

# DOLLAR GENERAL®

Zero Landlord Responsibilities  
5% Rental Increases Every 5 Years

2241 INDIAN SPRINGS RD  
Dudley, NC

**OFFERED FOR SALE**  
**\$1,985,000 | 6.65% CAP**

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Dollar General in Dudley, NC. The recently constructed building comes with the newest Dollar General format and has a 15 year lease with five (5) five (5) year options. The Asset is located in the Goldsboro, NC MSA just 7 miles away from downtown Goldsboro.



**15-YR  
LEASE**



**LOCATED IN  
RETAIL NODE**



**HIGH GROWTH  
GOLDSBORO MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$131,988
Current Term	6-10	\$138,588
Current Term	11-15	\$145,524
1st Extension	16-20	\$152,796
2nd Extension	21-25	\$160,440
3rd Extension	26-30	\$168,456
4th Extension	31-35	\$176,880
5th Extension	36-40	\$185,724

**NOI \$131,988**

**CAP 6.65%**

**PRICE \$1,985,000**

## ASSET SNAPSHOT

Tenant Name	Dollar General
Address	2241 Indian Springs Rd, Dudley, NC 28333
Building Size (GLA)	10,640 SF
Land Size	1.98 Acres
Year Built/Renovated	2025
Signator/Guarantor	Dollar General (Corporate)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	2/15/2025
Rent Expiration Date	2/28/2040
Remaining Term	15 Years
Rental Increases	5% Every 5 Years and in Options
Current Annual Rent	\$131,988



ACTUAL PROPERTY

**11,384** PEOPLE  
IN 5 MILE RADIUS

**\$84,164** AHHI  
IN 3 MILE RADIUS

**2,719** VPD  
INDIAN SPRINGS RD



## ATTRACTIVE LEASE FUNDAMENTALS

Absolute NNN lease providing zero landlord responsibilities | 5% rental increases in year 5, 10, and in option periods, providing a strong inflation hedge



## STRONG CORPORATE GUARANTY

Dollar General was ranked #91 on the Fortune 500 2021 list | Over 19K locations in 46 states | 75% of Americans live within 5 minutes of a Dollar General



## RETAIL & INDUSTRIAL DEMAND DRIVERS

Wayne County's industrial market is expanding fueled by manufacturing, logistics, and defense contractors supporting the air force base | Dollar stores outperform in rural NC with double-digit same-store sales growth across similar markets | The county is projected to add 1,500+ new jobs by 2027



## STRATEGIC POSITIONING

US-117 carries 23,000+ VPD just north in Goldsboro and links to I-795, providing direct access to Wilson and the Raleigh-Durham area | site captures both commuter inflow and regional retail draw from surrounding rural communities | Within a 10-mile radius, the trade area has grown 7.4% in population since 2010, with continued in-migration driven by affordability and proximity to major employment centers



