



# Dollar General

RECESSION RESISTANT, DAILY-NEEDS RETAIL WITH DURABLE DEMAND

MANCHESTER, ME



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Maine Broker #AC90603332





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# Dollar General

1022 WESTERN AVE, MANCHESTER, ME 04351 

\$1,456,000

PRICE

7.75%

CAP RATE

|                  |                         |
|------------------|-------------------------|
| NOI              | \$112,848               |
| LEASE TYPE       | Corporate Absolute NNN  |
| RENT INCREASES   | 10% Increase at Options |
| LEASE EXPIRATION | 02/29/2032              |
| BUILDING SIZE    | 9,026 SF                |
| LAND AREA        | 0.58 AC                 |



## Absolute NNN Corporate Dollar General

This **corporate-leased** Dollar General has **±6.5 years remaining** on its 15-year absolute NNN lease. Positioned on Western Avenue (U.S. Route 202), Manchester's primary commercial corridor, the **property offers excellent visibility, strong traffic counts, and easy access.** Just 5.5 miles from downtown Augusta, the location benefits from a stable regional economy anchored by government, healthcare, and education, ensuring consistent customer demand.





### Passive, Corporate-Backed Income

- Single-tenant Dollar General with a **corporate-backed absolute NNN lease** — zero landlord maintenance or expense responsibilities
- ±6.5 years remaining in the initial 15-year term, expiring **February 29, 2032**
- **Three (3) five-year renewal options**, each with **10% rent increases**
- Dollar General Corporation (NYSE: DG) — **Fortune 500, investment-grade BBB rating (S&P)**, 21,000+ locations nationwide

### Prime Manchester Location

- Positioned along **Western Avenue (U.S. Route 202)**, the primary retail corridor in the trade area
- Strong daily traffic counts of ±18,496 vehicles per day (CoStar)
- Surrounded by national retailers including **Hannaford Supermarket, Tractor Supply Co., Walgreens, and Dunkin'**
- Approximately **5.3 miles from Augusta State Airport** and **5.6 miles from Augusta Civic Center**

### Stable Market Fundamentals

- Proximity to Augusta, the state capital, with major employment in **government, healthcare, and education**
- Trade area serves **128,000+** residents in Kennebec County
- Year-round demand supported by **Cobbosseecontee Lake**, Augusta Country Club, and other regional attractions



|                             |  |                   |
|-----------------------------|--|-------------------|
| PRICE                       |  | \$1,456,000       |
| Capitalization Rate:        |  | 7.75%             |
| Building Size (SF):         |  | 9,026             |
| Price Per SF:               |  | \$161.31          |
| Lot Size (AC):              |  | 0.58              |
| STABILIZED INCOME           |  | PER SQUARE FOOT   |
| Scheduled Rent              |  | \$12.50 \$112,848 |
| Effective Gross Income      |  | \$12.50 \$112,848 |
| LESS                        |  | PER SQUARE FOOT   |
| Taxes                       |  | NNN \$0.00        |
| Insurance                   |  | NNN \$0.00        |
| Total Operating Expenses    |  | NNN \$0.00        |
| EQUALS NET OPERATING INCOME |  | \$112,848         |



| Tenant Info    |          | Lease Terms |           | Rent Summary |              |             |                 |              |
|----------------|----------|-------------|-----------|--------------|--------------|-------------|-----------------|--------------|
| TENANT NAME    | SQ. FT.  | TERM YEARS  |           | CURRENT RENT | MONTHLY RENT | YEARLY RENT | MONTHLY RENT/FT | YEAR RENT/FT |
| Dollar General | 9,026    | 2/4/2017    | 2/29/2032 | \$112,848    | \$9,404      | \$112,848   | \$1.04          | \$12.50      |
|                | Option 1 | 3/1/2032    | 2/28/2037 |              | \$10,344     | \$124,133   | \$1.15          | \$13.75      |
|                | Option 2 | 3/1/2037    | 2/28/2042 |              | \$11,379     | \$136,546   | \$1.26          | \$15.13      |
|                | Option 3 | 3/1/2042    | 2/28/1947 |              | \$12,517     | \$150,201   | \$1.39          | \$16.64      |
| TOTALS:        | 9,026    |             |           | \$112,848    | \$9,404      | \$112,848   | \$1.04          | \$12.50      |



