



In Association with ParaSell, Inc. | A Licensed Washington Broker #21245

TYLER KOLLIGIAN

Investment Sales
415-762-1543
tkolligian@thekasegroup.com
BRE #01961713

SCOTT REID

Broker - ParaSell, Inc.
949-942-6585
broker@parasellinc.com
Lic #: 25947

**DOLLAR GENERAL
ABSOLUTE NNN LEASE
303 2nd Street, Morton, WA**



Dollar General

303 2nd Street, Morton, WA

PROPERTY INFORMATION

PROPERTY SUMMARY

This is a strong opportunity to acquire a **Dollar General** property in Morton, Washington, priced at \$2,477,268. The property generates \$152,352 in annual NOI, reflecting a 6.15% cap rate. It's backed by a 15-year Absolute NNN lease, so the tenant covers taxes, insurance, and maintenance, making it a truly hands-off investment. The lease runs through April 2037 and includes renewal options with 10% rent increases in each option period, offering built-in upside over time.

The store is located near the intersection of US Highway 12 and State Route 7, right in the heart of Lewis County. It benefits from strong visibility and easy access, and it sits along a key route for travelers heading toward Mount Rainier and Mount St. Helens. With steady year-round tourist traffic and local residents relying on it for everyday needs, the location supports consistent demand.

Morton serves as a commercial hub for the surrounding rural communities. The area includes a mix of local businesses and regional employers such as Hampton Lumber and TMI Forest Products, along with Arbor Health Morton Hospital, which brings regular daily traffic. Overall, the combination of local industry, healthcare presence, and tourism helps support long-term retail stability at this location.

INVESTMENT HIGHLIGHTS

- Long-Term Absolute NNN Lease
- Zero Landlord Responsibilities
- Scheduled Increases in Rent
- Corporate Guarantee from Dollar General
- Gateway Location to Major Tourist Destinations
- Limited Local Retail Competition
- Strategic Location Near Major US 12 and SR 7 Intersection



