

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**DOLLAR
GENERAL**

(NYSE: DG)

Corporate NNN Lease | 2019 Construction | Above Average Placer.AI Rankings



5212 Sudlersville Road

KENTON DELAWARE

ACTUAL SITE



ANDREW FALLON

**EVP & Managing Principal
National Net Lease**

andrew.fallon@srsre.com
D: 703.787.4733 | M: 202.286.1542
1765 Greensboro Station Place
Tower 1, Suite 900, McLean, VA 22102
VA License No. 0225193951

PHILIP WELDE JR.

**First Vice President
National Net Lease**

philip.welde@srsre.com
D: 202.552.0092 | M: 703.268.0854
1765 Greensboro Station Place
Tower 1, Suite 900, McLean, VA 22102
FL license No. SL3430880



NATIONAL NET LEASE

Non-Resident Broker of Record: David Wirth, SRS Real Estate Partners, LLC | DE License No. RB-0003533



20,900+

LOCATIONS
GLOBALLY

\$40.6B

2025
REVENUE

NYSE: DG

CREDIT
RATING

OFFERING

Pricing	\$1,706,000
Net Operating Income	\$119,388
Cap Rate	7.00%

PROPERTY SPECIFICATIONS

Property Address	5212 Sudlersville Road, Kenton, Delaware 19955
Rentable Area	9,026 SF
Land Area	1.97 AC
Year Built	2019
Tenant	Dollar General
Guaranty	Corporate (NYSE: DG)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	8 Years
Increases	10% Beginning Each Option Period
Options	3 (5-Year)
Rent Commencement	June 23, 2019
Lease Expiration	June 30, 2034

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Dollar General	9,026	6/23/2019	6/30/2034	Current	-	\$9,949	\$119,388	3 (5-Year)
(Corporate Guaranty)				10% Increases at the beg. of each option period				

8 Years Remaining | Corporate Lease | Investment Grade Credit

- Dollar General has operated at this location for 7 years and has 8 years remaining on their current lease
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (NYSE: DG), nationally recognized, and an established discount store with more than 20,900 location as of October 31, 2025

NNN Lease Structure | Limited Landlord Responsibilities | Fee Simple Ownership

- Tenant pays for CAM, taxes, and maintains most aspects of the premises
- Investor benefits from fee simple ownership of the building and land
- Landlord responsibilities limited to parking lot, landscaping, and HVAC replacement
- Ideal, low-management investment for a passive investor

Fronting Sudlersville Road | Limited Competition | Excellent Visibility & Access

- Dollar General is thoughtfully situated on Sudlersville Road (~5,000 VPD)
- Strategically positioned asset in a growing area, with limited competition
- There are various new residential developments ongoing and recently completed in Kenton and the surrounding areas
- The asset has excellent visibility via street frontage providing ease and convenience for customers
- This site is located minutes from Dover, DE, one hour from Rehoboth Beach, DE, and 45 minutes from Wilmington, DE

Local Demographics In 5-Mile Trade Area

- More than 30,000 residents and 3,500 employees support the trade area
- \$107,000 average household income