Premises & Term

|                  |                            |
|------------------|----------------------------|
| TENANT           | DG Retail, LLC             |
| GUARANTOR        | Dollar General Corporation |
| LEASE TYPE       | NNN                        |
| LEASE EXPIRATION | February 29, 2032          |
| OPTIONS          | Three 5-year               |

Expenses

TAXES

Tenant reimburses Landlord for real estate taxes within 45 days of proof of payment.

INSURANCE

Tenant shall carry and maintain commercial general liability and “special cause of loss” property insurance; flood insurance if required. Landlord to be an additional insured.

UTILITIES

Tenant pays all utilities directly from Delivery Date.

MAINTENANCE

Tenant responsible for all structural and non-structural maintenance, repairs, and replacements.

Additional Lease Provisions

ESTOPPELS

20 business days from receipt of written request.



Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property’s initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEGEND



Property  
Boundary

9,026

Rentable SF

0.58

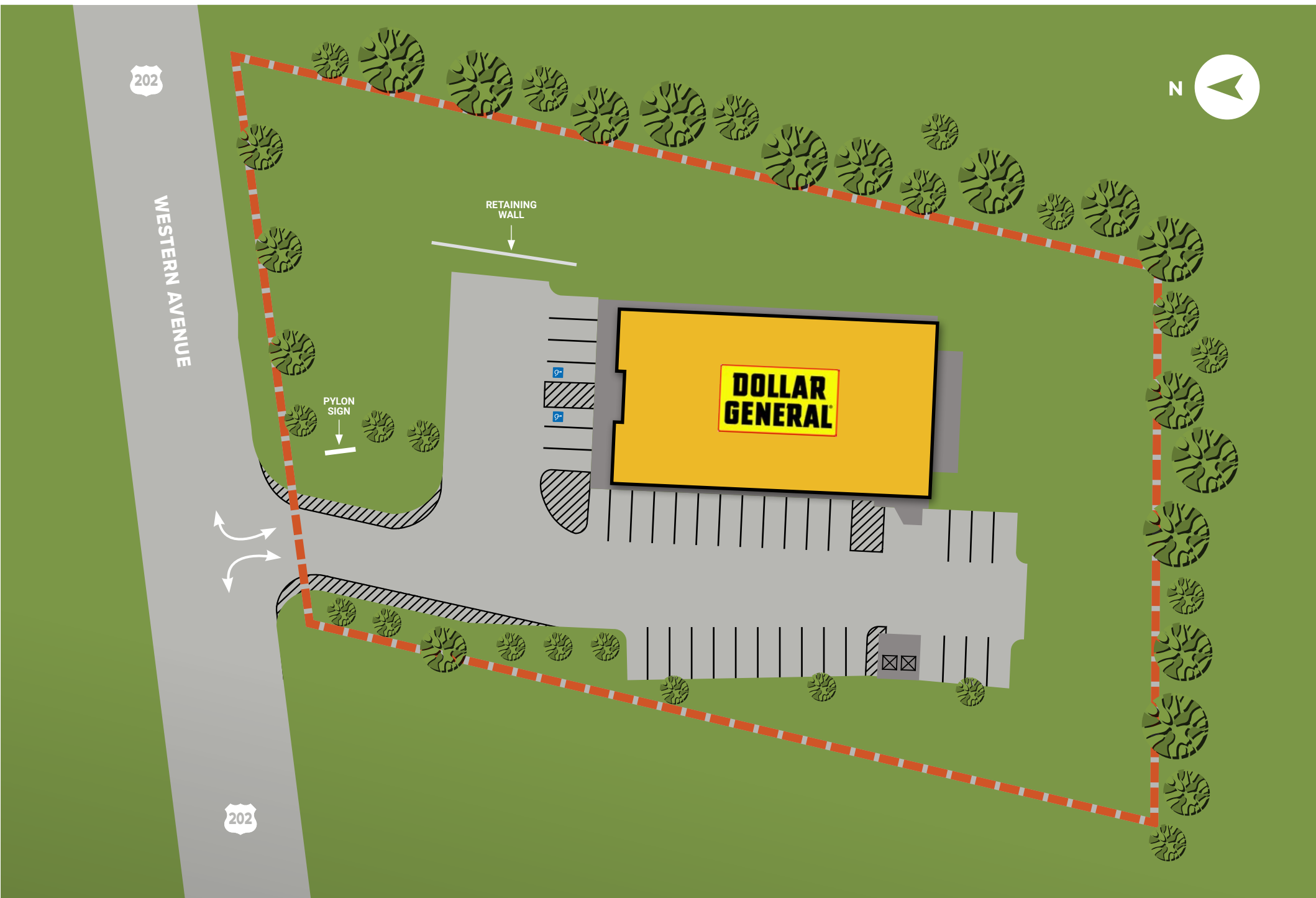
Acres

38

Parking Spaces



Egress





# The country’s largest small-box discount retailer



#108

FORTUNE 500  
INDEX (2023)

\$40.6 Billion

TOTAL SALES  
IN FY2024

20,594

LOCATIONS IN 48  
STATES & MEXICO

**DOLLAR GENERAL®**

## About Dollar General

- Dollar General (NYSE: DG) is a chain of more than 20,500 discount stores in 48 states, primarily in the South, East, Midwest, and Southwest
- The company’s net sales hit \$40.6 billion in fiscal year 2024
- Stores stock high-quality private brands as well as America’s most trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills, and PepsiCo
- As the country’s largest small-box discount retailer, stores are often located in small towns off the radar of giant discounters, offering prices as low or lower than Walmart but in more convenient locations

## Investment Grade Credit

- The company’s credit rating is BBB, which has been raised five times since 2009 - Dollar General has a better credit rating than both of its larger competitors

[Tenant Website](#)





