

OFFERED FOR SALE

\$2,056,000 | 6.65% CAP

DOLLAR GENERAL®

17340 Andrew Jackson Hwy
Laurinburg, NC



CONFIDENTIAL OFFERING MEMORANDUM



Representative Photo

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Dollar General in Laurinburg, NC. The newly delivered Dollar General has signed a 15 year lease with five (5) - five (5) year options. The Asset is located off E Church St. on the way into town.



5% RENT INCREASES EVERY 5 YEARS



EXCELLENT VISIBILITY AND TRAFFIC COUNTS



15 YEARS REMAINING ON ABS. NNN LEASE

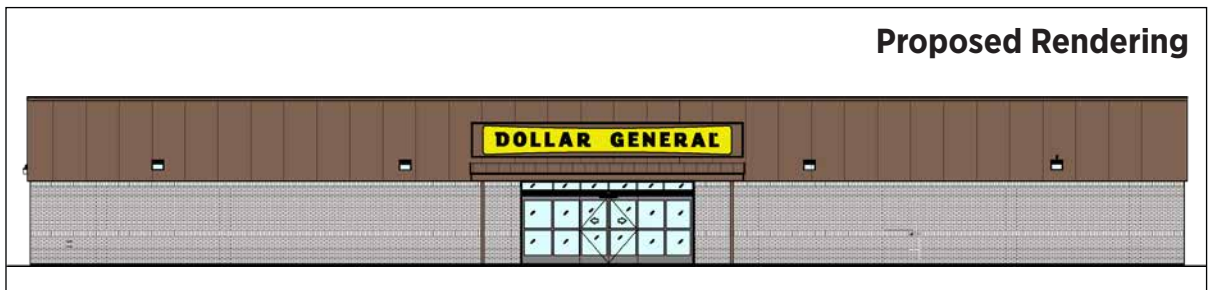
RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$136,740
Rent Escalation	Years 6-10	\$143,577
Rent Escalation	Years 11-15	\$150,756
1st Extension	Years 16-20	\$158,294
2nd Extension	Years 21-25	\$166,208
3rd Extension	Years 26-30	\$174,519
4th Extension	Years 31-35	\$183,245
5th Extension	Years 36-40	\$192,407

NOI	\$136,740
CAP	6.65%
Price	\$2,056,000

ASSET SNAPSHOT

Tenant Name	Dollar General
Address	17340 Andrew Jackson Hwy, Laurinburg, NC 28352
Building Size (GLA)	10,640 SF
Land Size	2.45 Acres
Year Built	2024
Signator/Guarantor	Dollar General
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	10/21/2024
Remaining Term	15 Years
Rental Increases	5% Every 5 Years
Current Annual Rent	\$136,740

Proposed Rendering



19,440
PEOPLE IN
5 MILE RADIUS



\$57,338
AHHI
5 MILE RADIUS



21,500
VPD ON
US-74



DOLLAR GENERAL

INVESTMENT HIGHLIGHTS



STRONG CORPORATE GUARANTY

Dollar General was ranked #111 on the Fortune 500 2024 list | Over 19K locations in 46 states | 75% of Americans live within 5 minutes of a Dollar General



NEW LEASE FUNDAMENTALS WITH RENTAL INCREASES EVERY 5 YEARS

Absolute NNN lease provides landlord zero responsibilities | 5% rental increases during option periods | 5 Option Periods for extensions



NEW CONSTRUCTION ON LARGE PARCEL

Built to suit Dollar General's specs Warranties are in place



EMPLOYERS NEARBY

6 Miles to the Laurinburg-Maxton Airport | 3 Miles to Scotland High School (>1,350 Students) | 4.5 Miles to St. Andrews University (~1,000 Students) | 3 Miles to South Johnson Elementary School (>600 Students)



SO-PAK-CO FACILITY

So-Pak-Co, a food processor and packager, chose Laurinburg for its new operation | \$85M project | 440 new jobs | State Economic Impact totaling \$1.5B



INDUSTRIAL CENTER

More than 200K Square feet of industrial space within a mile of the subject site

DOLLAR GENERAL

E CHURCH ST (4,100 VPD)

