

OFFERED FOR SALE

\$2,022,000 | 6.70% CAP

DOLLAR GENERAL®

912 Vicksboro Rd, Henderson, NC
(Raleigh, NC MSA)



CONFIDENTIAL OFFERING MEMORANDUM



Representative Photo

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Dollar General| Henderson, NC. The newly delivered building has signed a 15-year lease with Dollar General (Corporate). The Asset is located on at the intersection of Vicksboro Rd and Rock Mill Rd.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1/26/2024 - 1/31/2039	\$135,492
Option Period	2/1/2039 - 1/31/2044	\$149,041
Option Period	2/1/2044 - 1/31/2049	\$163,945
Option Period	2/1/2049 - 1/31/2054	\$180,340
Option Period	2/1/2054 - 1/31/2059	\$198,374
Option Period	2/1/2059 - 1/31/2064	\$218,211

NOI	\$135,492
CAP	6.70%
Price	\$2,022,000

ASSET SNAPSHOT

Tenant Name	Dollar General
Address	912 Vicksboro Rd, Henderson, NC
Building Size (GLA)	10,542 SF
Land Size	2.36 Acres
Year Built	2023
Signator/Guarantor	Dollar General (Corporate)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement Date	1/26/2024
Remaining Term	15 Years
Current Annual Rent	\$135,492



26,979
PEOPLE IN
5 MILE RADIUS



\$58,156
AHHI
5 MILE RADIUS



4,100
VPD ON
VICKSBORO RD



INVESTMENT HIGHLIGHTS



STRONG CORPORATE GUARANTY

Dollar General was ranked #91 on the Fortune 500 2021 list | Over 19K locations in 46 states | 75% of Americans live within 5 minutes of a Dollar General



STRONG LEASE FUNDAMENTALS

Absolute NNN lease provides landlord zero responsibilities | 10% rental increases during option periods



NEW CONSTRUCTION

Built with Dollar General's most upgraded prototype and will be transferred to new ownership with warranties in place



STRATEGICALLY LOCATED

Subject Site fronts Vicksboro Rd, which is a main commuter corridor to Highway 1 (~1 Mile | 12k AADT) | Across the street from Carey Chapel Village (61 Homes) | Down the road from Garden Gate Villas, a senior living complex.



TRADE MARKET NEED

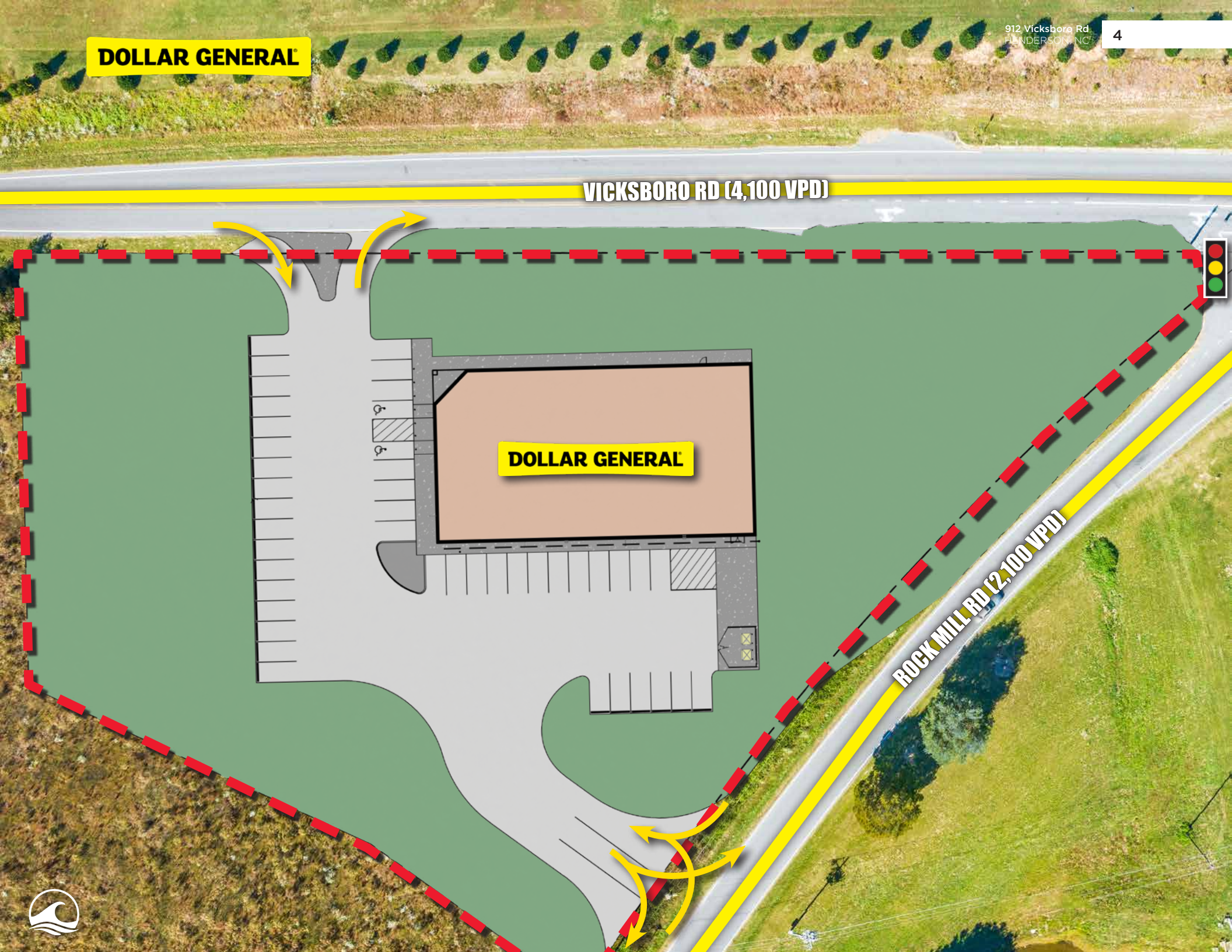
Competing Dollar Tree (located less ~1.3 miles away) is ranked in the top 83rd percentile of all Dollar Tree's in North Carolina (Placer.ai)

