

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

DOLLAR GENERAL®

Over 4 Years Remaining | Frontage Visibility | Corporate-Guaranteed Lease



409 US-2

WILTON MAINE

ACTUAL SITE



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1765 Greensboro Station Place

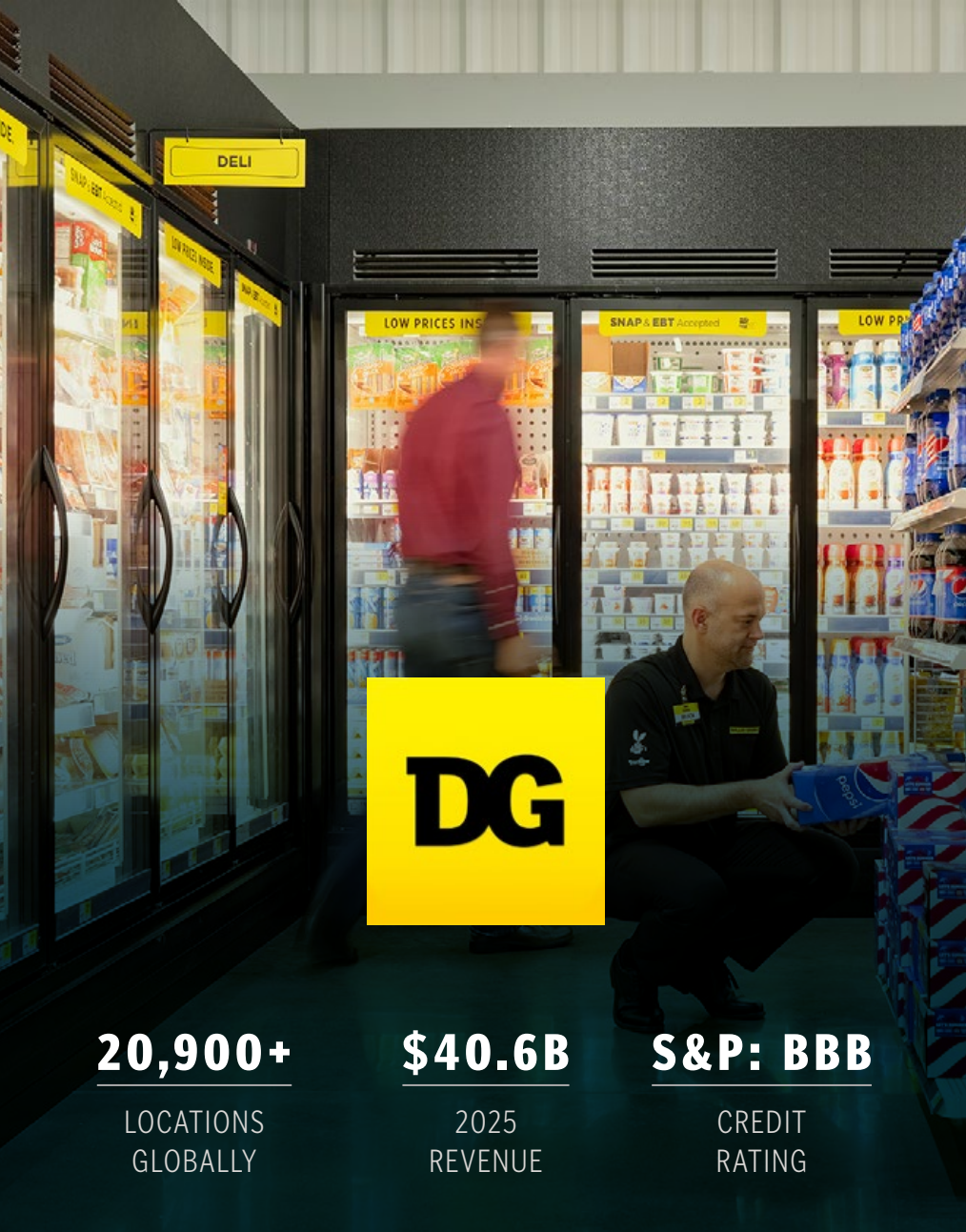
Tower 1, Suite 900, McLean, VA 22102

MD License No. 5022367



NATIONAL NET LEASE

Broker of Record: Jonathan Lapat, SRS Real Estate Partners-Boston, LLC | ME License No. DB921853



20,900+

LOCATIONS
GLOBALLY

\$40.6B

2025
REVENUE

S&P: BBB

CREDIT
RATING

OFFERING

Pricing	\$1,606,271
Net Operating Income	\$112,439
Cap Rate	7.00%

PROPERTY SPECIFICATIONS

Property Address	409 US-2, Wilton, Maine 04294
Rentable Area	9,100 SF
Land Area	2.95 AC
Year Built	2015
Tenant	Dollar General
Guaranty	Corporate
Lease Type	Absolute NNN*
Landlord Responsibilities	None
Lease Term Remaining	4+ Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	July 26, 2015
Lease Expiration	July 31, 2030

