



Representative Image

Dollar General

8254 Hwy 182 E, Columbus, MS 39702

THE
Boulder
GROUP

Property Overview



Dollar General

8254 Hwy 182 E, Columbus, MS 39702

Property Overview

Tenant:	Dollar General
Price:	\$2,014,322
Cap Rate:	6.35%
NOI:	\$127,909
Building Size:	10,789 SF
Year Built:	2024
Lease Type:	NNN
Lease Expiration:	1/31/2039
Rental Escalations:	5% every five years
Renewal Options:	Five 5-year

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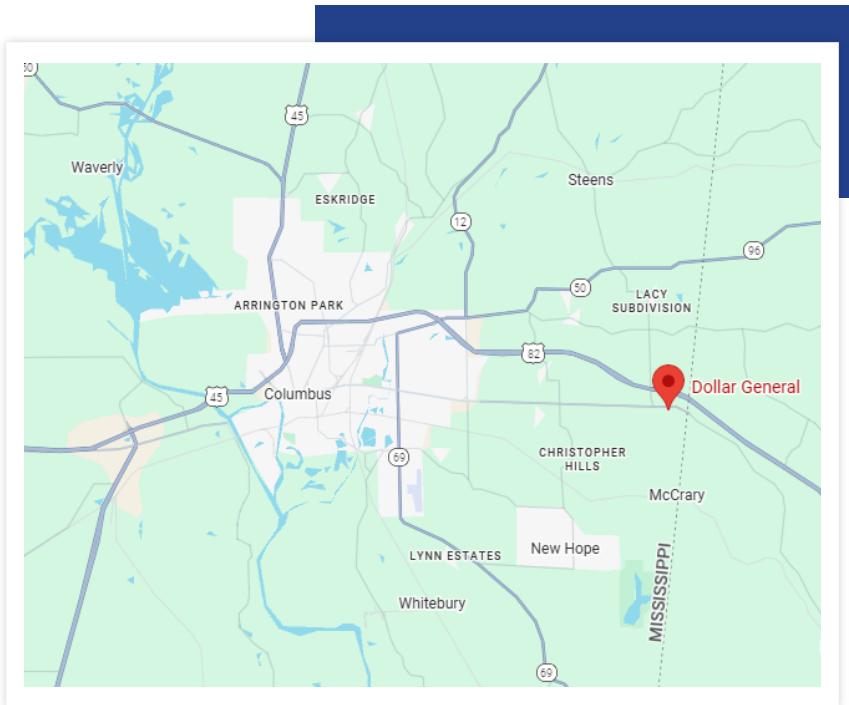


Property Overview



Property Highlights

- Investment grade tenant - S&P: BBB
- Absolute NNN lease—No landlord responsibilities
- 13+ years remain on the primary lease term
- 2024 construction
- 5% rental escalations every five years
- Located just off of US Highway 82
- 45,000 people live within a ten-mile radius
- Average household income within three miles exceeds \$96,000
- Proximity to several nationally recognized retailers—Marvin's, Little Caesars Pizza, Citizens National, McDonald's, Shell Gas Station
- Limited competition in the area



Demographics

	3-Mile	5-Mile	10-Mile
Population:	4,419	13,972	45,121
Total Household Units:	1,867	5,745	19,234
Average Household Income:	\$96,791	\$86,460	\$79,904

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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



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Confidentiality & Disclaimer



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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.

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