

**OFFERED  
FOR SALE  
\$1,622,000**

**6.45%  
CAP RATE**

**DOLLAR GENERAL®**

CONFIDENTIAL OFFERING MEMORANDUM

6101 Main Street  
GIBSON, NC

FAYETTEVILLE, NC MSA





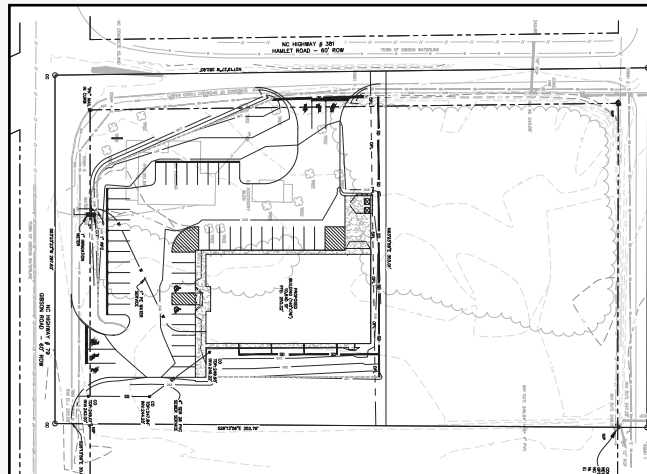
**ASSET SNAPSHOT**

Atlantic Capital Partners has been engaged to offer a free-standing, Absolute NNN Leased, corporately guaranteed Dollar General. The subject property features 10,640 square feet of retail space and 40+ parking spaces. Ideally located around residential homes, the subject property has built in demand and will see sustained demand from the surrounding community as its primary grocery store.

- Absolute NNN 15-Year Lease - Zero Landlord Responsibilities
- Corporate Guaranty (17,000+ Stores)
- E-Commerce + Pandemic + Recession Resistant Tenant - Sales Increased During Covid
- Highly Desirable, Growing & Proactive Brand
- 2023 Construction with Warranties in Place
- Ideal Dollar Store Demographics + Customers

**LEASE SUMMARY**

<b>Property</b>	Dollar General	
<b>Location</b>	6101 Main St, Gibson, NC 28343	
<b>Building Size (GLA)</b>	± 10,640 SF	
<b>Land Size</b>	± 1.57 Acres	
<b>Year Built</b>	2023	
<b>Tenant/Guarantor</b>	Dollar General/DOLLAR GENERAL CORPORATION	
<b>Rent Type</b>	Absolute NNN	
<b>Landlord Responsibilities</b>	None	
<b>Rent Commencement</b>	8/1/2023	
<b>Current Rent</b>	\$104,616	
<b>Rent Schedule</b>	<b>Term</b>	<b>Rent</b>
<b>Base Term</b>	Years 1-15	\$104,616
<b>1st Extension Term</b>	Years 16-20	\$115,078
<b>2nd Extension Term</b>	Years 21-25	\$126,585
<b>3rd Extension Term</b>	Years 26-30	\$139,244
<b>4th Extension Term</b>	Years 31-35	\$153,168
<b>5th Extension Term</b>	Years 36-40	\$168,485
<b>Sale Price   Cap Rate</b>	<b>\$1,622,000   6.45%</b>	



  
10 MILES

  
10 MILES

**42,958**  
PEOPLE

**\$50,500**  
AHHI



**3,400 VPD**  
MAIN ST

**INVESTMENT HIGHLIGHTS**

**PASSIVE INCOME**

Absolute NNN Lease | No Landlord responsibilities | New Construction

**STRONG CORPORATE GUARANTY**

Dollar General is ranked #91 on the Fortune 500 list, a jump from their ranking of 112 in previous years | Over 17,000 locations in 46 states | Included on Fortune’s World’s Most Admired Companies

**E-COMMERCE + PANDEMIC + RECESSION RESISTANT TENANT**

Dollar General Sales increased 17.9% and same-store sales increased 5.7% from 2021 to 2022 | Classified as Essential Business

**FILLS A MARKET GAP**

With the next nearest Dollar General 8 miles away, this location is poised to experience continued demand from the surrounding community

- **Year 1 Rent: \$104,616**
- **10,640 SF Building**
- **August 2038 Lease Expiration**
- **10% Escalations Each Renewal Option**
- **Zero Landlord Responsibilities**
- **Five (5), Five Year Options**

**GROWING & PROACTIVE BRAND**

Dollar General plans to execute 1,050 real estate projects in 2023, which include new stores, remodels, and relocation stores

