

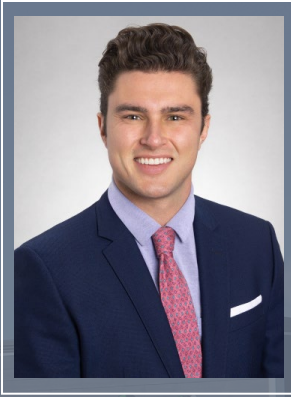
DOLLAR GENERAL
MARKET™



REPRESENTATIVE PHOTO

1290 NC HIGHWAY 410, DUBLIN, NC 28320

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INVESTMENT HIGHLIGHTS

1290 NC Highway 410, Dublin, NC 28320

- Brand New Construction Dollar General Market | 15-Year Absolute Net lease with 5% increases every five years.
- Dollar General Market is the largest footprint prototype and offers fresh produce.
- Direct Proximity to three schools | Bladen Early College High School (139 Students), Bladen Community College (1,057 Students), and West Bladen High School (701 Students).
- Tenant is the Nation's largest discount retailer with over 20,000 locations in 48 states | Ranked 108 on the Fortune 500 list in 2023.
- Continued growth for fiscal year 2023 net sales increased 2.2% to \$38.7 Billion.



\$2,227,100

6.85% Cap Rate



NOI
\$152,556



YEAR BUILT
2024



BUILDING SIZE
12,687 SF



LOT SIZE
2.50 Acres



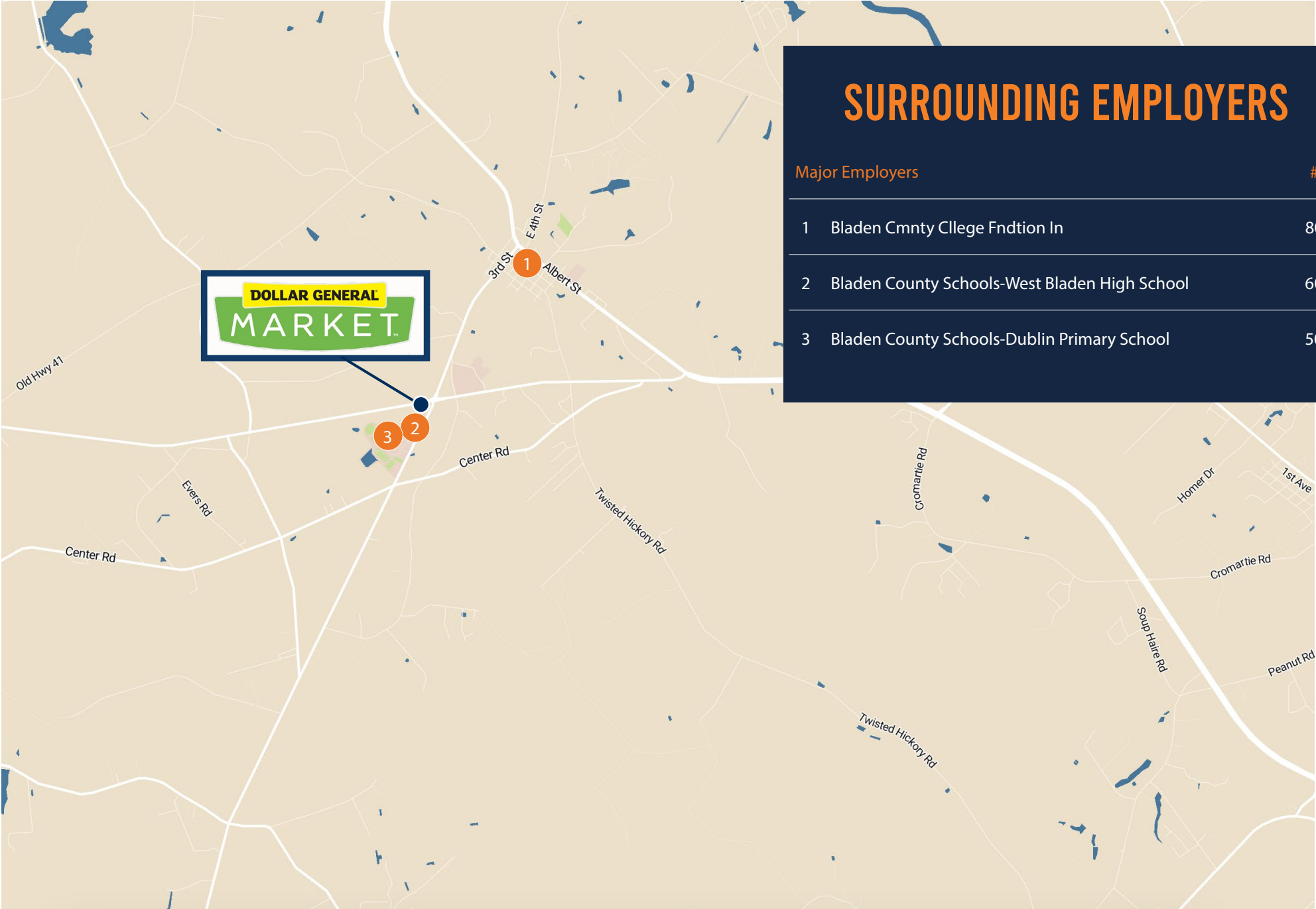
LEASE TERM
15 Years



LEASE TYPE
NNN