OFFERING SUMMARY



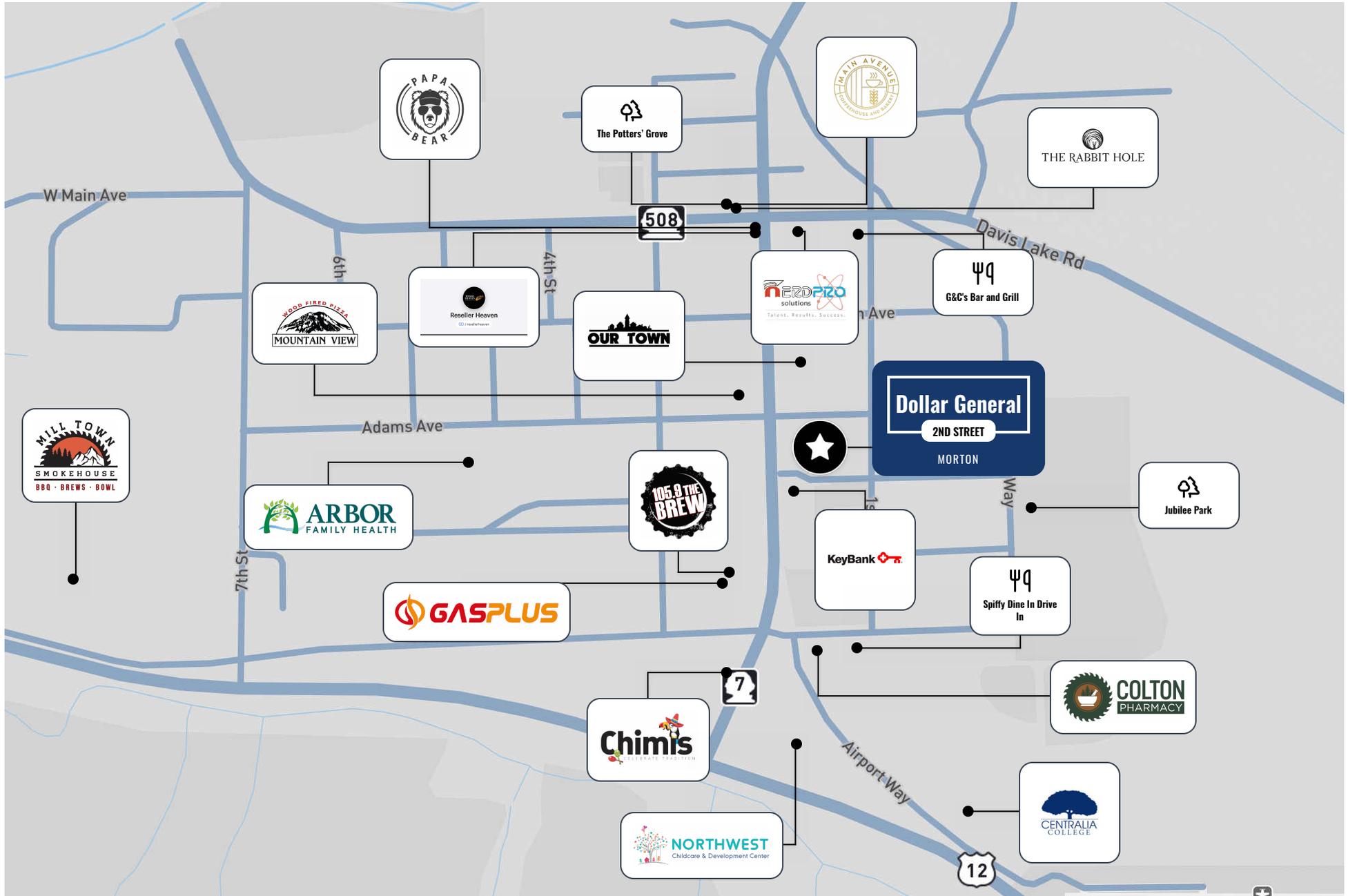
Offering Summary

Property Name	Dollar General
Lease Type	Absolute NNN Lease
Address	303 2nd St, Morton, WA 98356
Price	\$2,477,268
NOI	\$152,352
CAP	6.15%
Lease Start	Apr-22
Lease End	Apr-37
Increases	10% in Options
Options	Three, 5 Year Options

