



Dollar General "Market" Store

Mt. Gilead, North Carolina



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Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

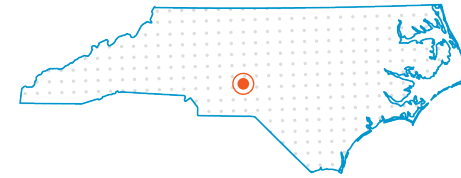
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- Rare DG "Market" Store
- 15 YR NNN lease with Corporate Guaranty by Dolgencorp, LLC
- Located in the heart of town with 4,100 VPD on Wadesboro Blvd.
- Excellent location Relo "Market" store showing commitment to the area
- Dollar General has over 20,000 stores in 48 states; 31 distribution centers
- S&P BBB Investment Grade Credit \$38.7 billion in sales in fiscal 2023
- Perfect 1031 exchange property
- DG Ranked #108 on Fortune 500 List

Property Highlights



PROPERTY	Dollar General "MARKET" Store
LOCATION	176 S. Wadesboro Blvd., Mount Gilead, NC 27306
COUNTY	Montgomery
ZONING	Commercial
CONSTRUCTION	2023 Construction; All brick w/ front entry and standing seam metal roof

INFORMATION

This rare Dollar General relo "Market" store is located on the main highway that runs through Mt. Gilead, N.C. This store is the "Market" prototype concept size which is a larger store with added cooler/freezer space to accommodate the growing demand for fresh meat and vegetables.