EMPLOYER OVERVIEW

1290 NC Highway 410, Dublin, NC 28320



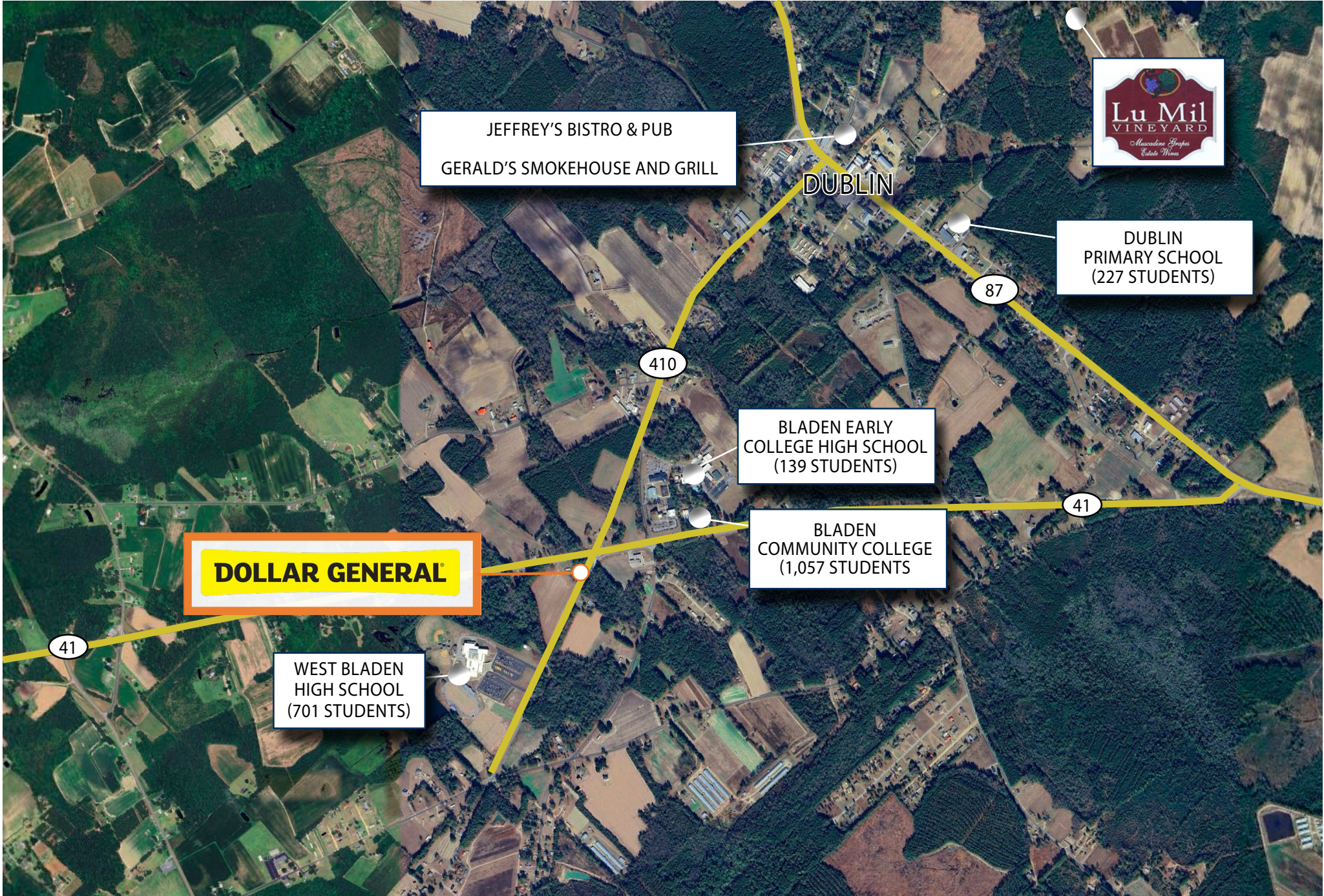
SURROUNDING EMPLOYERS

Major Employers

		#
1	Bladen Cmnty Cllege Fndtion In	80
2	Bladen County Schools-West Bladen High School	60
3	Bladen County Schools-Dublin Primary School	50

AERIAL MAP

1290 NC Highway 410, Dublin, NC 28320



JEFFREY'S BISTRO & PUB
GERALD'S SMOKEHOUSE AND GRILL



DUBLIN
PRIMARY SCHOOL
(227 STUDENTS)

BLADEN EARLY
COLLEGE HIGH SCHOOL
(139 STUDENTS)

BLADEN
COMMUNITY COLLEGE
(1,057 STUDENTS)

DOLLAR GENERAL

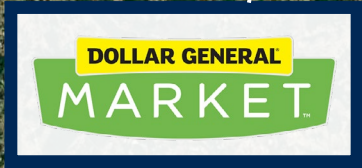
WEST BLADEN
HIGH SCHOOL
(701 STUDENTS)

AERIAL MAP

1290 NC Highway 410, Dublin, NC 28320



FAYETTEVILLE, NC
33 MILES | 37 MINS



WILMINGTON, NC
61 MILES | 1 HR 7 MINS



LOCATION OVERVIEW

Dublin, North Carolina, is a small town located in Bladen County in the southeastern part of the state. Known for its charming rural character, the town offers a quiet lifestyle and a close-knit community atmosphere. Dublin is situated near Elizabethtown, the county seat, and is within driving distance of larger cities like Fayetteville and Wilmington.

The area is characterized by its flat terrain, abundant farmland, and proximity to natural attractions like the Cape Fear River. Agriculture plays a significant role in the local economy, with crops such as sweet potatoes, soybeans, and corn being common. One of the town's most notable annual events is the Dublin Peanut Festival, which celebrates the local peanut harvest with food, live music, parades, and other community activities.

Bladen County has a strong agricultural tradition, which remains a cornerstone of its economy:

Crops: Major crops include sweet potatoes, corn, soybeans, peanuts, and tobacco. Sweet potatoes, in particular, are a significant crop, with the county being a leading producer.

Livestock and Poultry: The county has a robust livestock industry, especially in poultry farming and hog production.

Forestry: Timber production is also an important contributor, with the county's vast forested areas supporting the forestry industry.