Established town in Kennebec County

18,398

POPULATION IN A 5-MILE RADIUS

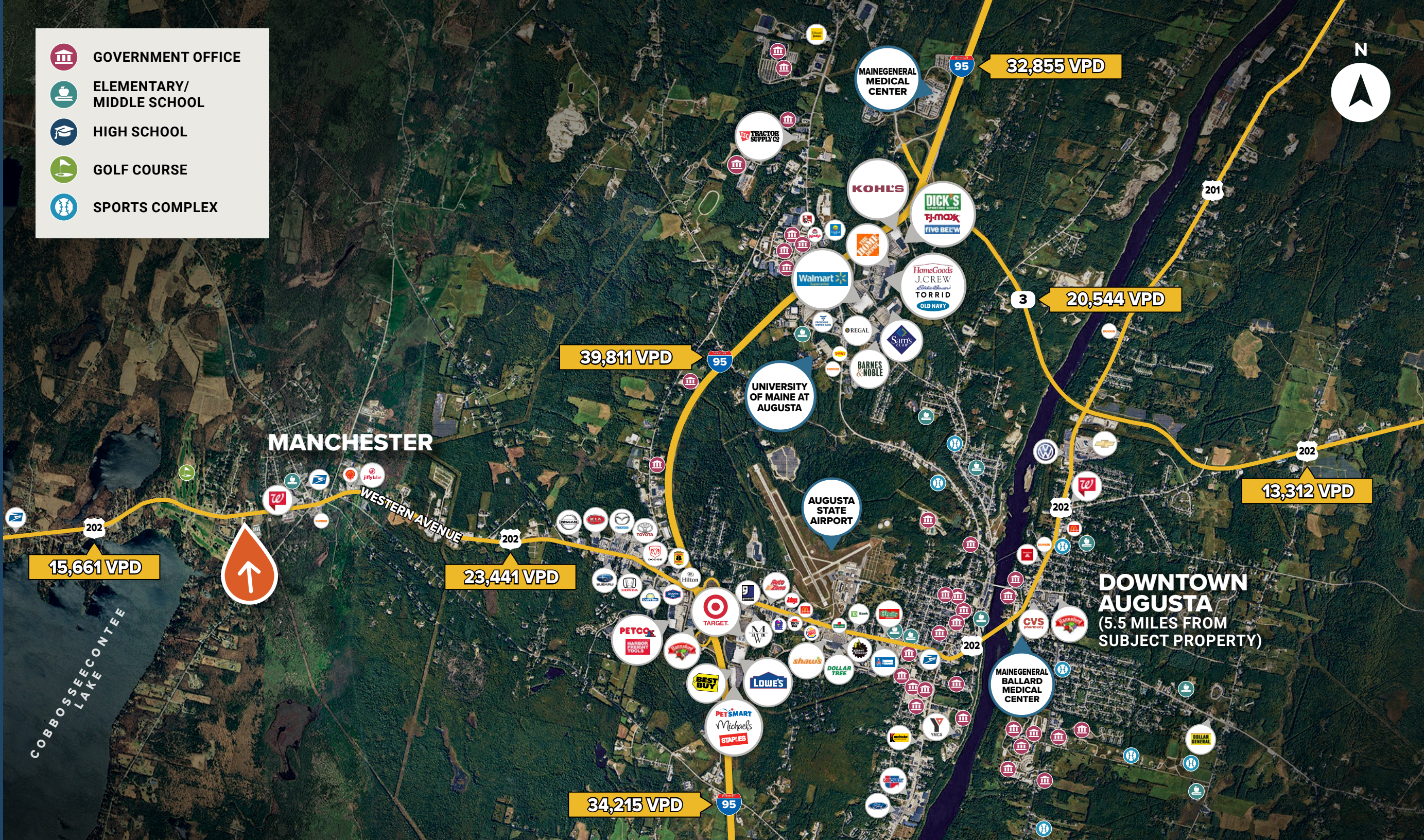
17,756

VEHICLES PER DAY ALONG WESTERN AVENUE

5.5 miles

TO AUGUSTA







Ring Radius Population Data

|      | 5-MILES | 7-MILES | 10-MILES |
|------|---------|---------|----------|
| 2023 | 18,398  | 33,422  | 56,725   |

Ring Radius Income Data

|         | 5-MILES  | 7-MILES  | 10-MILES |
|---------|----------|----------|----------|
| Average | \$81,217 | \$77,999 | \$82,544 |
| Median  | \$63,499 | \$58,035 | \$61,667 |