**BRAND RECOGNITION**

75% of Americans live within 5 minutes of a Dollar General | Dollar General is the nation’s top dollar store

**IDEAL DEMOGRAPHICS FOR DISCOUNT CONVENIENT STORE**

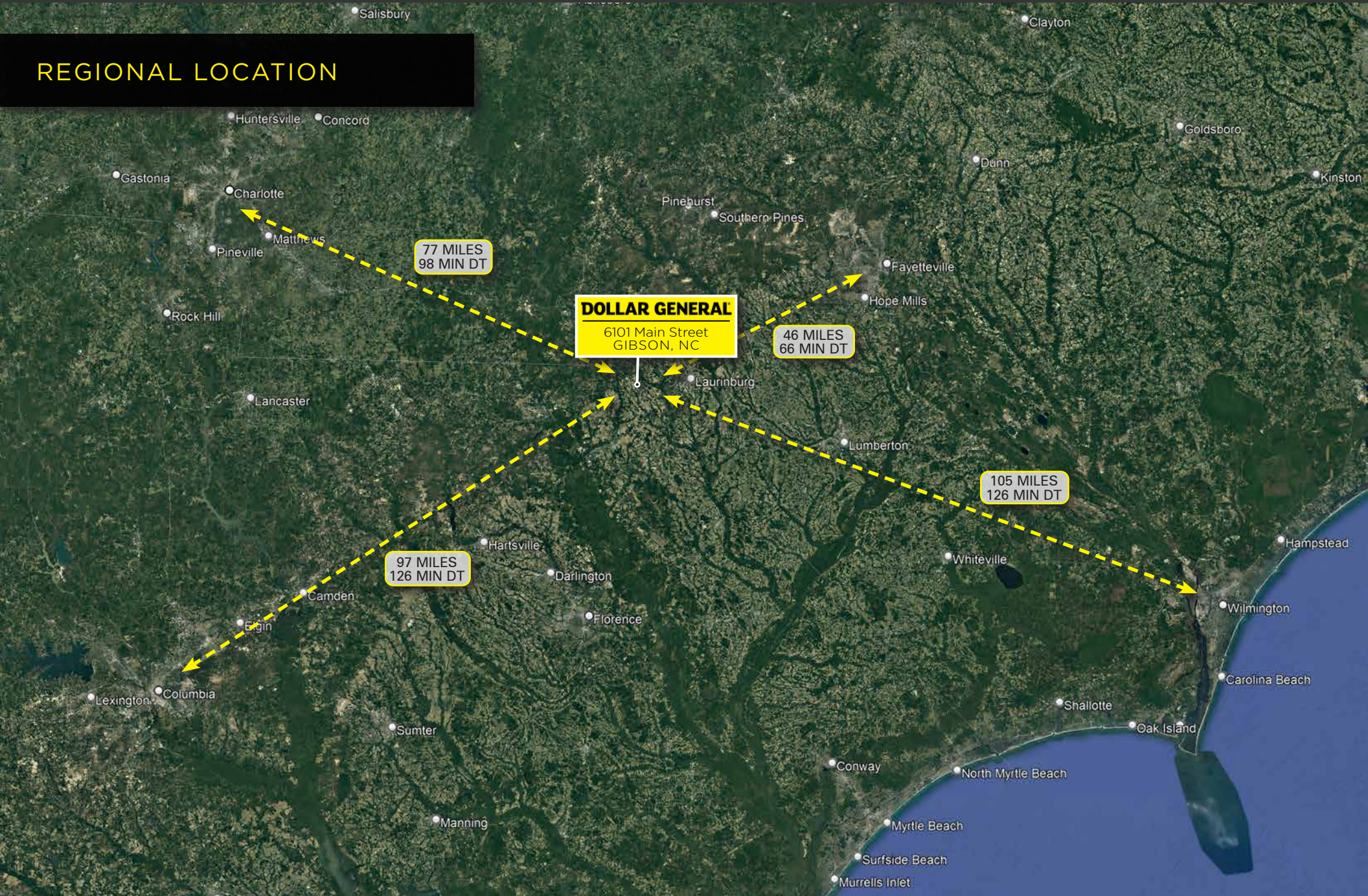
Median Household Income of \$56,438 within a 5-mile radius

**HIGH DEMAND CONCEPT**

Throughout the course of the Covid-19 pandemic, investor demand in the dollar store sector increased to record levels | The net lease dollar store sector will continue to be active as investors are attracted to the strong credit tenants that this asset class provides