## NEW CONSTRUCTION

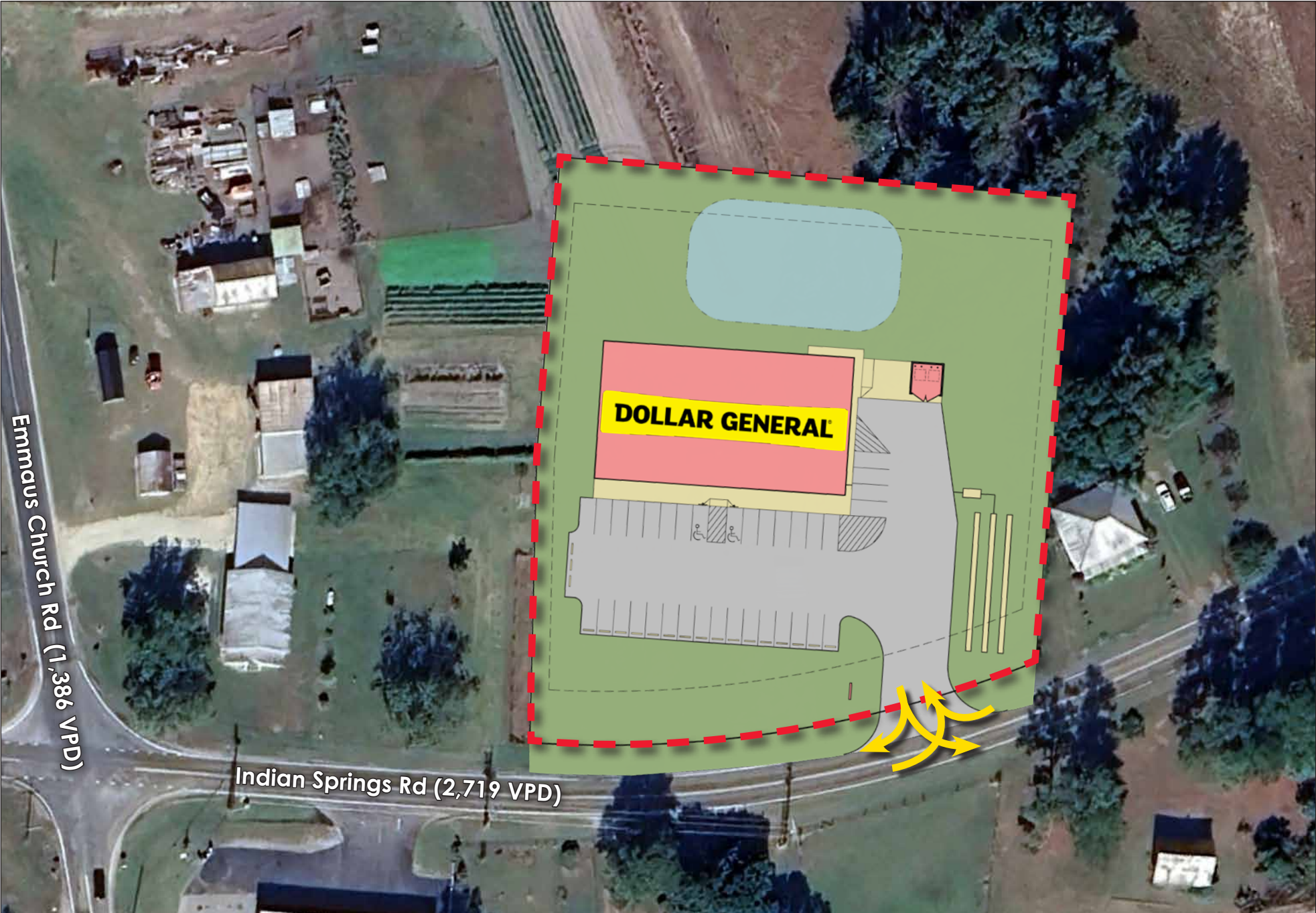
Delivered to Dollar General's current prototype | Demolition of obsolete structures and site work improvements | Dollar General Warranties will transfer to new owner



## MSA ECONOMIC STABILITY & GROWTH

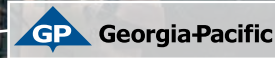
Part of Goldsboro MSA which has experienced six consecutive years of positive GDP expansion reaching \$4.1B+ in total economic output | Wayne County unemployment remains stable at 4.3% outperforming many eastern NC market peers | Supported by Seymour Johnson Air Force Base (5,500+ active duty) | AHHI rising steadily with median household income up 12% since 2018







US Hwy 117 S (15,000 VPD)



Southern Wayne High  
1,097 Students

**DOLLAR GENERAL**

Indian Springs Rd (2,719 VPD)

