



FOR SALE | 2085 LONGWOOD RD NW, LONGWOOD, NC 28452

Prime Dollar General Investment Opportunity in Shallotte, NC MSA

9,026 SF

Building Size

\$1,322,000

Price

\$81,039.72

NOI

1.95 Acres

Lot Size

Property Address

2085 Longwood Rd NW
Longwood, NC 28452

Key Features

- National discount retail tenant
- 15-year initial lease term
- NNN lease structure
- Approximately 9,026 SF building
- Approximately 1.95 acre lot
- Five 5-year renewal options



Contact:

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Investment Specifications

Tenant Highlights



Essential Retailer
Offers everyday essentials at low prices



National Footprint
19,000+ stores in 47 states serving small-town America



Proven Track Record
85+ years of operating history and growth



Strong Financials
\$37.9B in revenue in FY 2024 with continued growth

Rent Schedule

TERM	ANNUAL RENT
Initial Term (Years 1-15)	\$81,039.72
Option 1 (Years 16-20)	\$89,143.68
Option 2 (Years 21-25)	\$98,058.12
Option 3 (Years 26-30)	\$107,863.92
Option 4 (Years 31-35)	\$118,650.24
Option 5 (Years 36-40)	\$130,515.36

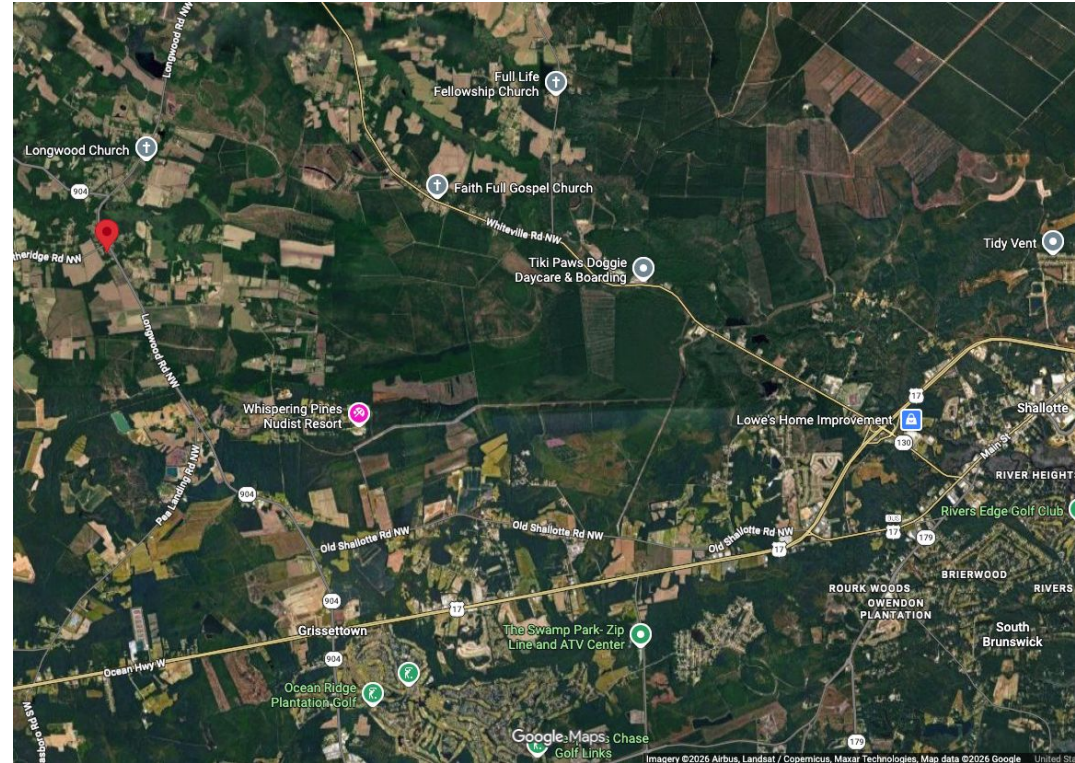
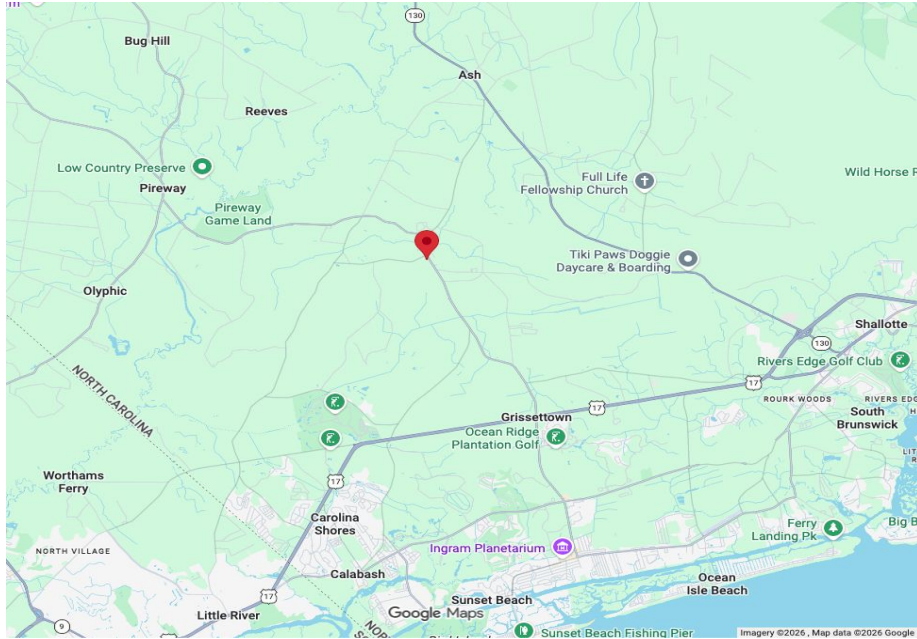


