

FOR SALE

NN Dollar General with 2nd Renewal

1903 WEEKSVILLE RD

Elizabeth City, NC 27909

PRESENTED BY:

JOSH TAYLOR

O: 252.670.9590

josh.taylor@svn.com

NC #318210

FRANK EFIRD JR

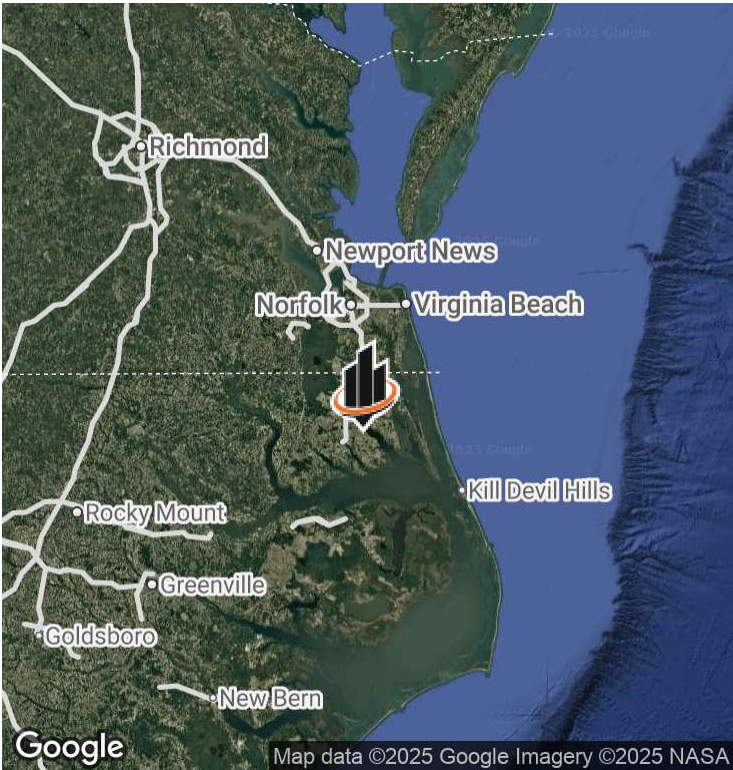
O: 910.200.0037

frank.efird@svn.com

NC #106541



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$925,000
BUILDING SIZE:	9,640 SF
NOI:	\$86,821.68
CAP RATE:	9.39%
YEAR BUILT:	2009
LEASE EXPIRATION:	July 31, 2029

PROPERTY HIGHLIGHTS

- Tenant: Dollar General (BBB Credit Rating via S&P)
- Limited Landlord Responsibilities (NN Lease)
- 2nd Renewal Period with 4 Years remaining
- Strong Performance History
- Close proximity to Elizabeth City State University, US Coast Guard Base & Elizabeth City Regional Airport

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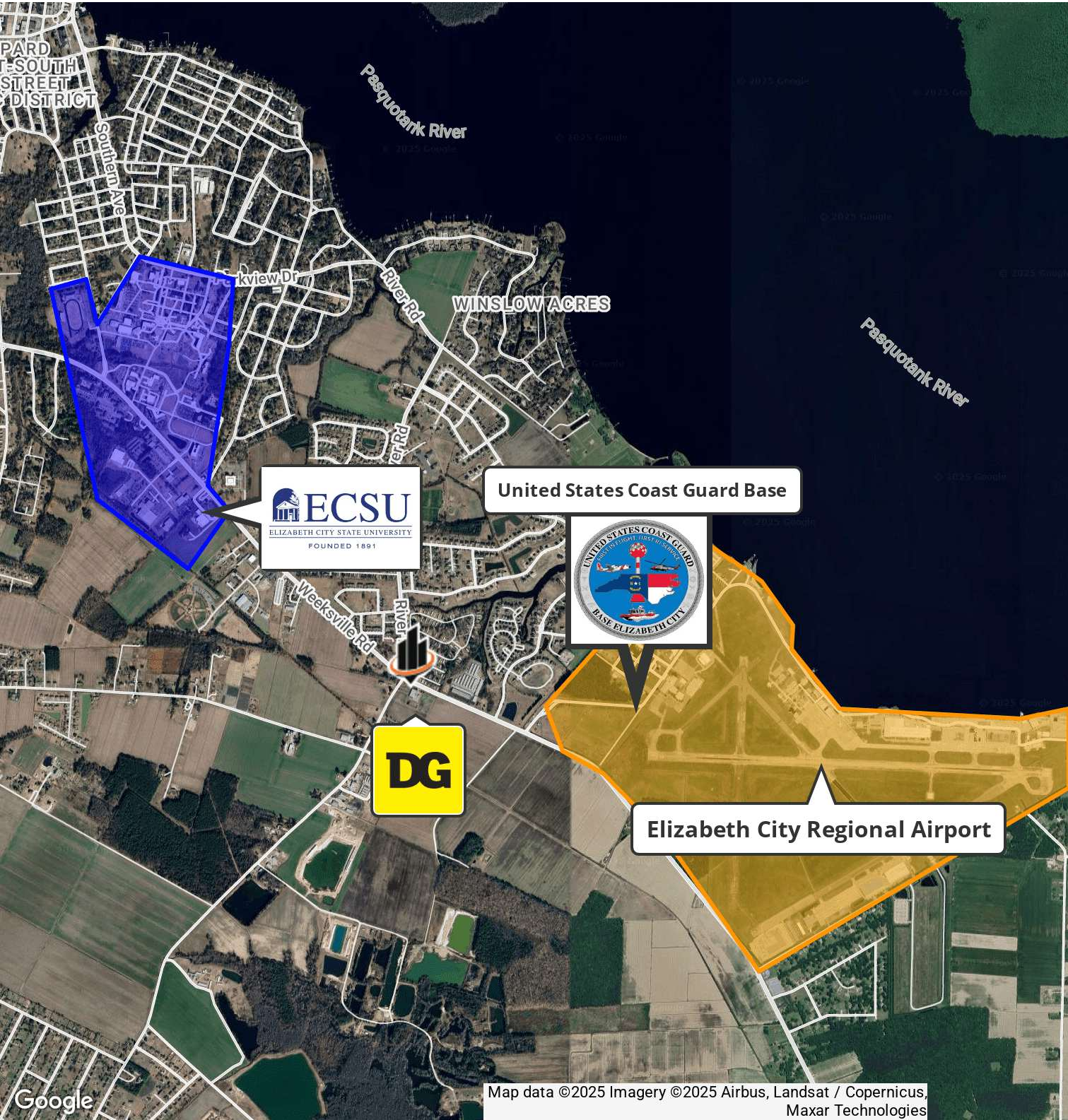
ADDITIONAL PHOTOS