DOLLAR GENERAL



DOLLAR GENERAL

Scotland High School
1,575 Students

LAURINBURG

piggly wiggly

E Church St

Common Wealth St

4,100 ADT

DOLLAR GENERAL

DOLLAR GENERAL

Roses Planet Fitness

O'Reilly

AutoZone

Lowe's

FAMILY DOLLAR

Advance Auto Parts

Walgreens

22,500 ADT



SCOTLAND MEMORIAL HOSPITAL

HOLLY SQUARE

IGA BIG LOTS TRACTOR SUPPLY CO

Andrew Jackson Hwy

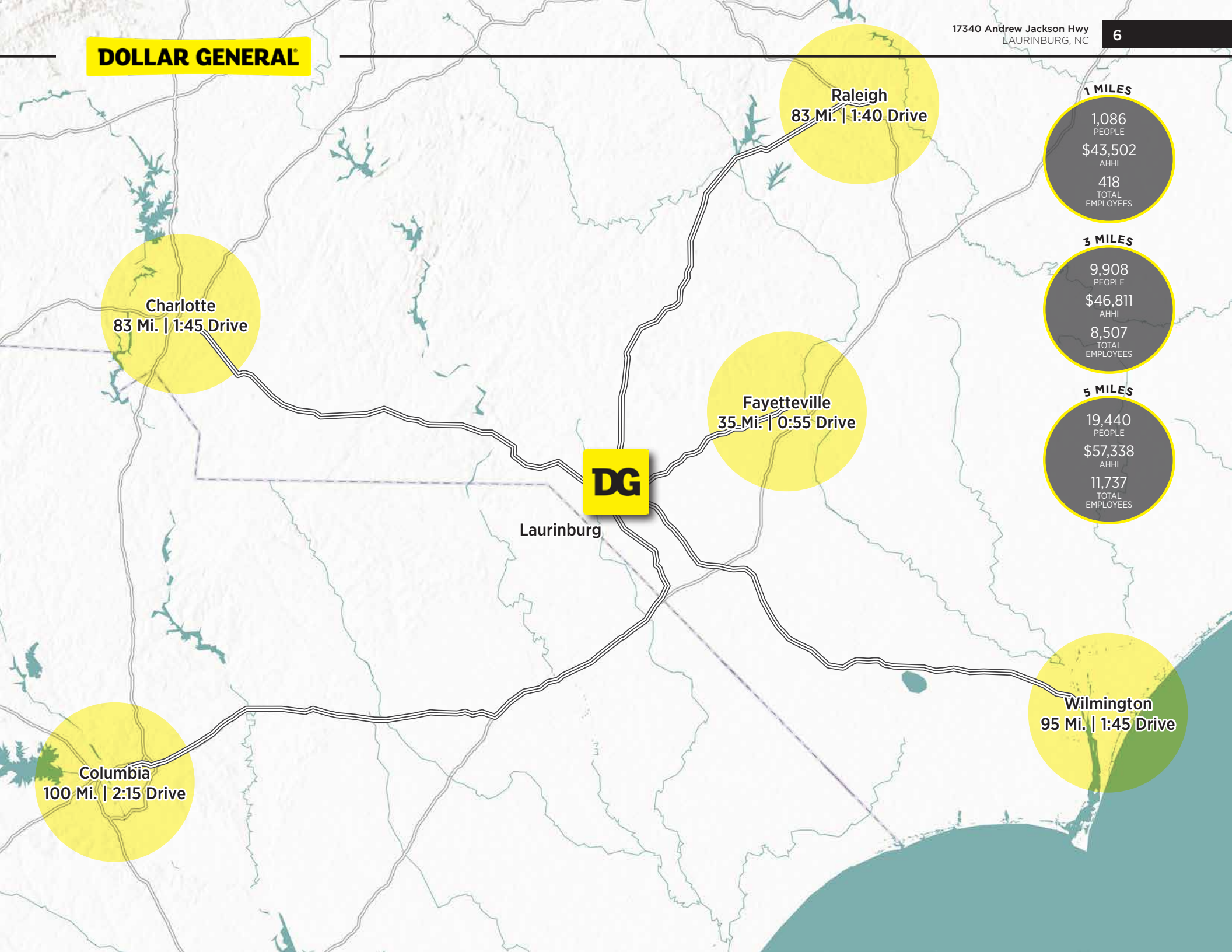
21,500 ADT



Highland Rd



DOLLAR GENERAL



Raleigh
83 Mi. | 1:40 Drive

1 MILES
1,086
PEOPLE
\$43,502
AHHI
418
TOTAL
EMPLOYEES

Charlotte
83 Mi. | 1:45 Drive

3 MILES
9,908
PEOPLE
\$46,811
AHHI
8,507
TOTAL
EMPLOYEES

Fayetteville
35 Mi. | 0:55 Drive

5 MILES
19,440
PEOPLE
\$57,338
AHHI
11,737
TOTAL
EMPLOYEES



Laurinburg

Columbia
100 Mi. | 2:15 Drive

Wilmington
95 Mi. | 1:45 Drive

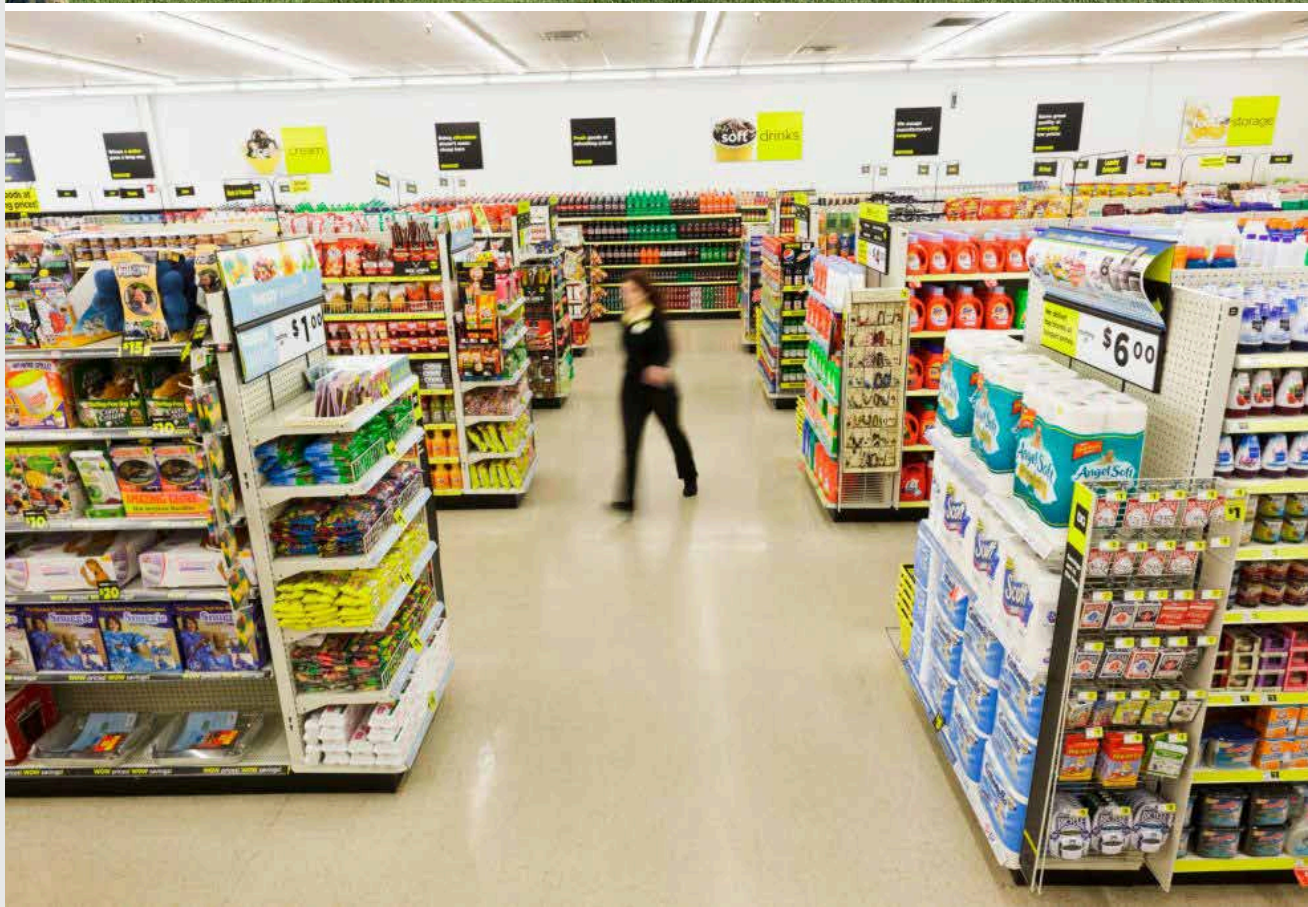
DOLLAR GENERAL

TENANT SUMMARY

Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P-rated company was established in 1939. There are more than 19,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any other retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. Dollar General’s strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products. For the fiscal year 2023, Dollar General has high expectations for existing stores. The company is estimating net sales growth of approximately 11% with same-store sales growth of approximately 4.0% - 4.5%; compared to its previous expectation of approximately 3.0% - 3.5%.

DOLLAR GENERAL QUICK FACTS

Founded	1939
Ownership	Public; NYSE: DG
Number of Locations	19,000+
Headquarters	Goodlettsville, TN



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Exclusively Offered By

 **Atlantic**
CAPITAL PARTNERS™

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