 Strong Tenant

Dollar General Corporation (NYSE: DG) is a leading national discount retailer headquartered in Goodlettsville, Tennessee.



Location & Market Analysis



Area Economic Drivers

Fast Growing County in NC

Brunswick County posted a 24% population increase between 2020-2024, the highest in the state. Surging demand for housing, retail and services creates strong long-term value for properties in the county.

Coastal Tourism & Recreation Economy

Proximity to premier beach destinations Holden Beach, Oak Island, and the Intracoastal Waterway fuels a thriving tourism economy, supporting hospitality, retail, and short-term rental demand across Brunswick County year-round.

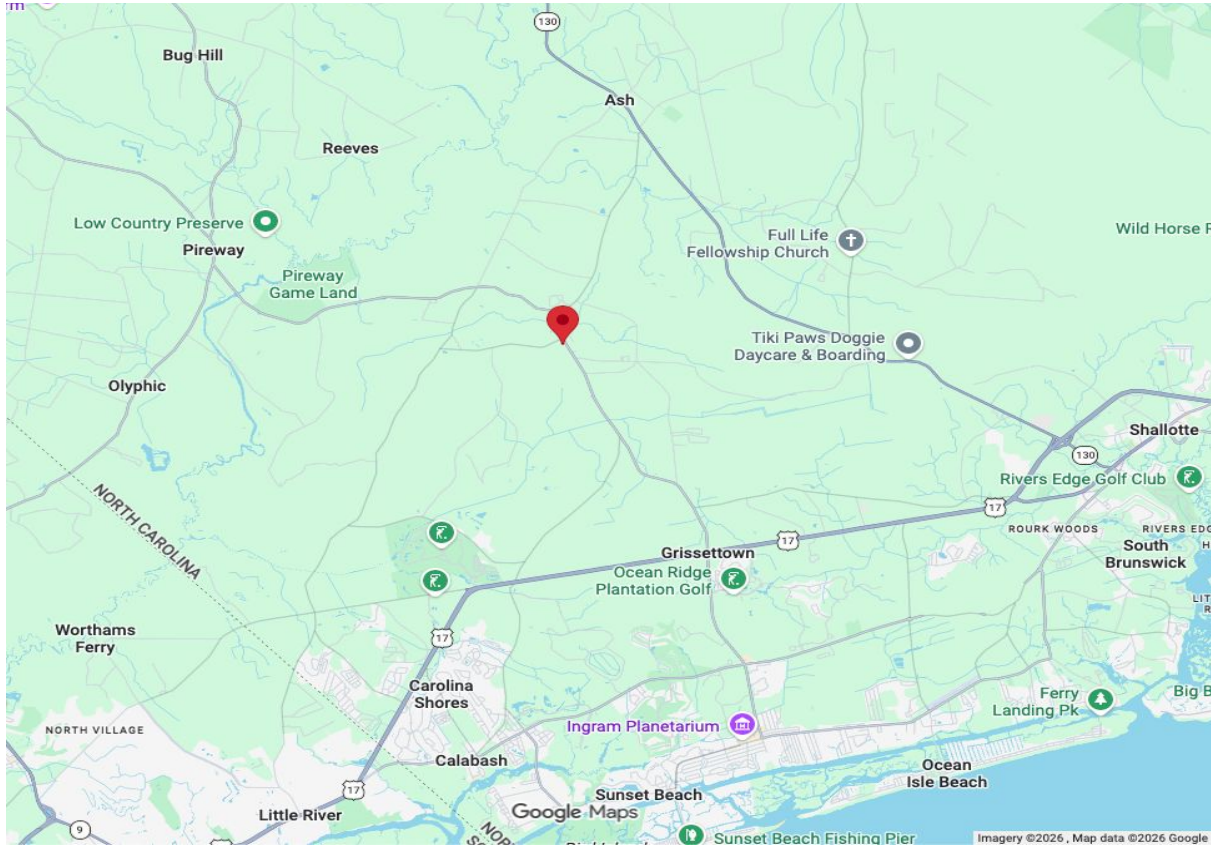
Expanding Infrastructure & Healthcare

Major investments including Novant Health Brunswick Medical Center, Brunswick Community College, and growing retail corridors are attracting new residents and employers, underpinning sustained economic momentum throughout the county.

 Detailed demographic reports and market studies available upon request from listing broker.

Next Steps

Contact the listing broker to schedule a property tour or discuss terms for purchasing and/or leasing this property.



Exclusive Listing Agents

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