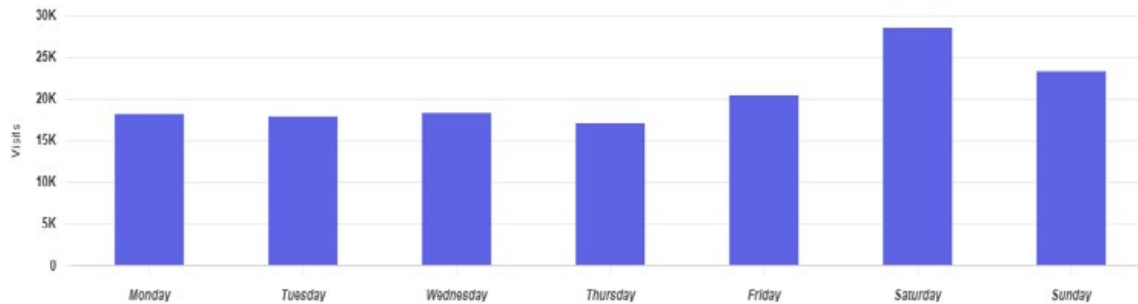


DOLLAR GENERAL | 5212 SUDLERSVILLE RD, KENTON, DE

METRICS

Visits	143.7K	Avg. Dwell Time	13 Min
Visits / sq ft	15.24	Panel Visits	13.9K
Size - sq ft	9.4K	Visits YoY	+4.2%
Visitors	25.8K	Visits Yo2Y	+7.4%
Visit Frequency	5.56	Visits Yo3Y	+12.1%

DAILY VISITS



April 6, 2025 - April 6, 2026

This data was provided by Placer.ai, a company that tracks consumer data via smartphone apps. Currently, there are over 20+ million active devices and various platforms and metrics to compare industry trends and analyze trade areas.

RANKING OVERVIEW

Nationwide

7,939 / 19,581

[View List](#)

Delaware ▾

27 / 55

[View List](#)

Local: 10mi ▾

4 / 9

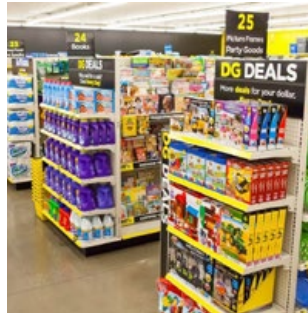
[View List](#)



PROPERTY PHOTOS

DG





DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,900+

2025 Employees: 194,200

2025 Revenue: \$40.61 Billion

2025 Net Income: \$1.5 Billion

2025 Assets: \$31.13 Billion

2025 Equity: \$7.41 Billion

Credit Rating: S&P: BBB

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of October 31, 2025, the Company's 20,901 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

Source: investor.dollargeneral.com, finance.yahoo.com

DOLLAR GENERAL CORPORATION REPORTS STRONG FOURTH QUARTER AND FISCAL YEAR 2025 RESULTS

GOODLETTSVILLE, Tenn.--(BUSINESS WIRE)--Dollar General Corporation (NYSE: DG) today reported financial results for its fourth quarter (13 weeks) and fiscal year (52 weeks) ended January 30, 2026 ("fiscal 2025").

Fourth quarter & Fiscal Year highlights:

- **Fourth Quarter Net Sales Increased 5.9% to \$10.9 Billion; Fiscal Year Net Sales Increased 5.2% to \$42.7 Billion**
- **Fourth Quarter Same-Store Sales Increased 4.3%; Fiscal Year Same-Store Sales Increased 3.0%**
- **Fourth Quarter Operating Profit Increased 106.1% to \$606.3 Million; Fiscal Year Operating Profit Increased 28.6% to \$2.2 Billion**
- **Fourth Quarter Diluted Earnings Per Share ("EPS") Increased 121.8% to \$1.93; Fiscal Year Diluted EPS Increased 34.1% to \$6.85**
- **Annual Cash Flow From Operations Increased 21.3% to \$3.6 Billion**
- **Board of Directors Declares Quarterly Cash Dividend of \$0.59 per share**

"We are pleased with our strong fourth quarter and fiscal year results, and I want to thank our employees for their unwavering commitment to Serving Others," said Todd Vasos, Dollar General's chief executive officer. "Our fourth quarter performance was highlighted by a 4.3% increase in same-store sales and continued advancement of our key initiatives, which contributed to strong operating margin expansion and EPS growth that well exceeded our expectations. Overall, this momentum reflects the progress we've made with our strategy and the continued relevance of our unique combination of value and convenience, particularly in the thousands of rural communities we serve."