Mount Olive  
Municipal Airport

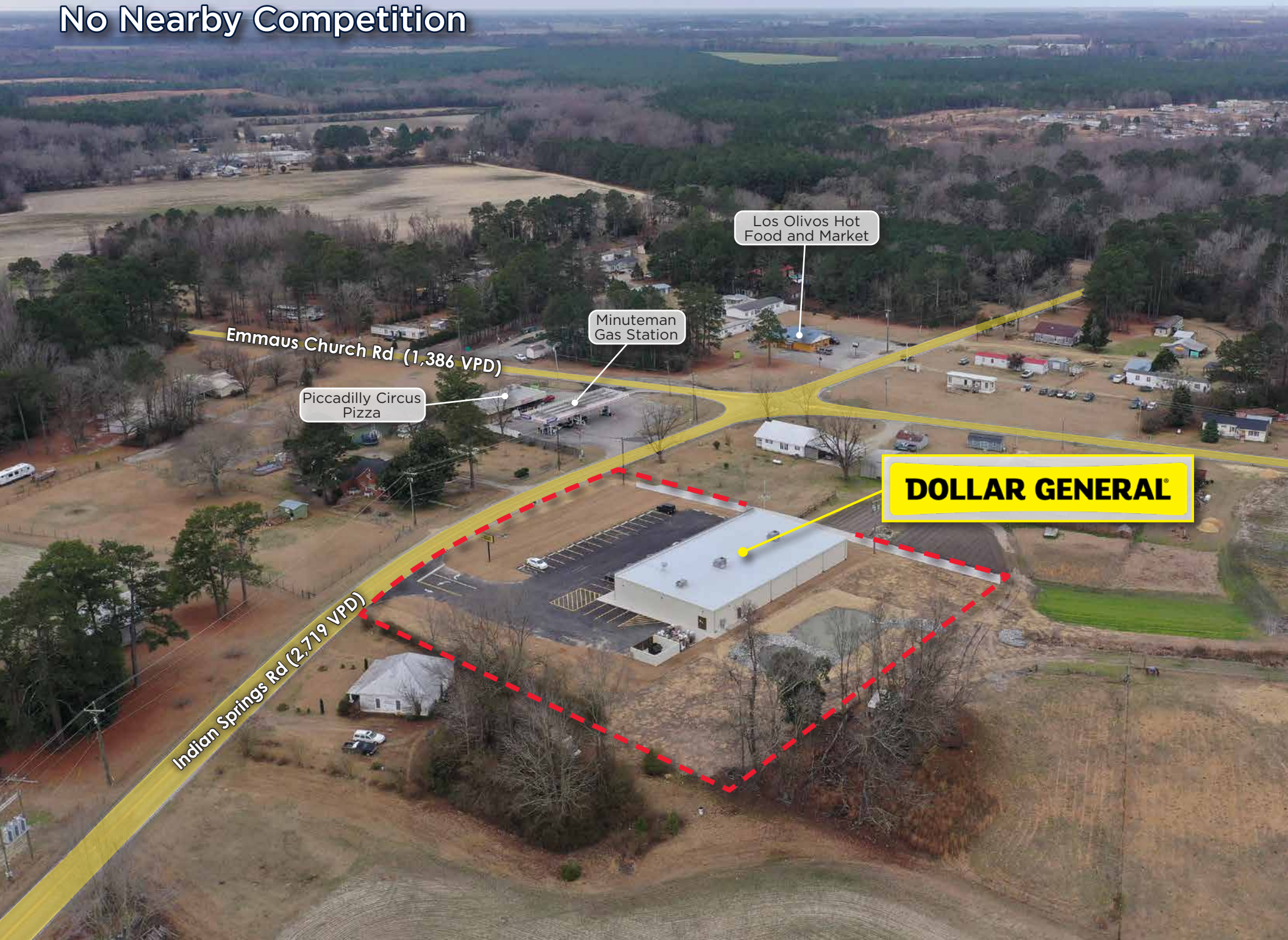


University of Mount Olive  
2,700 Students





# No Nearby Competition



Emmaus Church Rd (1,386 VPD)