12,774

Square Feet
12,774 +/- SF



2.04

Acres



50

Parking Spaces



Sales Summary

PURCHASE PRICE

\$1,821,722

CAP RATE

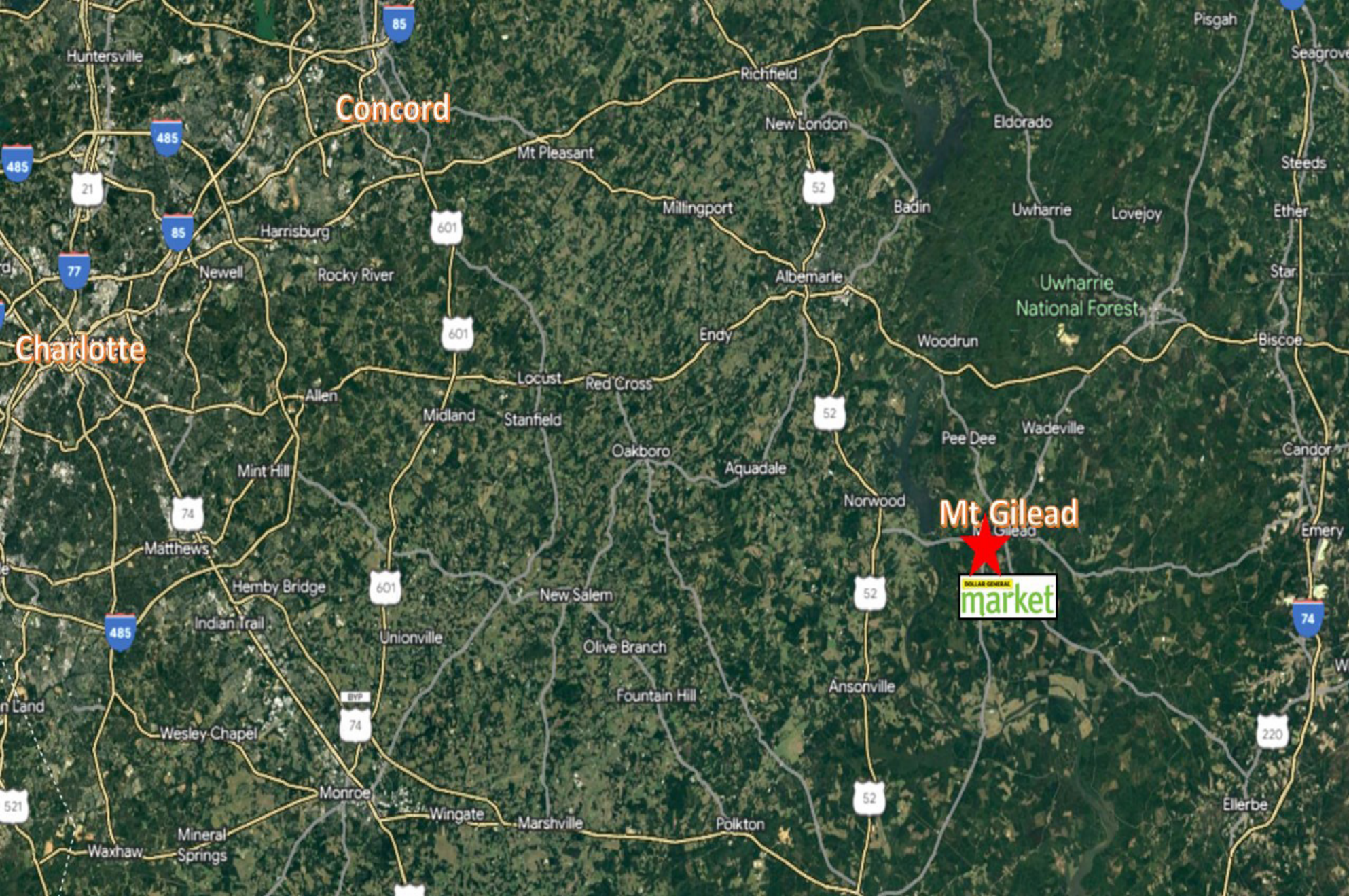
6.85%

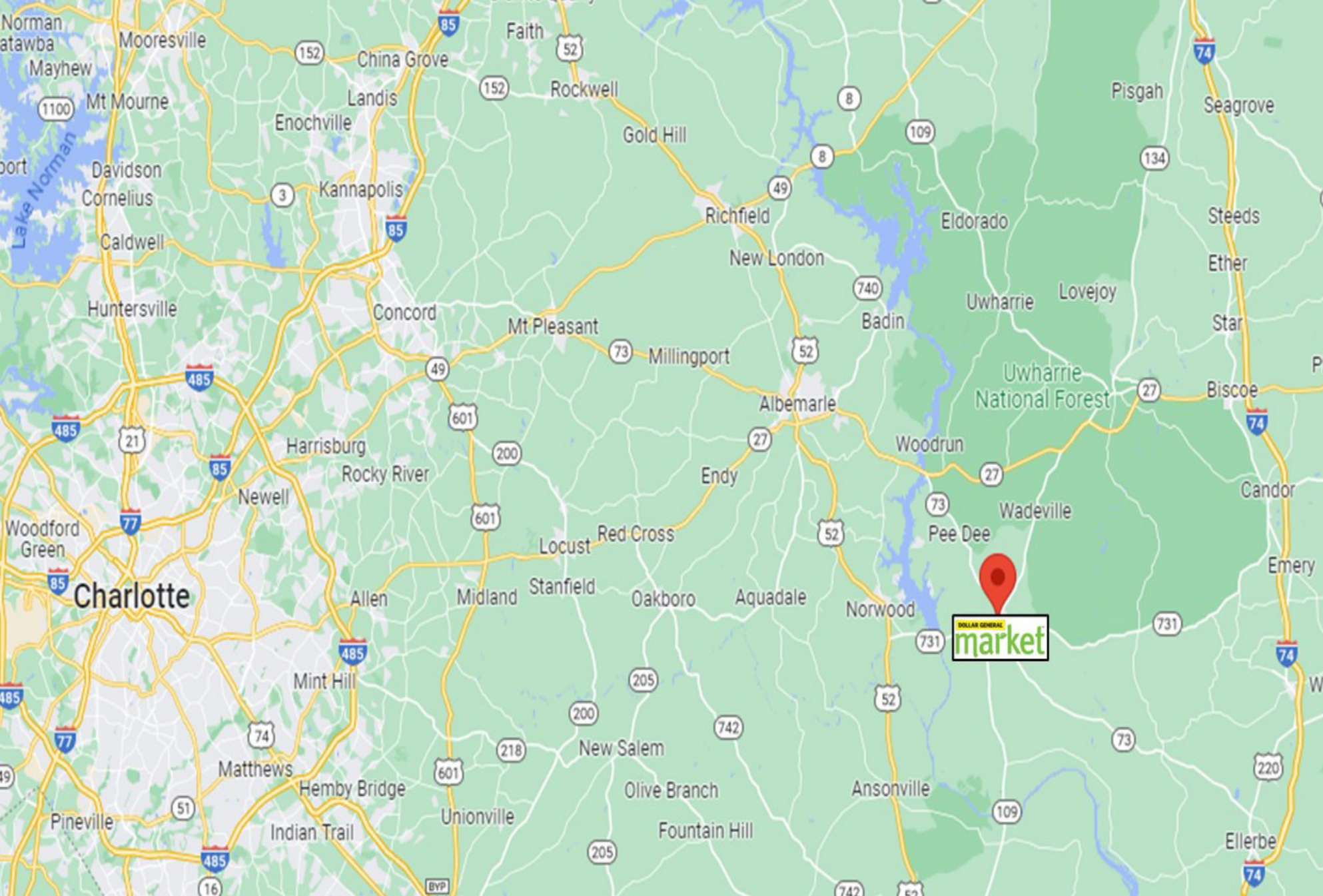