**REGIONAL LOCATION**





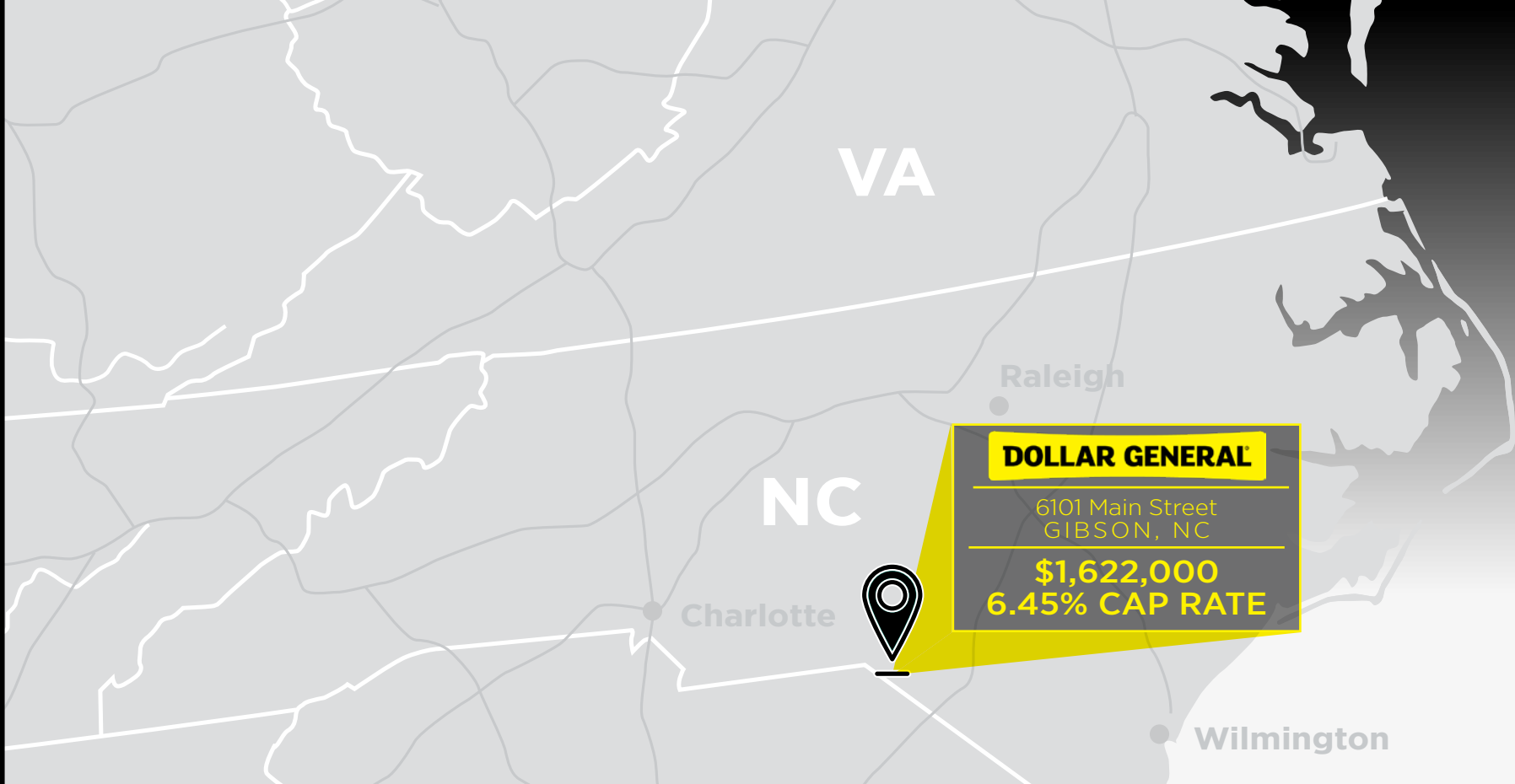
**ABOUT DOLLAR GENERAL**

Dollar General Corporation has been delivering value to shoppers for 80 years. Dollar General helps shoppers save time and money by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,000 stores in 47 states as of March, 2023. In addition to high-quality private brands, Dollar General sells products from America’s most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg’s, General Mills, and PepsiCo.



<b>DOLLAR GENERAL QUICK FACTS</b>	
Founded	1939
Annual Revenue	\$37.8B (2023)
Ownership	Public (NYSE: DG)
# of Locations	19,000+
Headquarters	Goodlettsville, TN





**DOLLAR GENERAL**

6101 Main Street  
GIBSON, NC  
**\$1,622,000**  
**6.45% CAP RATE**



**Primary Deal Contacts**

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Exclusively Offered By  
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CAPITAL PARTNERS

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