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LOCATION MAP



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TENANT PROFILE

As of: December 29, 2024

FACT SHEET

DOLLAR GENERAL

COMPANY PROFILE

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of **Serving Others** every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of August 2, 2024, the Company's 20,345 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

MANAGEMENT

› **Todd Vasos**
Chief Executive Officer

› **Steve Deckard**
Executive Vice President, Store Operations and Development

› **Emily Taylor**
Executive Vice President and Chief Merchandising Officer

› **Carman Wenkoff**
Executive Vice President and Chief Information Officer

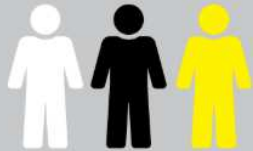
› **Anita Elliott**
Senior Vice President and Chief Accounting Officer

› **Kelly Dilts**
Executive Vice President and Chief Financial Officer

› **Kathy Reardon**
Executive Vice President and Chief People Officer

› **Rhonda Taylor**
Executive Vice President and General Counsel

› **Rod West**
Executive Vice President, Global Supply Chain



MORE THAN

195,000
EMPLOYEES

80+
YEARS IN BUSINESS



FOUNDED IN
1939

\$38.7
BILLION IN SALES



IN FISCAL YEAR 2023

\$250M+
DONATED TO SUPPORT

21.8+ MILLION
INDIVIDUALS



DOLLAR GENERAL
LITERACY
FOUNDATION

20,000+
STORES



IN **48** STATES
AS OF DECEMBER 2024

32



TRADITIONAL, DG FRESH & COMBINATION
DISTRIBUTION
CENTERS

111



RANK ON THE MAY 2024
FORTUNE 500 LIST

37M+ MEALS



AND
\$4M+

DONATED TO
FEEDING AMERICA
AND PARTNER FOOD BANKS

AS OF Q3 2024 EARNINGS REPORTED ON DECEMBER 5, 2024 UNLESS OTHERWISE NOTED

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5.5 MILES
TOTAL POPULATION	1,871	14,280	30,314
AVERAGE AGE	38	39	41
AVERAGE AGE (MALE)	36	37	39
AVERAGE AGE (FEMALE)	40	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5.5 MILES
TOTAL HOUSEHOLDS	598	5,612	12,045
# OF PERSONS PER HH	3.1	2.5	2.5
AVERAGE HH INCOME	\$123,695	\$86,533	\$89,748
AVERAGE HOUSE VALUE	\$301,951	\$254,363	\$252,619

Demographics data derived from AlphaMap

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ABOUT JOSH TAYLOR



JOSH TAYLOR

Senior Advisor

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Cell: **252.670.9590**

NC #318210

PROFESSIONAL BACKGROUND

A native of New Bern, athletics and education took Josh to NC State University where he was a letterwinner on the Wolfpack football team while earning a business degree from NCSU's Poole College of Management. Hard work and a balanced regiment led Taylor to earn a full scholarship after initially walking onto the football team and continued his success as a Caterpillar Scholar-Athlete as well as serving on the Leadership Council for Wolfpack Football.

After his time in Raleigh, Taylor spent 4 years in the logistics and technology sectors. He became the National Sales Director at Survey.com who was eventually acquired by TRAX Retail, a leading global provider of retail analytics and AI solutions headquartered in Singapore.

Taylor has been surrounded by family in the real estate business, including development, real estate law, property management, and traditional brokerage. His athletic and sales background, passion for his home state, and relationship building has provided valuable skills in commercial real estate that he uses daily in deal sourcing, negotiations, educating buyers and sellers, and effectively marketing the team's listings.

Since joining SVN Efird Commercial Real Estate in 2020, Taylor has displayed his ability to successfully lead his clients to the closing table across various types of transactions from 1031 Exchanges, NNN Investments, Multifamily, Industrial, Office leasing and Marina sales.

Taylor enjoys his off time on the beautiful coast of NC, boating, waterfowl hunting, golfing, and of course cheering on Wolfpack athletics.

MEMBERSHIPS

Board Member - New Bern Chamber of Commerce

Wolfpack Club Member

Ducks Unlimited - New Bern

New Bern High School Athletic Hall of Fame

New Bern High School Athletic Hall of Fame Selection Committee Member

North Carolina Real Estate Commission

North Carolina Licensed Real Estate Broker #318210

SVN | Efird Commercial Real Estate

6 Market Street

Wilmington, NC 28401

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