Piccadilly Circus  
Pizza

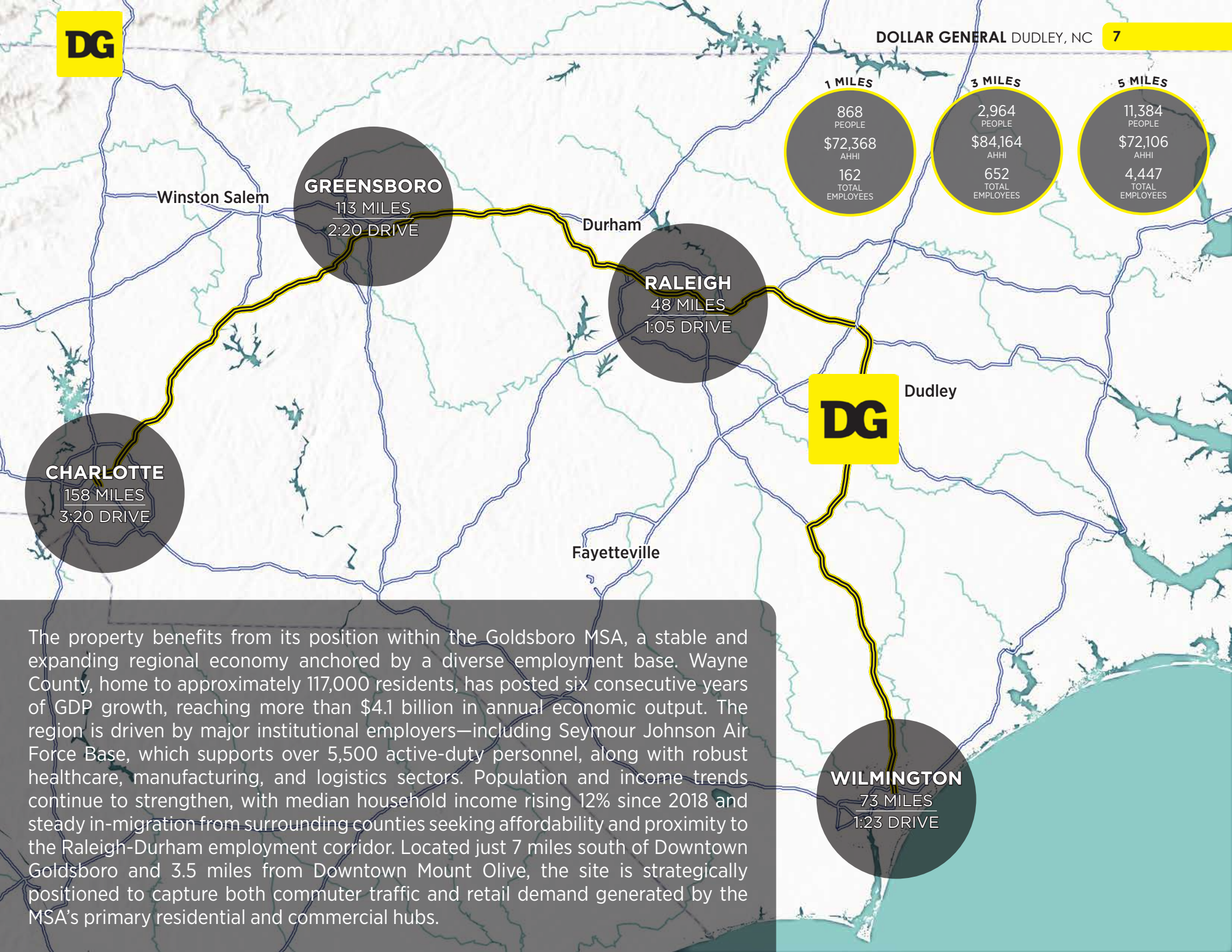
Minuteman  
Gas Station

Los Olivos Hot  
Food and Market

**DOLLAR GENERAL®**

Indian Springs Rd (2,719 VPD)





The property benefits from its position within the Goldsboro MSA, a stable and expanding regional economy anchored by a diverse employment base. Wayne County, home to approximately 117,000 residents, has posted six consecutive years of GDP growth, reaching more than \$4.1 billion in annual economic output. The region is driven by major institutional employers—including Seymour Johnson Air Force Base, which supports over 5,500 active-duty personnel, along with robust healthcare, manufacturing, and logistics sectors. Population and income trends continue to strengthen, with median household income rising 12% since 2018 and steady in-migration from surrounding counties seeking affordability and proximity to the Raleigh-Durham employment corridor. Located just 7 miles south of Downtown Goldsboro and 3.5 miles from Downtown Mount Olive, the site is strategically positioned to capture both commuter traffic and retail demand generated by the MSA’s primary residential and commercial hubs.





## TENANT OVERVIEW

Dollar General Corporation, headquartered in Goodlettsville, Tennessee, is one of the largest and most established discount retailers in the United States. Founded in 1939, the company operates 19,000+ stores nationwide across 46+ states and employs 140,000+ team members, giving Dollar General the largest store footprint of any U.S. retailer. The company's necessity-based, small-box format is strategically positioned in rural and suburban markets, where Dollar General benefits from limited competition, high customer frequency, and strong brand loyalty.

In the most recent fiscal year, Dollar General generated over \$40 billion in annual revenue, demonstrating consistent top-line performance supported by new store openings and steady same-store sales. The company maintains an investment-grade credit rating (BBB / A-2) and continues to execute a disciplined real estate strategy, with hundreds of new stores delivered annually and a long runway for future expansion.

### DOLLAR GENERAL QUICK FACTS

<b>Founded:</b>	1939
<b>Ownership:</b>	Public (NYSE: DG)
<b>Market Cap:</b>	\$22.93B
<b># of Locations:</b>	19,000+
<b>Headquarters:</b>	Goodlettsville, TN
<b>Guaranty:</b>	Corporate



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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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