

OFFERED FOR SALE

\$2,520,000 | 6.25% CAP

DOLLAR GENERAL®

1309 S Horner Blvd, Sanford, NC
(Raleigh MSA)



CONFIDENTIAL OFFERING MEMORANDUM



Representative Photo

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Dollar General in Sanford, NC. The newly delivered building has signed a 15 year lease with Dollar General. The Asset is fronting busy S. Horner Blvd with over 21,500 VPD.



5% RENT INCREASES EVERY 5 YEARS



EXCELLENT VISIBILITY AND TRAFFIC COUNTS



15 YEARS REMAINING ON ABS. NNN LEASE

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$157,512
Rent Escalation	Years 6-10	\$165,388
Rent Escalation	Years 11-15	\$173,657
1st Extension	Years 16-20	\$182,340
2nd Extension	Years 21-25	\$191,457
3rd Extension	Years 26-30	\$201,030
4th Extension	Years 31-35	\$211,081
5th Extension	Years 36-40	\$221,635

NOI	\$157,512
CAP	6.25%
Price	\$2,520,000

ASSET SNAPSHOT

Tenant Name	Dollar General
Address	1309 S Horner Blvd, Sanford, NC 27330
Building Size (GLA)	10,566 SF
Land Size	1.33 Acres
Year Built	2024
Signator/Guarantor	Dollar General (Corporate)
Rent Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	9/15/2024
Remaining Term	15 Years
Rental Increases	5% Every 5 Years
Current Annual Rent	\$157,512



42,294
PEOPLE IN
5 MILE RADIUS



\$75,728
AHHI
5 MILE RADIUS



21,500
VPD ON
S HORNER BLVD



INVESTMENT HIGHLIGHTS



STRONG CORPORATE GUARANTY

Dollar General was ranked #111 on the Fortune 500 2024 list | Over 19K locations in 46 states | 75% of Americans live within 5 minutes of a Dollar General



LOCATED IN A STRONG RETAIL NODE

Over 459k sqft of retail space in a one mile radius from the subject site | Over 743k sqft of industrial space within a one mile radius of the subject site



LARGE EMPLOYERS NEARBY

1.4 Miles from Central Carolina Hospital (~140 Beds 525 Employees) | 1.2 Miles from Lee County High School (>1500 Students 175 Employees) | 4 Miles from JR Ingram Jr Elementary School (>400 Students)



NEW CONSTRUCTION ON LARGE PARCEL

Built to suit Dollar General's specs Warranties are in place



NEW LEASE FUNDAMENTALS WITH RENTAL INCREASES EVERY 5 YEARS

Absolute NNN lease provides landlord zero responsibilities | 5% rental increases during option periods



A TOP PERFORMING MARKET NATIONALLY

Raleigh, NC ranked #3 in 2023 of best residential markets (Rocket Mortgage) | Raleigh forecasts a 44% job growth over the next 10 years (3.0% growth from 2021 to 2022) | Raleigh ranked #3 in best places to live for 2023-2024 (U.S. News)

DOLLAR GENERAL

DOLLAR GENERAL

S HORNER BLVD (21,500 VPD)