Fiscal Year 2026 Financial Guidance and Store Growth Outlook:

- **Net sales growth in the range of approximately 3.7% to 4.2%**
- **Same-store sales growth in the range of approximately 2.2% to 2.7%**
- **Diluted EPS in the range of approximately \$7.10 to \$7.35**
- **Diluted EPS guidance assumes an effective tax rate of approximately 25%**
- **Diluted EPS guidance assumes a negative impact of approximately \$0.13 due to the expiration of the Work Opportunity Tax Credit on December 31, 2025**
- **Capital expenditures, including those related to investments in the Company's strategic initiatives, in the range of \$1.4 billion to \$1.5 billion**

The Company is also reiterating its plans to execute approximately 4,730 real estate projects in fiscal 2026, including opening approximately 450 new stores in the United States and approximately 10 new stores in Mexico, remodeling approximately 2,000 stores through Project Renovate, remodeling approximately 2,250 stores through Project Elevate, and relocating approximately 20 stores.

Source: Businesswire
[Read Full Report HERE](#)

LOCATION



Kenton, Delaware
Kent County
Dover MSA

ACCESS



Sudlersville Road/State Highway 300: 1 Access Point

TRAFFIC COUNTS



Sudlersville Road/State Highway 300: 6,300 VPD
S. Dupont Boulevard/U.S. Highway 13: 49,900 VPD

IMPROVEMENTS



There is approximately 9,026 SF of existing building area

PARKING



There are approximately 29 parking spaces on the owned parcel.
The parking ratio is approximately 3.21 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 3-12-044.00-01-08.00-000
Acres: 1.97
Square Feet: 85,813

