



Kenly NC



Rocky Mount NC

TWO DOLLAR GENERALS FOR SALE!

**2 Property NNN Investment Portfolio
Offered at 6.25% CAP**

Purchase Individually or Together

**201 S. Church Street
Kenly NC, 27542**

NOI	\$82,914.96
LEASE TYPE	Absolute NNN
LEASE TERM	11/30/2031 (6 years)
BUILDING SIZE	9,173 SF
LAND AREA	1.28 AC

**559 E. Raleigh Blvd,
Rocky Mount NC, 27801**

NOI	\$87,251.40
LEASE TYPE	Absolute NNN
LEASE TERM	9/30/2031 (6 years)
BUILDING SIZE	7,780 SF
LAND AREA	1.32 AC

STEELE
RESIDENTIAL • COMMERCIAL
• PROPERTY MANAGEMENT •

Tyler Mills
(919) 704-0101

Tmills@steelecommercial.com

867 Washington St. Raleigh
Commercial Broker

kw GREENVILLE
CENTRAL
KELLERWILLIAMS.

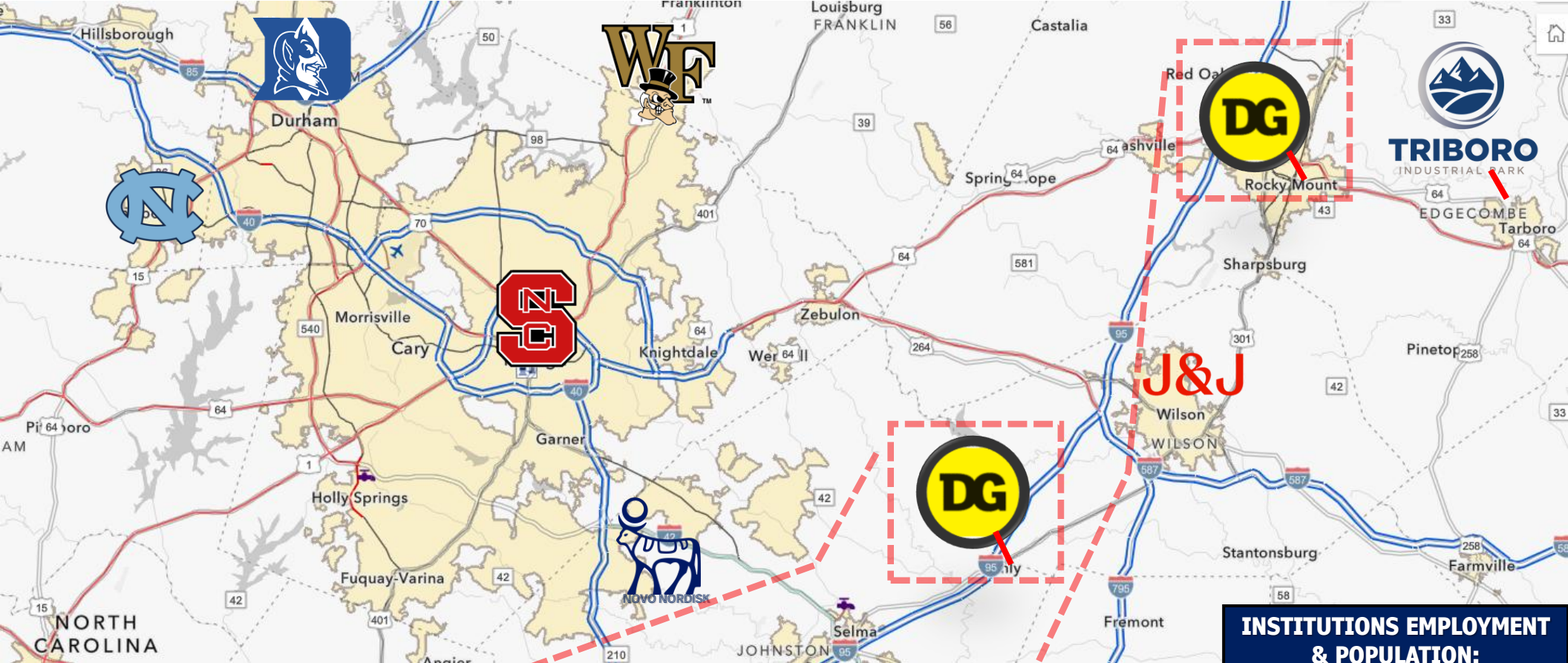
Nash Patton
(803) 622-1585

Nashpatton@gmail.com
Commercial Broker NC & SC

exp[®]
COMMERCIAL

Jacqueline Lippard
(919) 427-5663

Jacqueline@Jacquelinelippard.com
SVP Commercial Advisor



INSTITUTIONS EMPLOYMENT & POPULATION:

DUKE + MED	65,812
UNC + MED	96,953
NCSU	50,129
WAKE FOREST + MED	37,059
NOVO NORDISK	2,500
TRIBORO INDUSTRIAL	1,500
CUMMINS ROCKY MOUNT	2,000
ROCKY MOUNT POP + RURAL	147,000
KENLY + RURAL POPULATION	9,607


*University Data pulled from "Facts/By the Numbers"
 *Population Data Pulled from: US Census, World Population Review, Zip-codes.com, & Census Reporter.