DUBLIN, NORTH CAROLINA



Average HH
Income
\$50,282



Median Sold
Price
\$133,716



TENANT OVERVIEW

Dollar General (NYSE: DG) is a chain of more than 20,000 discount stores in 47 states, and 143,000 employees, located primarily in the South, East, Midwest, and Southwest, offering basic household items, such as cleaning supplies, health, and beauty aids, apparel, and food. The target is low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low or lower than Walmart but in more convenient locations. Fortune 500 recognized Dollar General in 1999 and in 2022 reached #106. Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$38.7 billion in 2023. Dollar General also has 17 distribution centers in 16 states. Since 2017, DG has opened stores in Idaho, Wyoming, and Washington. As of early 2024, DG does not have stores in two states: Alaska and Hawaii. Dollar Generals rolled out its new popshelf concept is focused on non-consumables and the "treasure hunt" experience similar to HomeGoods. There are currently 80 standalone popshelf locations, with plans to have 150 operating by FYE22; the long term goal is 1,000 by FYE25. DGX is a small format store (about 2,000 to 3,000 square feet), designed for urban areas to appeal to millennials. While there are only 29 DGX stores currently, DG believes there is a market for about 1,000.



Revenue
\$38.7B
(2023)



of Locations
20,000+



Headquarters:
Goodlettsville, TN

THE OFFERING

1290 NC Highway 410, Dublin, NC 28320

Price:	\$2,227,100
Cap Rate	6.85%
Net Operating Income	\$152,556
Net Leasable Area	12,687 SF
Lot Size:	2.50 AC
Year Built:	2024

Lease Summary

Tenant Trade Name	Dollar General
Initial Lease Term	15 Years
Lease Type	NNN
Roof/Structure Responsibility	Tenant
Rent Commencement Date	11/26/2024
Expiration Date	11/30/2039
Remaining on Lease Term	15 Years
Increases	5% Every Five Years
Renewal Options	Five, 5-Year Options

The subject property is a brand new construction Dollar General Market built in 2024 in Dublin, North Carolina.

Dollar General Market signed a fifteen-year triple net lease with 5% increases every five years and in each of the five, five-year options. Dollar General (NYSE: DG), a publicly traded company with an investment grade credit rating of "BBB" by Standard & Poor's, has a market cap of \$33.35 billion and an annual revenue north of \$38.7 billion.

ANNUALIZED OPERATING DATA

Base Lease Years	Monthly	Yearly	Increases
Years 1 - 5	\$12,713.00	\$152,556.00	
Years 6 - 10	\$13,348.00	\$160,176.00	5%
Years 11 - 15	\$14,016.00	\$168,192.00	5%
Option 1 (Years 16-20)	\$14,716.00	\$176,592.00	5%
Option 2 (Year 21-25)	\$15,452.00	\$185,424.00	5%
Option 3 (Year 26-30)	\$16,225.00	\$194,700.00	5%
Option 4 (Year 31-35)	\$17,036.00	\$204,432.00	5%
Option 5 (Year 36-40)	\$17,888.00	\$214,656.00	5%

FINANCING OPTIONS

Approximate Rate	6.25%
Loan to Value	60%
Fixed Term	5 Years
Amortization	25 Years
MMCC Fee	1%
Lender Fee	0.50%

MARCUS & MILLICHAP CAPITAL CORPORATION

Call for Details

DEMOGRAPHICS

1290 NC Highway 410, Dublin, NC 28320



	1 MILE	3 MILES	5 MILES
POPULATION			
2028 Projection	565	2,578	5,187
2023 Estimate	563	2,561	5,145
2020 Census	589	2,607	5,193
HOUSEHOLDS			
2028 Projection	261	1,135	2,136
2023 Estimate	258	1,122	2,108
2020 Census	256	1,111	2,088
INCOME			
Average HHI	\$50,282	\$59,091	\$64,382
Median HHI	\$40,292	\$47,048	\$49,629

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