*Real Estate Taxes are fully reimbursed by the Tenant. All other expenses are paid directly by the Tenant

[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

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Tenant Name	Square Feet	LEASE TERM			RENTAL RATES			
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,026	7/26/2015	07/31/2030		-	\$9,370	\$112,439	3 (5-Year)
(Corporate Guaranty)				8/1/2030	10%	\$10,307	\$123,683	
				8/1/2035	10%	\$11,338	\$136,051	
				8/1/2040	10%	\$12,471	\$149,657	

10-Year Operating History | 4+ Years Remaining | Corporate Guaranteed | Options to Extend

- Dollar General has operated at this location for 10 years and has 4 years remaining on their current lease
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,900 location as of October 31, 2025
- The lease offers three (5-year) options to extend, with 10% rental increases at the beginning of each option period

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

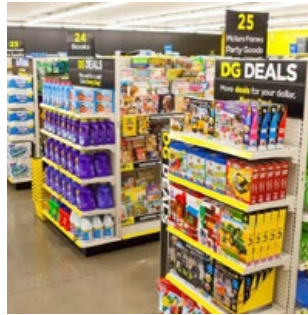
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Fronting Main Street (Route 2/4) | Limited Competition | Excellent Visibility & Access

- Dollar General is strategically positioned near the intersection of Main Street (Route 2/4) (8,100 VPD) and Munson Road, providing connectivity throughout the region.
- Route 2/4 serves as a primary east-west and north-south thoroughfare through Franklin County
- Limited presence of competing national discount retailers within the immediate trade area, which is primarily surrounded by local businesses
- The property benefits from its position serving both local residents and surrounding rural communities
- The asset has excellent visibility via street frontage providing ease and convenience for customers

Local Demographics In 5-mile Trade Area

- More than 6,000 residents and 3,000 employees support the trade area
- \$84,389 average household income



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,900+

2025 Employees: 194,200

2025 Revenue: \$40.61 Billion

2025 Net Income: \$1.13 Billion

2025 Assets: \$31.13 Billion

2025 Equity: \$7.41 Billion

Credit Rating: S&P: BBB

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 October 31, 2025, the Company's 20,901 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.

Source: investor.dollargeneral.com, finance.yahoo.com

LOCATION



Wilton, Maine
Franklin County

ACCESS



U.S. Highway 2/State Highway 3: 1 Access Point

TRAFFIC COUNTS



U.S. Highway 2/State Highway 3: 8,100 VPD

IMPROVEMENTS



There is approximately 9,100 SF of existing building area

PARKING



There are approximately 40 parking spaces on the owned parcel.
The parking ratio is approximately 4.39 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: WILN M:28 L:065
Acres: 2.95
Square Feet: 128,502