Lease Information

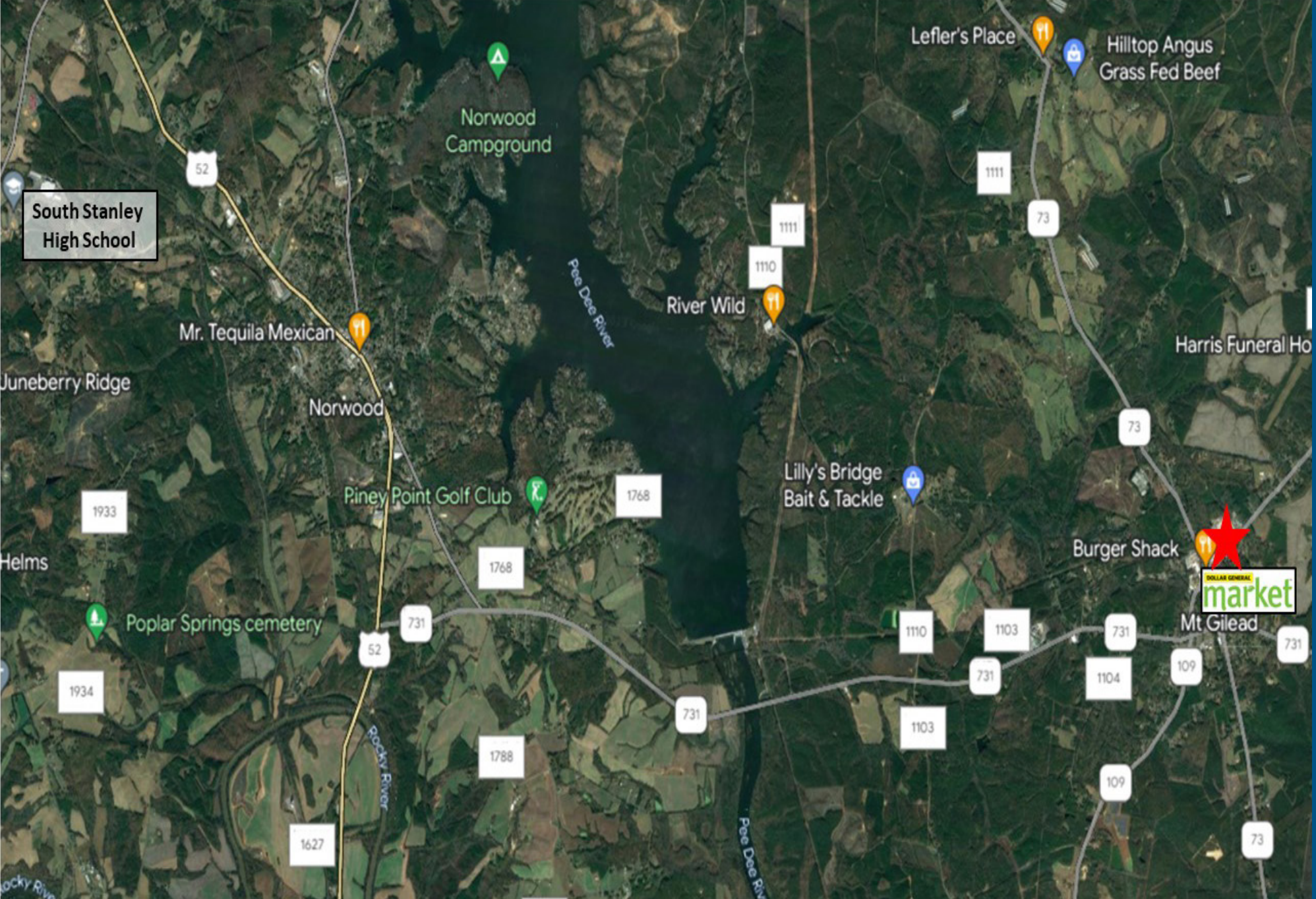
TENANT	Dolgencorp, LLC w/ Dollar General Corporate Guaranty
ANNUAL RENT	\$124,788
RENT START DATE	1/1/2023
LEASE EXPIRATION DATE	12/31/2037
ORIGINAL LEASE TERM	Fifteen (15) Years
RENEWAL OPTIONS	Five (5), Five (5) Yr Options with 10% increases
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None (Taxes reimbursed upon paid tax receipt)