DOLLAR GENERAL

Lee County High
1,508 Students



DOLLAR TREE



GOOK-OUT

SUBWAY



Save a lot



DOLLAR GENERAL

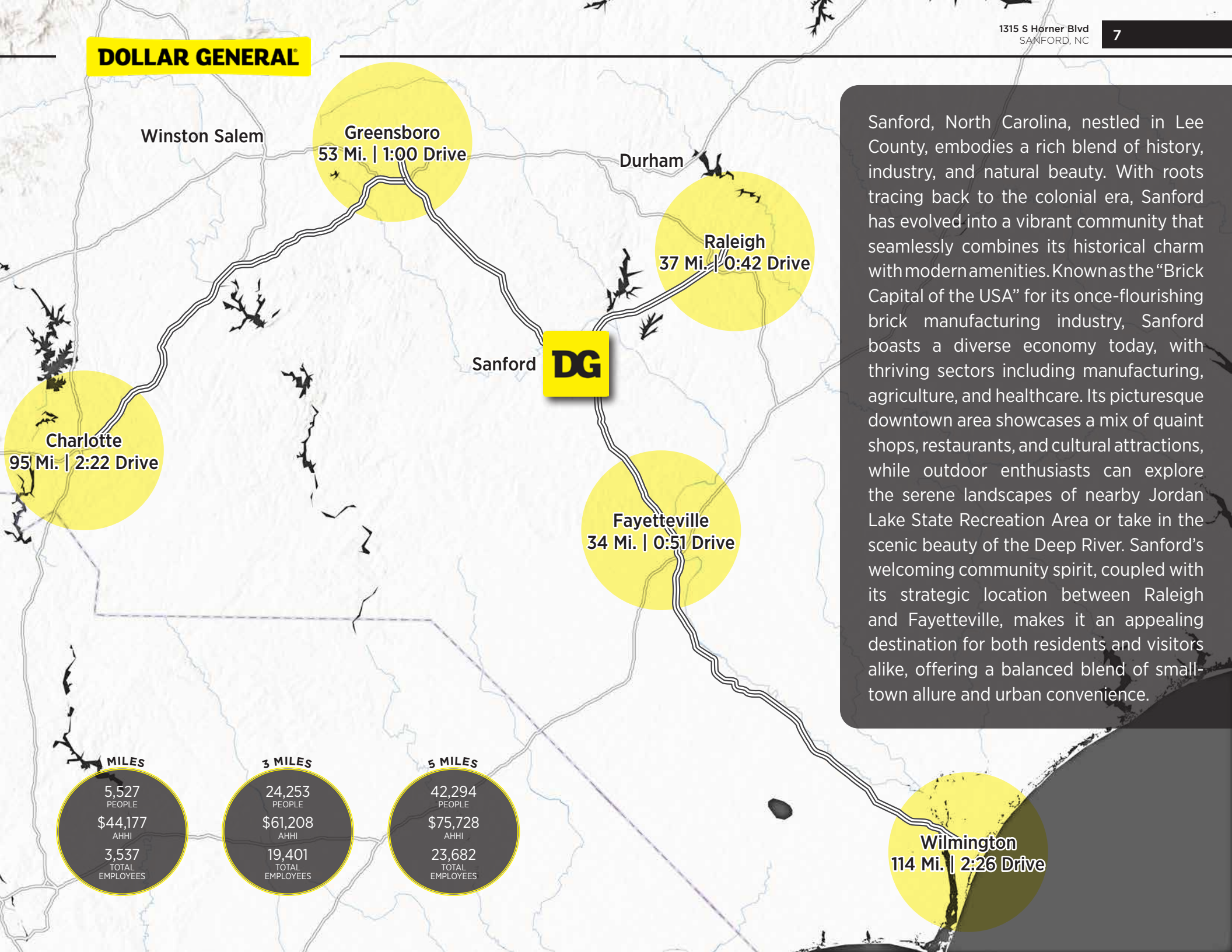
Lee County Courthouse

Lee County Sherriff

S HORNER BLVD (21500 WPD)



DOLLAR GENERAL



Sanford, North Carolina, nestled in Lee County, embodies a rich blend of history, industry, and natural beauty. With roots tracing back to the colonial era, Sanford has evolved into a vibrant community that seamlessly combines its historical charm with modern amenities. Known as the “Brick Capital of the USA” for its once-flourishing brick manufacturing industry, Sanford boasts a diverse economy today, with thriving sectors including manufacturing, agriculture, and healthcare. Its picturesque downtown area showcases a mix of quaint shops, restaurants, and cultural attractions, while outdoor enthusiasts can explore the serene landscapes of nearby Jordan Lake State Recreation Area or take in the scenic beauty of the Deep River. Sanford’s welcoming community spirit, coupled with its strategic location between Raleigh and Fayetteville, makes it an appealing destination for both residents and visitors alike, offering a balanced blend of small-town allure and urban convenience.

