

Purchase Price: **\$1,027,000**

Cap Rate: **7.25%**



### CORPORATE GUARANTEE

(NYSE: DG)



### ABSOLUTE NNN LEASE STRUCTURE

Zero Landlord Responsibilities



### ESSENTIAL RETAIL USE

Critical Retail Hub in Rural Market



### STRONG OCCUPANCY HISTORY



### LOW COST ENTRY POINT TO NET LEASE SECTOR

## DEMOGRAPHICS

**36K+**

10-Mile Population

**\$82K+**

10-Mile AHHI

# DOLLAR GENERAL

7836 NC Highway 268, Dobson, NC 27017



*Representative Photo*

**VIEW OFFERING MEMORANDUM**



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