Rent Schedule

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-15	1/1/2023	12/31/2037	\$124,788	
OPTION 1	1/1/2037	12/31/2042	\$137,267	10%
OPTION 2	1/1/2042	12/31/2047	\$150,994	10%
OPTION 3	1/1/2048	12/31/2052	\$173,285	10%
OPTION 4	1/1/2053	12/31/2057	\$190,614	10%
OPTION 5	1/1/2058	12/31/2062	\$209,675	10%









Mount Gilead

NORTH CAROLINA

Mount Gilead is a charming small town in central North Carolina located between Charlotte, NC and Greensboro, NC. Mount Gilead, North Carolina, is home to several manufacturing companies, including Jordan Lumber, PaperWorks, Tobe Manufacturing, Megawood Inc, McRae Industries, and Mohawk. It is located 70 miles from Charlotte, NC and 30 miles to Interstate 74.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

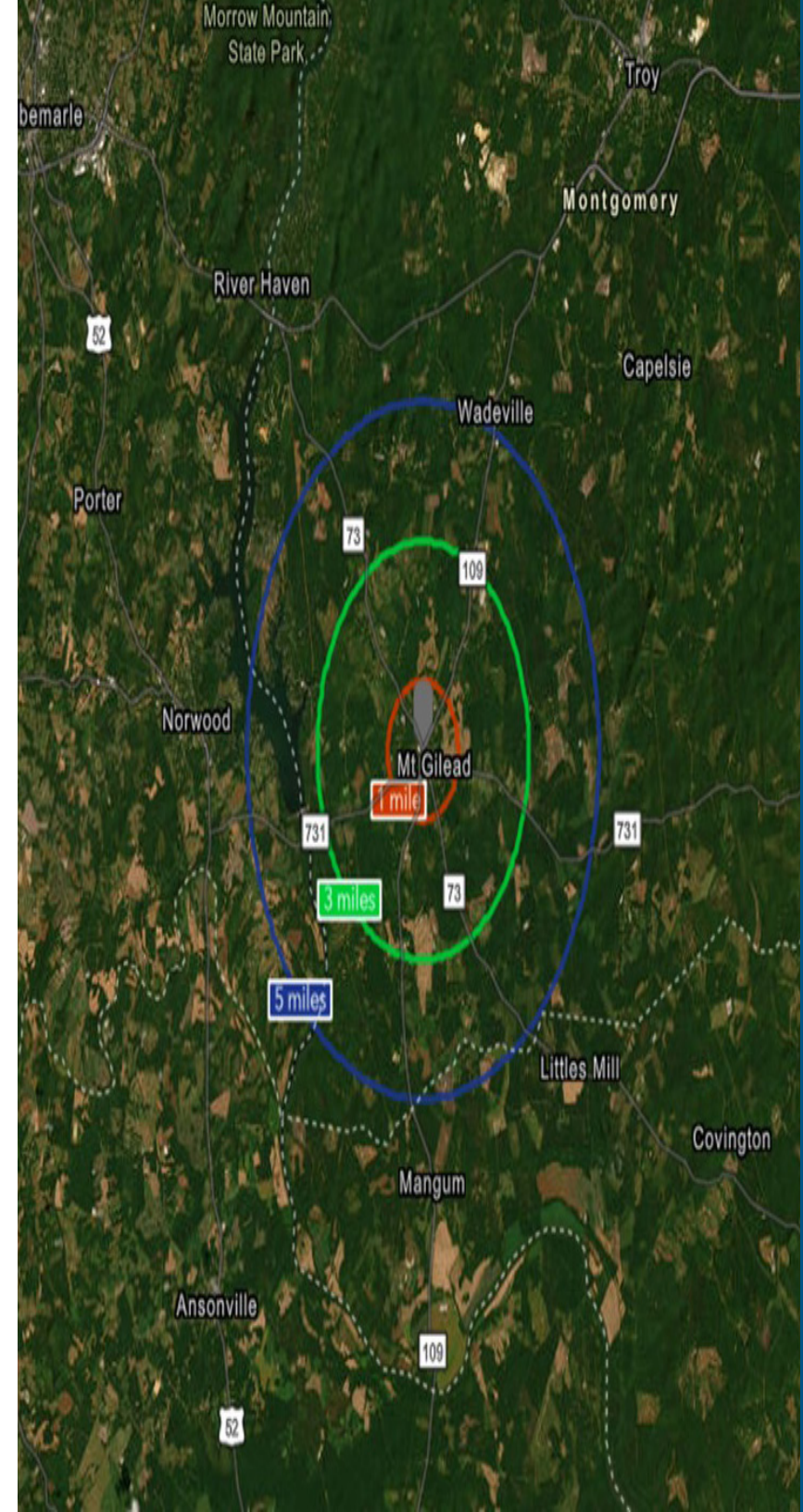
POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	1,094	2,008	3,795
2023 Population	1,089	1,994	3,781
2020 Population	1,085	1,943	3,746
2010 Population	1,175	2,093	3,959
Growth Rate 2010-2020	-0.79%	-0.74%	-0.55%
Growth Rate 2020-2023	0.11%	0.80%	0.29%
Growth Rate 2023-2028	0.09%	0.14%	0.07%

Households

2023 Total Households	413	793	1,566
2028 Projected Total Households	416	801	1,579
2010-2020 Annual Rate	-1.13%	-1.06%	-0.54%
2020-2023 Annual Rate	-0.66%	0.19%	0.30%
2023-2028 Annual Rate	0.14%	0.20%	0.17%

Average Income

2023 Median Household Income	\$42,515	\$43,596	\$50,940
2023 Average Household Income	\$54,922	\$56,481	\$74,649





Tenant Summary

Dollar General is a 80+ year old company and is the nation's largest small-box discount retailer with more than 20,000 stores located in 48 states with 31 Distribution Centers and 185,000 plus employees. Dollar General helps shoppers Save Time. Save Money. Every Day.® by offering national branded items that are frequently used and replenished such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices in convenient neighborhood stores. Dollar General is among the largest retailers of top-quality products made by America's most trusted manufacturers such as Procter and Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills, Nabisco, and Fruit of the Loom. On October 15, 2015, Standard & Poor's rating services upgraded its rating of DG from BBB- to BBB. In June 2016, Moody's upgrades DG to Baa2. For more detailed information, see the company's web site at www.dollargeneral.com.

2023 FAST FACTS:

- \$38.7 billion in sales in fiscal 2023 an increase of 2.2% over 2022
- Operating profit was \$2.4 billion in fiscal 2023
- Company reported net income of \$1.7 billion and diluted earnings per share \$7.55
- Over 20,000 retail stores as of March 2024
- 31 distribution centers throughout United States
- Ranked #108 on the Fortune 500 list as of May 2023
- Included in Fortune's 2023 list of most admired companies



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