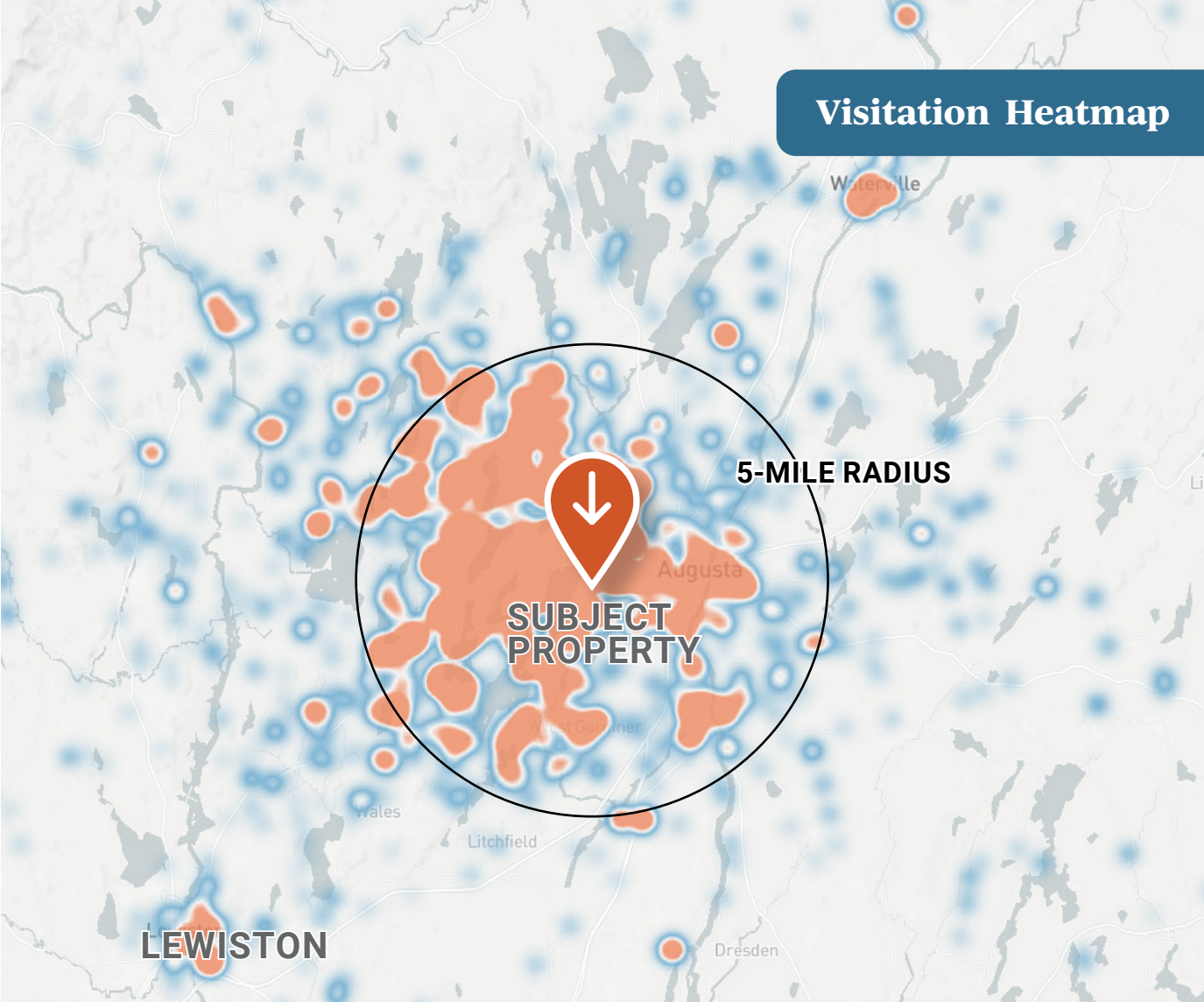
Visits to the subject property **increased 10.9%** year-over-year, **15.5%** year-over-two-years, and **27.2%** year-over-three-years.

101.2K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

14 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.





# Manchester, ME

HOME TO COBBOSSEECONTEE LAKE



128,000

KENNEBEC COUNTY  
ESTIMATED POPULATION

\$77.48 B

MAINE GDP

## About Manchester

- Located in Kennebec County, just west of Augusta, the state's capital
- Well-connected with direct access via U.S. Route 202 and Maine State Route 17, and approximately 4.5 miles to Augusta State Airport
- Originally agricultural, now known for its residential charm and recreational appeal
- Local economy benefits from proximity to Augusta's government, healthcare, and education sectors

## Tourism & Recreation

- Characterized by rolling hills, dense forests, and numerous lakes - most notably Cobbosseecontee Lake, a major recreational and residential draw known for its excellent bass fishing
- Home to Augusta Country Club, a private golf course with a historic clubhouse and lakefront views



COBBOSSECONTEE  
LAKE

AUGUSTA GOLF  
COURSE  
PRIVATE 18-HOLE,  
PAR-70 COURSE

CENTRAL  
MAINE  
DRYWALL

SUBJECT PROPERTY

DOLLAR GENERAL



16,841 VPD

202



WESTERN AVE



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