



### Dollar General # 7052, 3350 US Hwy # 1 (BUS.) Vass, NC 28394

DG # 7052 with a 10 yr. NN corp. guaranteed lease, extended to 2029, has (2) five-year options with 10 % rental increases.

Dollar General (NYSE: DG; S&P – BBB; Fortune # 104) has over 19,000 locations in 48 states, boasting a \$ 15.8B market cap. (2024) Store located in the epicenter of Vass' city limits. [US # 1 N. (BUS.) @ Main St / NC # 690]

Over 63 % of area households earn < \$ 74,000 / yr. making this location ideal for a discount store outlet.

Recent (Jan '24) renewal extension shows tenant is committed to this location for the exceedingly long run.

Over 24,900 consumers live within 5 miles of store, having a population growth of 11 % since 2019; 19,300 employees live within 5 miles of store. (CREXi) Jan '25 had 5000 visits / 3300 visitors = 1.51 VF (Placer a.i.)

In Dec' 24, the store had 6500 visits / 4400 visitors, staying an average of 13 mins. / visit. (VF = 1.48) [Placer a.i.]

Exposure to over 6000 AADT's at the intersection of US # 1 (BUS.) and NC # 690 (Main St.) [NCDOT]

Excellent for a 1031 tax deferred exchange replacement property or for a self-funded acquisition preserving a

long-term stable income stream.

An E-commerce, economic recession, market crash, credit crisis and COVID proof investment capable of multi-

generational income

NOI: \$ 55,897

Cap: 8.00 %

Parcel: +/- 1 AC.

Ask: \$ 700,000

**Edward Wingate - Founder, Managing Broker**

Passive Income Investing | Essential Business | 1031 Exchanges

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