Dollar General
Morton, WA

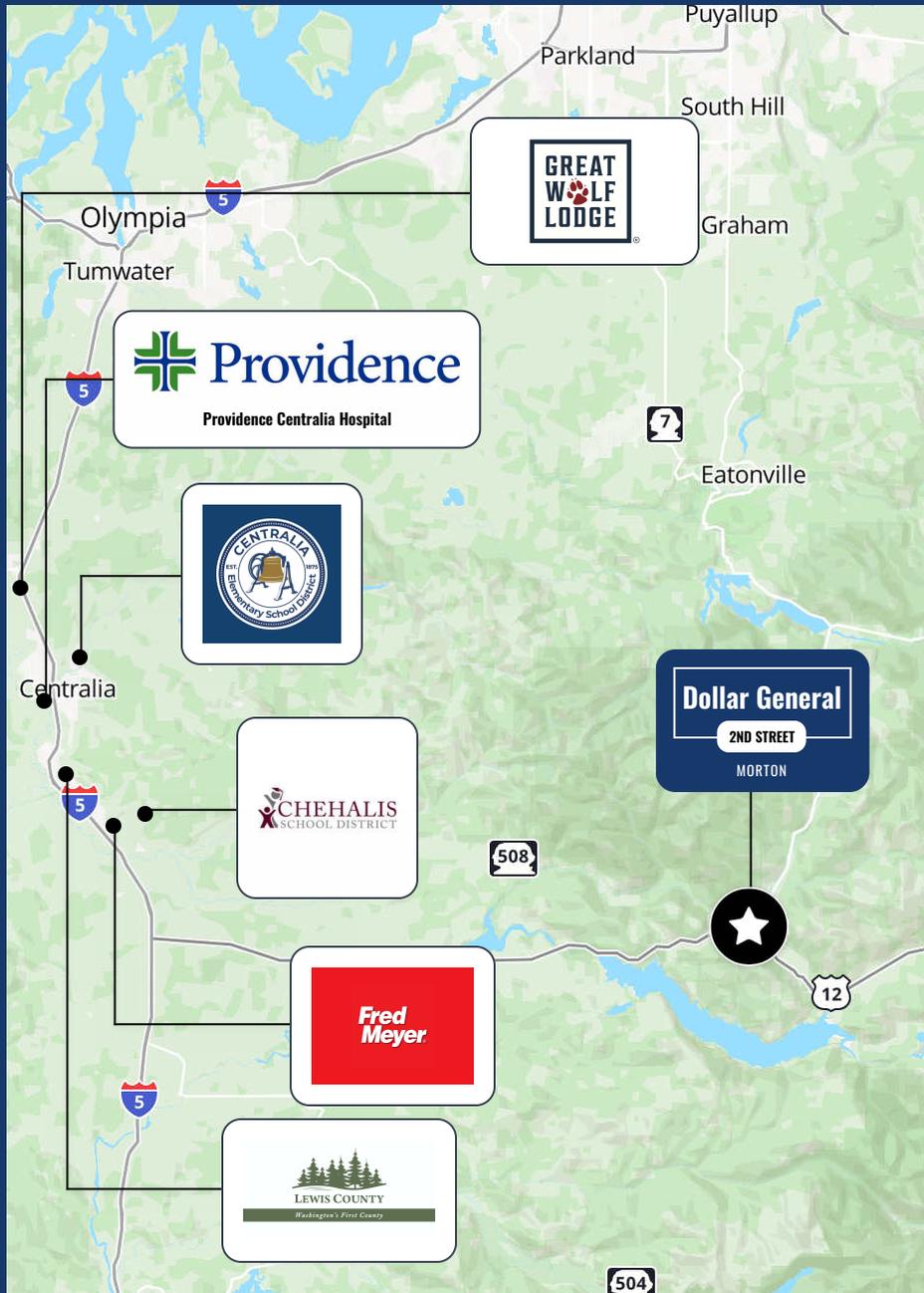


AREA MAP



Dollar General
Morton, WA

MAJOR EMPLOYERS



Dollar General
Morton, WA

The subject property is situated within Lewis County, benefiting from a diverse and resilient employment base anchored by non-cyclical sectors such as government, healthcare, and education. Major regional employers providing significant stability include Providence Centralia Hospital, the Centralia School District, and the Chehalis School District, all located within a reasonable commute, approximately 40 miles from Morton. The local economy is further strengthened by a robust logistics and distribution sector, highlighted by the Fred Meyer Distribution Center, and a notable hospitality presence led by Great Wolf Lodge. This blend of stable public-sector employment and key private-sector industries underpins a durable economic environment, suggesting consistent housing demand from a varied workforce. The area's position as a gateway for transportation and manufacturing adds another layer of economic depth, enhancing its long-term investment appeal.

Employer	Industry	Employees	Distance
Providence Centralia Hospital	Healthcare	800	45.4 mi
Centralia School District	Education	500	42.2 mi
Great Wolf Lodge	Hospitality	500	52.6 mi
Lewis County	Government	500	41.6 mi
Fred Meyer Distribution Center	Logistics	400	37.7 mi
Chehalis School District	Education	300	36.4 mi

CONFIDENTIALITY & DISCLAIMER

In Association with ParaSell, Inc. | A Licensed Washington
Broker #21245

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of ParaSell, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is ParaSell, Inc. listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to ParaSell, Inc.

Neither ParaSell, Inc. nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by ParaSell, Inc. with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, ParaSell, Inc. and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The ParaSell, Inc. nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and ParaSell, Inc. advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

Tyler Kolligian
Investment Sales
415-762-1543
tkolligian@thekasegroup.com
BRE #01961713

Scott Reid
Broker - ParaSell, Inc.
949-942-6585
broker@parasellinc.com
Lic #: 25947