



Representative Image

DG Market | Tupelo MSA
7437 Will Robbins Hwy, Nettleton, MS 38858



Property Overview

DG Market | Tupelo MSA

7437 Will Robbins Hwy, Nettleton, MS 38858

Property Overview

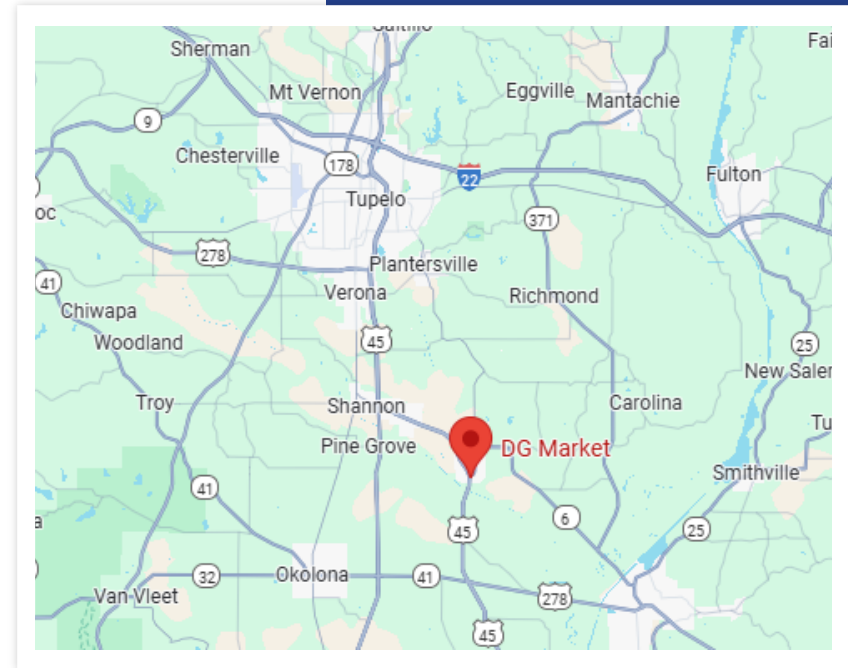
Tenant:	Dollar General
Price:	\$2,234,222
Cap Rate:	6.35%
NOI:	\$141,873
Building Size:	10,904 SF
Year Built:	2024
Lease Type:	NNN
Lease Expiration:	6/30/2039
Rental Escalations:	5% every five years
Renewal Options:	Five 5-year



Property Overview

Property Highlights

- Investment grade tenant – S&P: BBB
- Absolute NNN lease – No landlord responsibilities
- Long-term lease– 13+ years remain
- 2024 construction
- Dollar General Market property featuring the larger and highly desired prototype carrying additional grocery items such as fresh produce, refrigerated and frozen food offerings, dairy products, and more
- 5% rental escalations every five years
- Located along US 45 (14,000 VPD)
- Average household income exceeds \$74,000 within 5 miles
- Proximity to several nationally recognized retailers - Chevron, Hawkins Tire Center, Sonic Drive-In, & Piggly Wiggly



Demographics

	3-Mile	5-Mile	10-Mile
Population:	2,851	5,789	22,653
Total Household Units:	1,184	2,426	9,621
Average Household Income:	\$69,094	\$74,895	\$70,939

www.bouldergroup.com

The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained Here in and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential measures to verify all of the information Set forth herein.

Tenant Overview

Dollar General Corporation

Dollar General Corporation is an American discount retailer headquartered in Goodlettsville, Tennessee, operating over 20,000 stores across 48 states and Mexico as of 2025, primarily in rural and suburban communities. Founded in 1939 by J.L. Turner and Cal Turner as J.L. Turner and Son, the company rebranded to Dollar General in 1955 and went public in 1968 before being taken private in 2007 by Kohlberg Kravis Roberts & Co.; it returned to public trading on the New York Stock Exchange (NYSE: DG) in 2009. The chain focuses on low-cost everyday essentials, including groceries, household items, apparel, and seasonal goods, with most products priced under \$10, and generates annual revenues exceeding \$40 billion while employing approximately 200,000 people.

Website	www.dollargeneral.com
Founded	1939
Number of Locations	20,000
Company Type	Public (NYSE: DG)
Headquarters	Goodlettsville, TN



DOLLAR GENERAL®

Confidentiality & Disclaimer



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

EXCLUSIVELY LISTED BY:

RANDY BLANKSTEIN

President

847-562-0003

randy@bouldergroup.com

JIMMY GOODMAN

Partner

847-562-8500

jimmy@bouldergroup.com

BRIAN BROCKMAN

Bang Realty of Mississippi, Inc

License: 21542

513-898-1551

bor@bangrealty.com