CONSTRUCTION



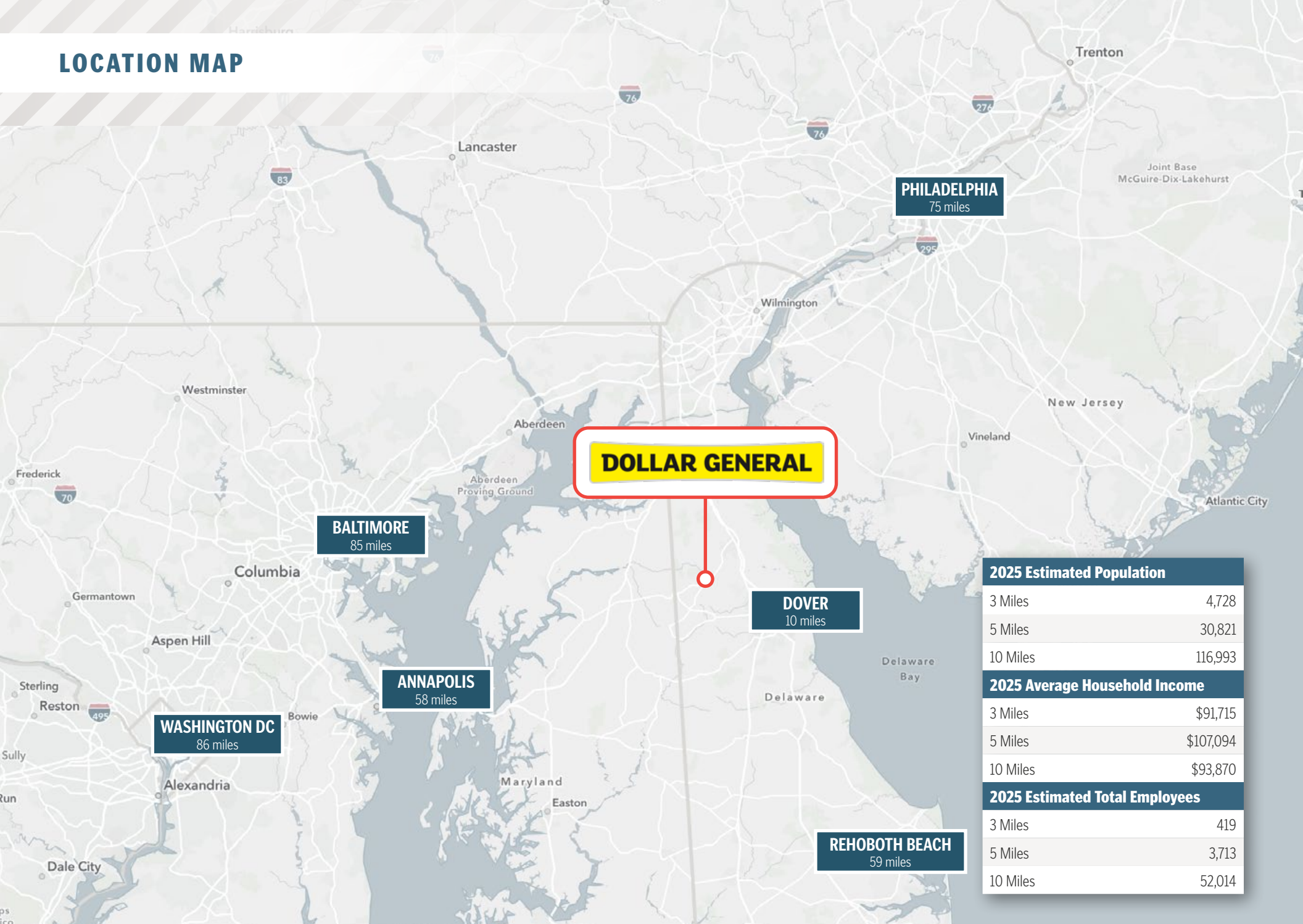
Year Built: 2019

ZONING

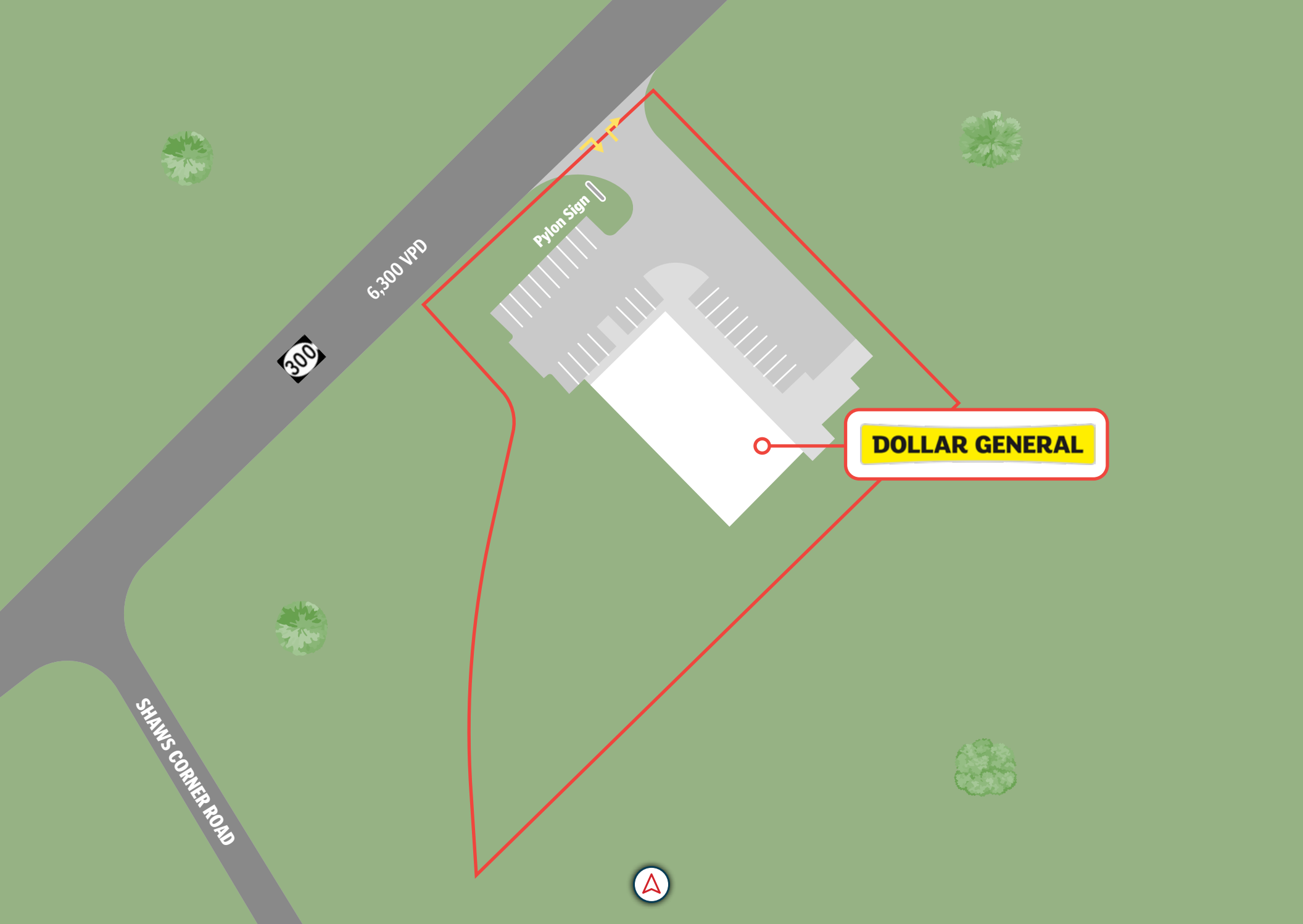


Commercial

LOCATION MAP



2025 Estimated Population	
3 Miles	4,728
5 Miles	30,821
10 Miles	116,993
2025 Average Household Income	
3 Miles	\$91,715
5 Miles	\$107,094
10 Miles	\$93,870
2025 Estimated Total Employees	
3 Miles	419
5 Miles	3,713
10 Miles	52,014



300

6,300 VPD

Pylon Sign

DOLLAR GENERAL



	3 Miles	5 Miles	10 Miles
Population			
2025 Estimated Population	4,728	30,821	116,993
2030 Projected Population	4,848	33,797	121,275
2025 Median Age	41.2	41.3	38.5
Households & Growth			
2025 Estimated Households	1,736	10,947	43,010
2030 Projected Households	1,793	12,145	44,998
Income			
2025 Estimated Average Household Income	\$91,715	\$107,094	\$93,870
2025 Estimated Median Household Income	\$75,000	\$93,001	\$75,689
Businesses & Employees			
2025 Estimated Total Businesses	80	430	4,744
2025 Estimated Total Employees	419	3,713	52,014



KENTON, DELAWARE

Kenton is a small town located in Kent County, central Delaware, just west of Dover, the state capital. Known for its rural charm and close-knit community, Kenton offers a quiet residential environment surrounded by farmland and open space. Its proximity to major routes such as U.S. Route 13 and Delaware Route 8 provides convenient access to Dover and other regional centers while maintaining a peaceful small-town setting. The Town of Kenton had a population of 214 as of July 1, 2025.

Kenton's economy is primarily supported by agriculture, local services, small businesses, and nearby regional employment centers. Farming operations and agribusiness play a key role in the surrounding area. Many residents commute to Dover for employment in government, healthcare, education, and retail sectors. The town benefits from its proximity to Dover Air Force Base and state government offices, which contribute to regional economic stability.

Kenton offers a quiet, rural lifestyle with access to nearby recreational and cultural amenities. Local parks and open spaces provide opportunities for outdoor activities, while the surrounding countryside supports walking, cycling, and nature appreciation. Residents are within a short drive of Dover attractions such as museums, historic sites, shopping centers, and community events. The town's peaceful environment is a key part of its appeal.

Kenton is served by the Capital School District, which provides elementary, middle, and high school education to local residents. Schools in the district offer academic and extracurricular programs. Higher education opportunities are available nearby in Dover, including Delaware State University and Wesley College (now part of DSU), as well as additional institutions throughout the state. The site is near Dover Air Force Base, the DOD's largest air freight terminal housing ~11,000 people.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



© 2026 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC (“SRS”) and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets