar General: 4374 Highway 1, Marksville, LA 71351 (the “Property”). The solicitation and potential sale is to be governed by this Confidential Offering Memorandum, as it may be modified or supplemented (“Offering Memorandum”), and the Purchase Agreement governing the sale of the Property. Prospective purchasers are advised that as part of the solicitation process, the owner of the Property (“Seller”) will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in the Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property, and is not to be used for any other purpose or made available to any other person without the express written consent of the Seller or Advisor. Prospective purchasers should also conduct their own due diligence, including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property or used in the construction or maintenance of the building(s) at the Property.

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 Seller or Advisor 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. Prospective purchasers are not to construe the contents of the Offering Memorandum or any prior or subsequent communications from Seller or Advisor or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own business advisors, legal counsel and tax professionals to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

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Laborde Ln

Laborde Ln

Bertha's Ln

Bertha's Ln

Bonton Ln

M Small Ln

## INVESTMENT SUMMARY

### THE OFFERING

Cushman & Wakefield's is pleased to offer for sale a 9,026 +/- square foot freestanding, retail building located at 4374 Highway 1, Marksville, LA 71351. The offering features a NNN lease to DG Louisiana, LLC with an initial term of 15 years. The lease is guaranteed by Dollar General Corporation (Parent Company). The annual NNN base rent of \$84,486 increases by 10% during each 5-year extension option. The Lease offers three 5-year renewal options.

**PRICE: \$1,165,324 / 7.25% CAP RATE**

### INVESTMENT HIGHLIGHTS:

- Triple Net (NNN) leased asset (no landlord costs or obligations)
- Corporate guaranteed by Dollar General Corporation (Revenue: \$38.7 B.)
- Prominent location on Highway 1
- Offered at below replacement cost (\$129 PSF)
- Competitive price per square foot as it relates to rent (\$9.36 PSF)
- 9 years of remaining lease term

### PROPERTY STRENGTHS

- Strong Location with excellent site line visibility
- 280 feet of frontage on Highway 1
- Large land area (1.45 Acres)
- Ample Parking: 40 Spaces
- The trade area includes: Paragon Casino Resort, Avoyelles Hospital and Marksville High School
- No landlord obligations or costs
- Dollar General is the only grocery / variety store serving north Marksville



## TENANT OVERVIEW

### TENANT SUMMARY

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. It offers consumable products, including paper and cleaning products, such as paper towels, bath tissues, paper dinnerware, trash and storage bags, disinfectants, and laundry products; packaged food comprising cereals, pasta, canned soups, fruits and vegetables, condiments, spices, sugar, and flour; and perishables that include milk, eggs, bread, refrigerated and frozen food, beer, and wine. The company's consumable products also comprise snacks, such as candies, cookies, crackers, salty snacks, and carbonated beverages; health and beauty products, including over-the-counter medicines and personal care products, such as soaps, body washes, shampoos, cosmetics, and dental hygiene and foot care products; pet supplies and pet food; and tobacco products. In addition, it offers seasonal products comprising holiday items, toys, batteries, small electronics, greeting cards, stationery, prepaid phones and accessories, gardening supplies, hardware, and automotive and home office supplies; and home products that include kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies and kitchen, and bed and bath soft goods. Further, the company provides apparel, which comprise basic items for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.

### LOCATION

4374 Highway 1, Marksville, LA 71351

### BUILDING AREA

9,026 SF

### LOT SIZE

± 1.45 acres / 63,162 SF

### YEAR BUILT

2019

### LEASE EXPIRATION

June 15, 2033

### LEASE

15 year term with three 5-year renewal options

### REMAINING LEASE TERM

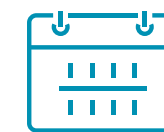
9 years. NNN charges including taxes, insurance, repairs & maintenance, and utilities are responsibility of the tenant

### FINANCING

The property will be delivered free and clear; unencumbered by any financing.



### TENANT HIGHLIGHTS



**80+**

YEARS IN  
BUSINESS

**20,000+**  
STORES IN 48 STATES.



**\$38.7B**

SALES IN FISCAL  
YEAR 2023

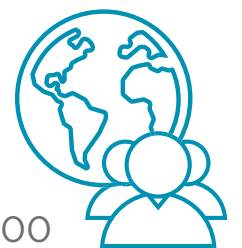
**31**



DISTRIBUTION  
CENTERS



HEADQUARTERS:  
GOODLETTSVILLE  
**TENNESSEE**



185,000  
**EMPLOYEES**

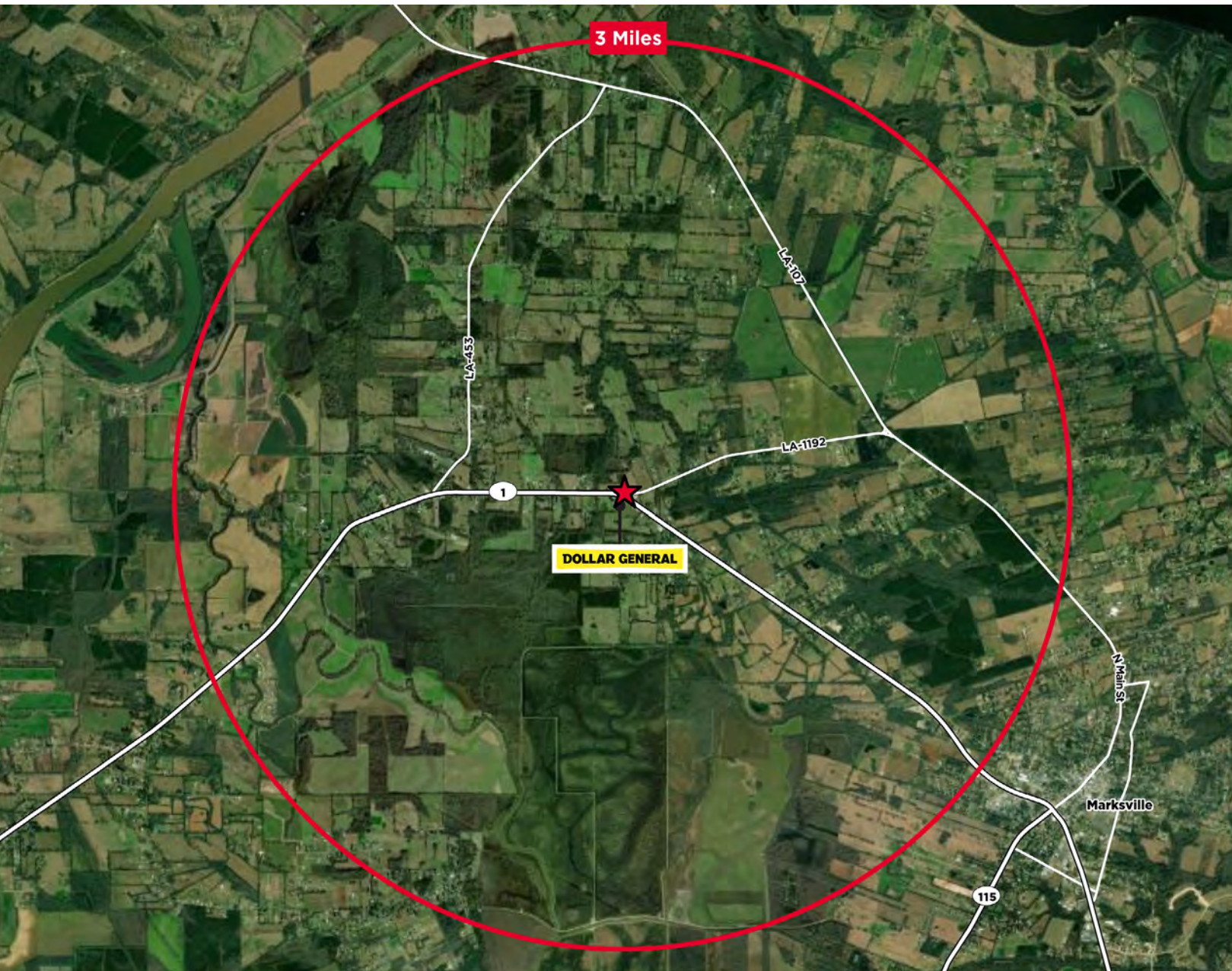
## LOCATION OVERVIEW

### PRIME LOCATION

The 9,026 square foot single-story, freestanding building, has 40 on-site parking spaces. Situated on Highway 1, the Property has a highly accessible and visible location to serve the Marksville trade area. The average daily traffic count on Highway 1 is 8,005 VPD.