TENANT SUMMARY

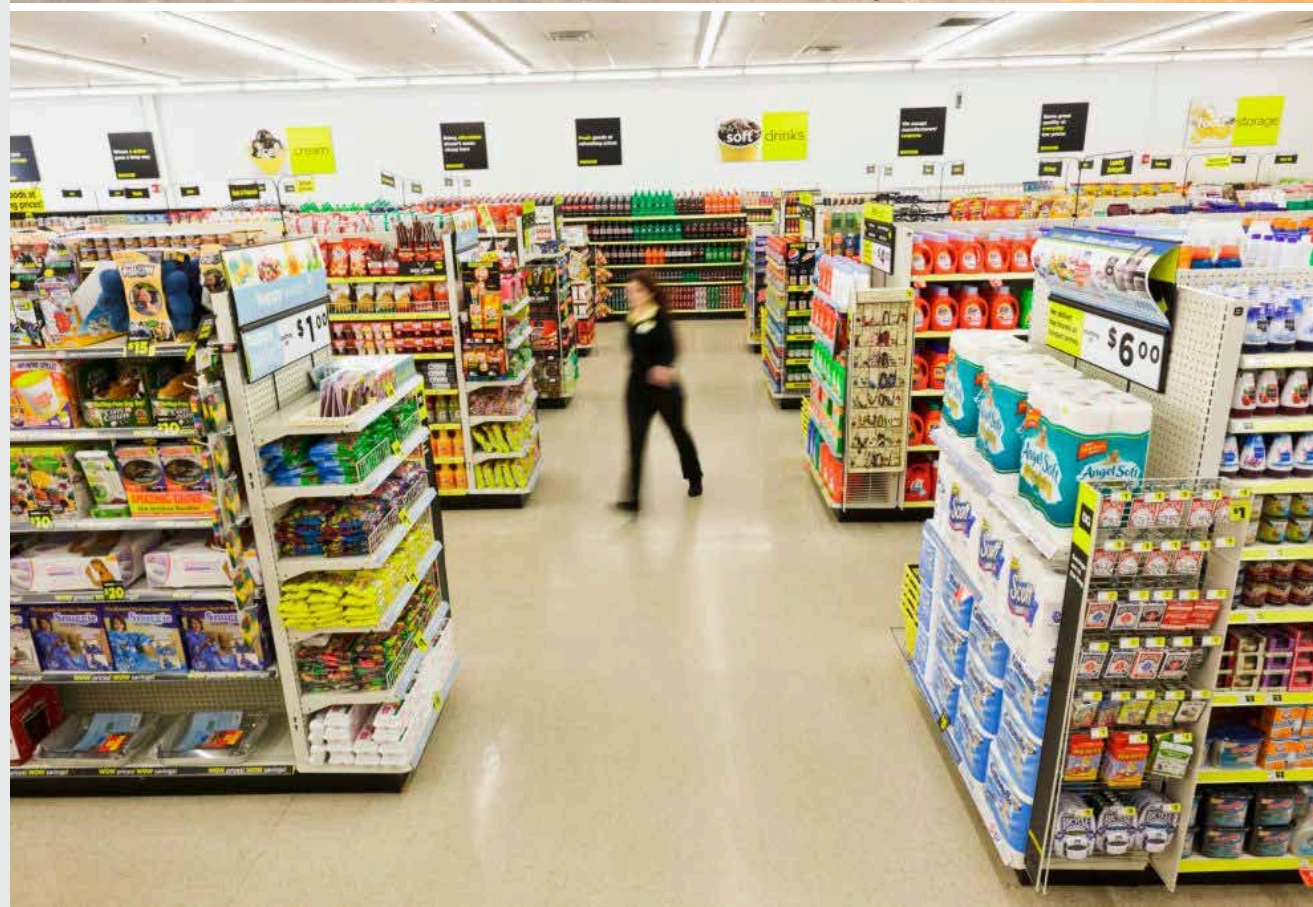
Dollar General is the largest “small box” discount retailer in the United States. Headquartered in Goodlettsville, TN, the BBB S&P-rated company was established in 1939. There are more than 19,000+ stores with more than 140,000 employees, located across 47 states. Dollar General has more retail locations than any other retailer in America. The Dollar General store format has typically been in rural and suburban markets, now they are expanding into more densely populated areas. Opened 1,050 new stores in 2021, and planning to open an additional 1,110 in 2022. Dollar General’s strategy is to deliver a hassle-free experience to consumers, by providing a carefully edited assortment of the most popular brands in both retail and consumer products. For the fiscal year 2023, Dollar General has high expectations for existing stores. The company is estimating net sales growth of approximately 11% with same-store sales growth of approximately 4.0% - 4.5%; compared to its previous expectation of approximately 3.0% - 3.5%.

DOLLAR GENERAL QUICK FACTS

Founded	1939
Ownership	Public; NYSE: DG
Number of Locations	19,000+
Headquarters	Goodlettsville, TN



Construction Status as of 8/2024



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Exclusively Offered By

 **Atlantic**
CAPITAL PARTNERS™

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