



Dollar General

Retail Property **For Sale**

Presented By:

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DOLLAR GENERAL

RETAIL PROPERTY **FOR SALE**



PROPERTY DESCRIPTION

Just renewed- Dollar General in Clemmons, NC (Winston-Salem MSA). Recently renewed NN Lease with corporate guarantor with minimal landlord responsibilities. Dollar General reimburses taxes and insurance and pays monthly CAM. Investment grade tenant with a S&P rating of BBB. Dollar General 2024 net sales +5%. Over 40,000 people in a 5 mile radius with average household income of \$106,000.

PROPERTY HIGHLIGHTS

- 9,020 SF building
- Built in 2005
- High-traffic area
- Modern and professional exterior
- Spacious retail layout
- Large windows for display
- Ample parking spaces
- Strategic location

OFFERING SUMMARY

Sale Price:	\$1,276,000
Lot Size:	0.59 Acres
Building Size:	9,020 SF
NOI:	\$84,850.00
Cap Rate:	6.65%

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LOCATION INFORMATION

Street Address 8547 N. NC 150

City, State, Zip Clemmons, NC 27012

PROPERTY INFORMATION

Property Type Retail

Property Subtype Street Retail

Property Use Investment

Lot Size 0.59 Acres

Building Size 9,020 SF

Year Built 2005



SALE PRICE: \$1,276,000

CLEMMONS, NC

DOLLAR GENERAL

Linville | Team Partners
COMMERCIAL REAL ESTATE



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