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	215	3,213	10,312
Total Households	82	1,232	3,870
Employees	87	1,266	3,780
Avg. HH Income	\$68,730	\$66,484	\$57,359
Median Age	39.2	39.5	37.6
Retail Sales ('18)	\$4.3M	\$66.1M	\$186.8M



### WITHIN A 3-MILE RADIUS OF THE PROPERTY



**3,213**  
residents



**1,266**  
employees

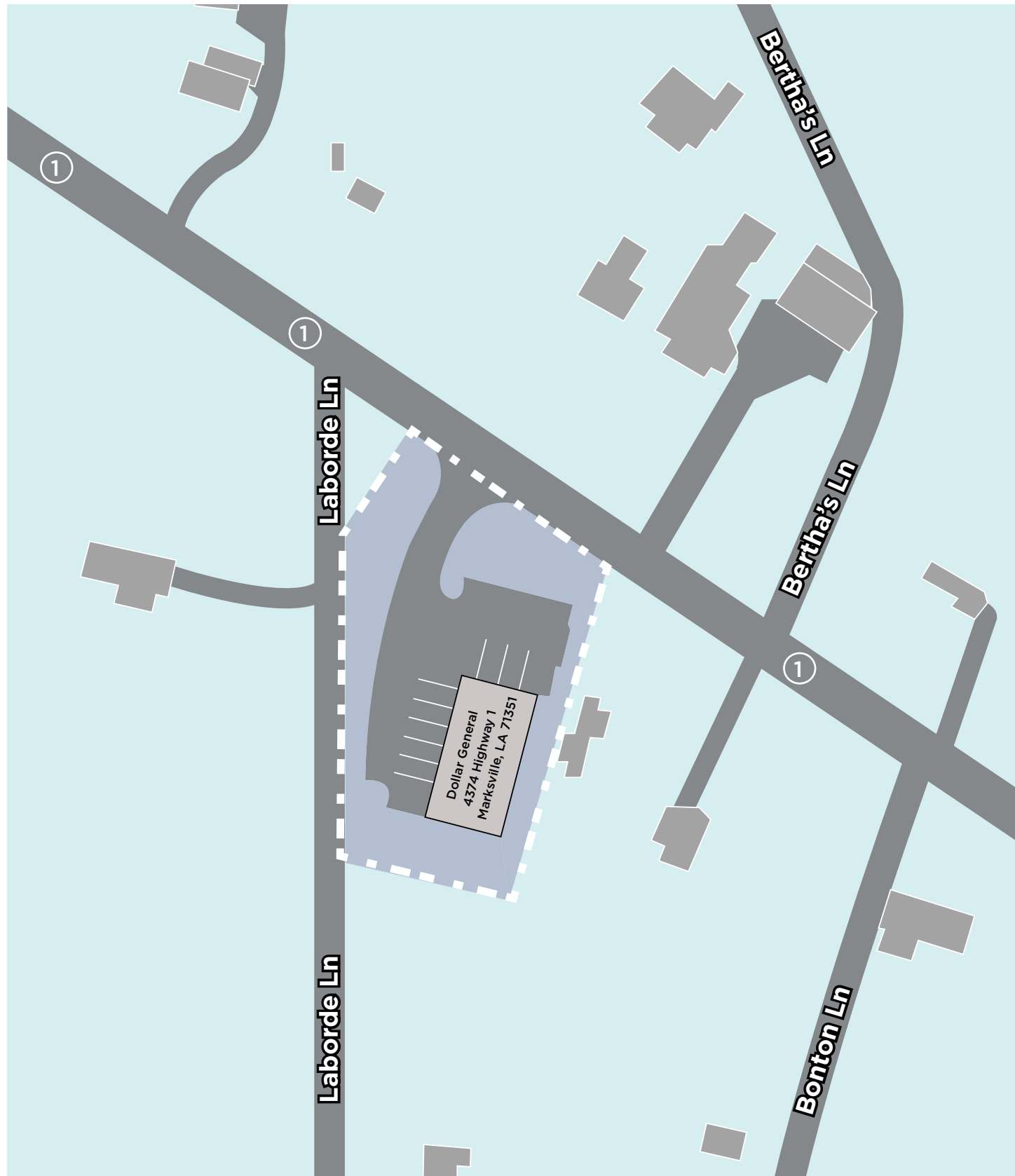


**\$66.1M**  
retail sales



**\$66,484**  
avg. HH income

SITE PLAN



CUSHMAN & WAKEFIELD  
RETAIL TEAM CONTACTS



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