LOCATIONS & MARKET DRIVERS


STEELE Tyler Mills
 RESIDENTIAL • COMMERCIAL (919) 704-0101
 • PROPERTY MANAGEMENT
Tmills@steelecommercial.com
 867 Washington St. Raleigh
 Commercial Broker

kw GREENVILLE CENTRAL Nash Patton
 KELLERWILLIAMS. (803) 622-1585
Nashpatton@gmail.com
 Commercial Broker NC & SC

exp Jacqueline Lippard
 COMMERCIAL (919) 427-5663
Jacqueline@Jacquelinelippard.com
 SVP Commercial Advisor

KENLY 		CURRENT
Price		\$1,326,639.36
Cap Rate		6.25%
Building Size (SF)		9,173
Lot Size (AC)		1.28 AC
Stabilized Income	\$/SF	
Scheduled Rent		\$82,914.96
Less	\$/SF	
Maintenance	NNN	Tenant
Taxes	NNN	Tenant
Insurance	NNN	Tenant
Total Operating Expenses	NNN	Tenant
Net Operating Income		\$82,914.96

LEASE ABSTRACT	
Premise & Term	
Tenant	Dollar General
Lease Guarantor	Corporate
Lease Type	NNN
Lease Term	11/30/2031
Rent Increase	10% Upon Renewal
Rent Commencement	12/1/2026
Options	4 at 5 Years Each
Year Built	2011
Expenses	Tenant's Responsibility

ROCKY MOUNT 		CURRENT
Price		\$1,396,022.40
Cap Rate		6.25%
Building Size (SF)		7,780
Lot Size (AC)		1.32 AC
Stabilized Income	\$/SF	
Scheduled Rent		\$87,251.40
Less	\$/SF	
Maintenance	NNN	Tenant
Taxes	NNN	Tenant
Insurance	NNN	Tenant
Total Operating Expenses	NNN	Tenant
Net Operating Income		\$87,251.40

LEASE ABSTRACT	
Premise & Term	
Tenant	Dollar General
Lease Guarantor	Corporate
Lease Type	NNN
Lease Term	9/30/2031
Rent Increase	10% Upon Renewal
Rent Commencement	10/1/2026
Options	4 at 5 Years Each
Year Built	2011
Expenses	Tenant's Responsibility

NEARBY AMENITIES

2nd St Coffee
 Quality Inn
 Budget Inn
 Post Office
 3 Sisters Dancing
 Davis Drug Store
 Kenly Ford Auto
 Step Up Juice
 Ironworks Gym &
 Fitness

Kenly Hardware
 O'Reilly Auto Parts
 HWY 55 Burgers
 McDonalds
 Golden China
 Nick's Pizza
 Exxon
 Circle K
 Stormin Norman's BBQ
 Food Lion



AERIAL – KENLY, NC | POPULATION 9,608±

STEELE
 RESIDENTIAL • COMMERCIAL
 • PROPERTY MANAGEMENT •

Tyler Mills
 (919) 704-0101

Tmills@steelecommercial.com

867 Washington St. Raleigh
 Commercial Broker

kW GREENVILLE
 CENTRAL
 KELLERWILLIAMS.

Nash Patton
 (803) 622-1585

Nashpatton@gmail.com

Commercial Broker NC & SC

exp[®]
 COMMERCIAL

Jacqueline Lippard
 (919) 427-5663

Jacqueline@Jacquelinelippard.com

SVP Commercial Advisor



E. Raleigh Blvd



9,112 VPD

11,015 VPD

NEARBY AMENITIES

- | | |
|-----------------------------|------------------------|
| Food Lion | Scoops On Main |
| Edgecombe Community College | Lazeez Indian Food |
| RM Event Center | ABC Liquor |
| Bustin A Gut Seafood | State Employees Credit |
| McDonalds | BTW Community Center |
| Gardners BBQ | Barley & Burger |
| P & T Seafood | Nash General Hospital |
| Hair Depot | County Inn & Suites |
| Pizza Hut | River & Twine Hotel |
| Bojangles | Outback Steakhouse |
| Cracker Barrel | Sonic Drive In |
| Golden Corral | Harris Teeter |
| Buffalo Wild Wings | United Bank |
| I Hop | Sheetz |
| H & J Auto | Light House Grill |
| Post Office | D' Chili Spot |
| | Slims Chickens |
| | Walmart Super Center |

AERIAL – ROCKY MOUNT, NC | Population 147,000±

STEELE
 RESIDENTIAL • COMMERCIAL
 • PROPERTY MANAGEMENT •
 Tyler Mills
 (919) 704-0101
Tmills@steelecommercial.com
 867 Washington St. Raleigh
 Commercial Broker

kw GREENVILLE CENTRAL
 KELLERWILLIAMS.
 Nash Patton
 (803) 622-1585
Nashpatton@gmail.com
 Commercial Broker NC & SC

exp
 COMMERCIAL
 Jacqueline Lippard
 (919) 427-5663
Jacqueline@Jacquelinelippard.com
 SVP Commercial Advisor

The country's largest small-box discount retailer



About Dollar General

- Dollar General (NYSE: DG) is a chain of more than 20,000 discount stores in 48 states, primarily in the South, East, Midwest, and Southwest
- The company's net sales hit \$40.61 billion in fiscal year 2025, a 4.96% increase from 2024
- Stores stock high-quality private brands as well as America's most trusted manufacturers such as Clorox, Energizer, Coca-Cola, Mars, Nestle, General Mills, PepsiCo, Kellogg's, Unilever, and Proctor & Gamble
- As the country's largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

Investment Grade Credit

- The company's credit rating is BBB, which has been raised five times since 2009 – Dollar General has a better credit rating than both larger competitors

[Tenant Website >](#)



#111
FORTUNE 500
INDEX (2025)

\$40.61 Billion
TOTAL SALES
IN FY 2025

20,388
LOCATIONS IN
48 STATES



Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker



Nash Patton
(803) 622-1585
Nashpatton@gmail.com
Commercial Broker NC & SC



Jacqueline Lippard
(919) 427-5663
Jacqueline@Jacquelinelippard.com
SVP Commercial Advisor