CONSTRUCTION



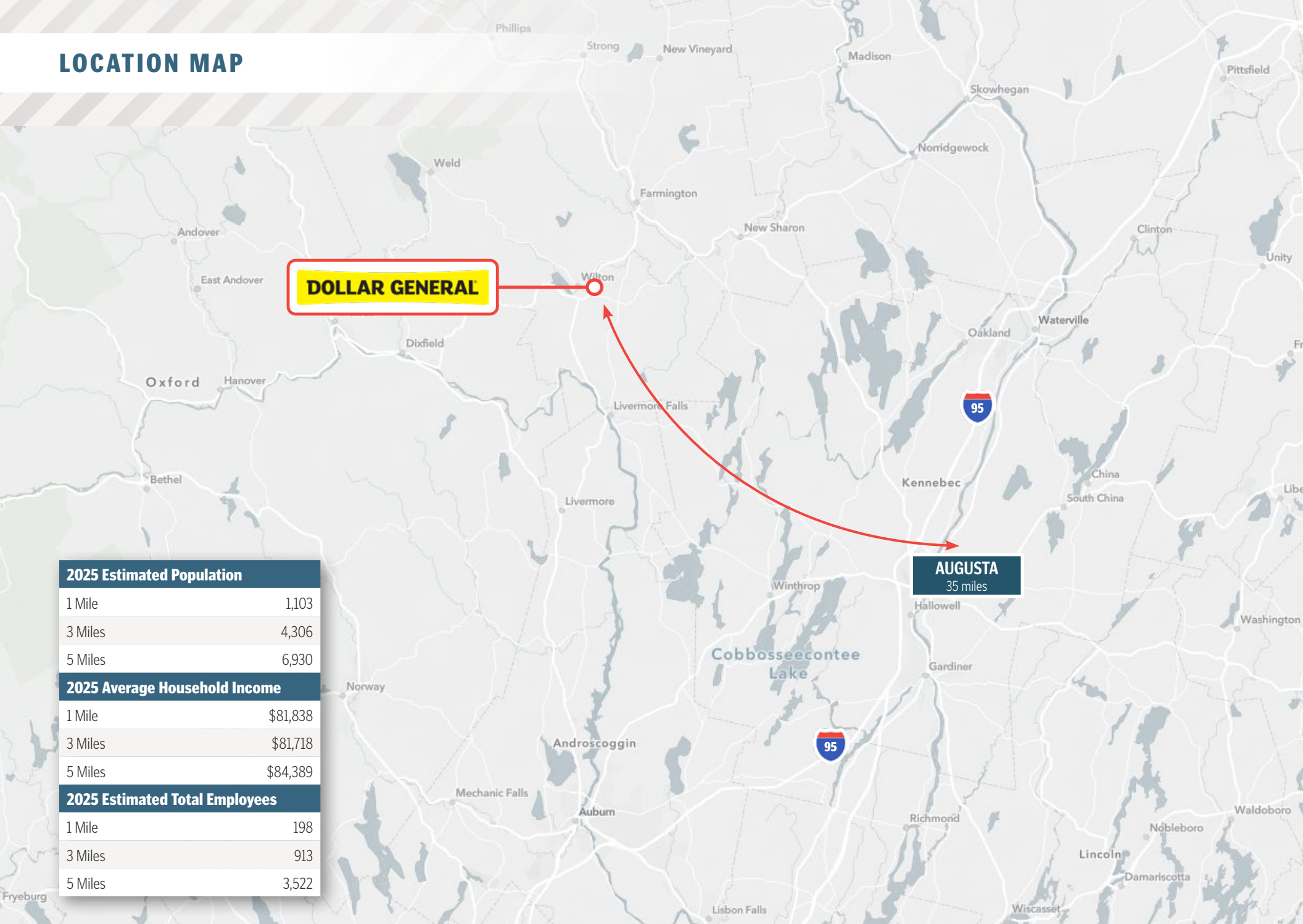
Year Built: N/A

ZONING



Commercial

LOCATION MAP



DOLLAR GENERAL

AUGUSTA
35 miles

2025 Estimated Population	
1 Mile	1,103
3 Miles	4,306
5 Miles	6,930
2025 Average Household Income	
1 Mile	\$81,838
3 Miles	\$81,718
5 Miles	\$84,389
2025 Estimated Total Employees	
1 Mile	198
3 Miles	913
5 Miles	3,522



DOLLAR GENERAL

WILTON

FRIDGECITY
USPS.COM

Franklin
Western Maine Play
Museum

WILTON
CALZOLARI PASTA CO.

8,100 VPD

2

4

MUNSON RD

156





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	1,103	4,306	6,930
2030 Projected Population	1,103	4,283	6,920
2025 Median Age	45.3	45.5	46.3
Households & Growth			
2025 Estimated Households	520	1,843	3,025
2030 Projected Households	529	1,865	3,070
Income			
2025 Estimated Average Household Income	\$81,838	\$81,718	\$84,389
2025 Estimated Median Household Income	\$58,730	\$68,227	\$70,876
Businesses & Employees			
2025 Estimated Total Businesses	35	158	346
2025 Estimated Total Employees	198	913	3,522



WILTON, MAINE

Wilton is a town in Franklin County, Maine, United States. Wilton town has a 2026 population of 3,913. Situated beside Wilson Pond, the former mill town is today primarily a recreation area. Nestled in the heart of Maine’s western lakes and mountains region, Wilton is a vibrant and welcoming community known for its natural beauty, rich history, and exceptional quality of life.

Wilton, Maine, is a small Franklin County town with an economy historically rooted in milling, notably as the former home of G.H. Bass & Co. Historically influenced by paper and textile production, the town continues to benefit from light manufacturing and regional employers. Wilton is a strong center for business and industry, home to several major employees and a thriving network of local shops, restaurants, and small businesses. Healthcare facilities, schools, and municipal services provide steady employment, while small businesses and local shops contribute to everyday commerce. Wilton also benefits from its proximity to Farmington and other regional centers, offering residents access to additional employment opportunities and supporting long-term economic stability.

Residents and visitors enjoy a wide range of year-round recreational activities. The centerpiece of our community is the stunning 563-acre Wilson Lake, located just steps from the historic downtown district. This spring-fed lake is accessible from several public entry points, including the scenic Kineowatha Park—a 62-acre community space offering a public beach, volleyball and tennis courts, a skateboard park, basketball courts, a recreation hall, and an outdoor ice-skating rink during the winter months.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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