DOLLAR GENERAL

VICKSBORO RD (4,100 VPD)

DOLLAR GENERAL

ROCK MILL RD (2,100 VPD)





Garden Gate Villas
Senior-Living
Apartments

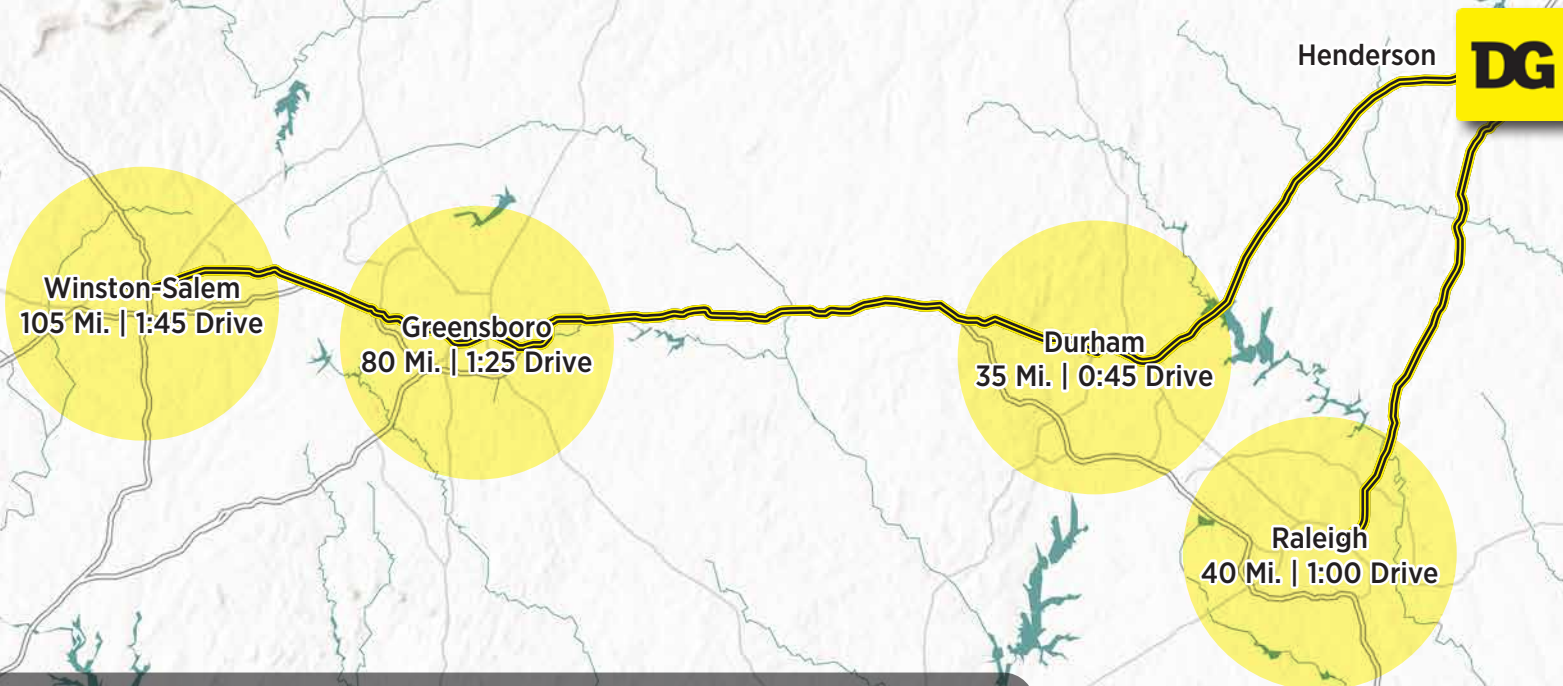
Carey Chapel Village
61 Affordable Single
Family Rental Homes

Carey Chapel Village
61 Affordable Single
Family Rental Homes

DOLLAR GENERAL
Under Construction



DOLLAR GENERAL



Henderson, North Carolina, is a charming town nestled in Vance County, known for its rich history, vibrant community, and Southern hospitality. Located in the heart of the state, Henderson boasts a picturesque downtown area with beautifully preserved historic architecture, offering a glimpse into the town's past. The community values its cultural heritage and is home to various annual events and festivals, making it a hub of local traditions and a welcoming place for visitors. With its proximity to Kerr Lake, outdoor enthusiasts can enjoy a variety of recreational activities, from boating and fishing to hiking and camping. Henderson's warm and friendly atmosphere, coupled with its historical significance and natural beauty, make it a delightful destination for both residents and tourists alike.

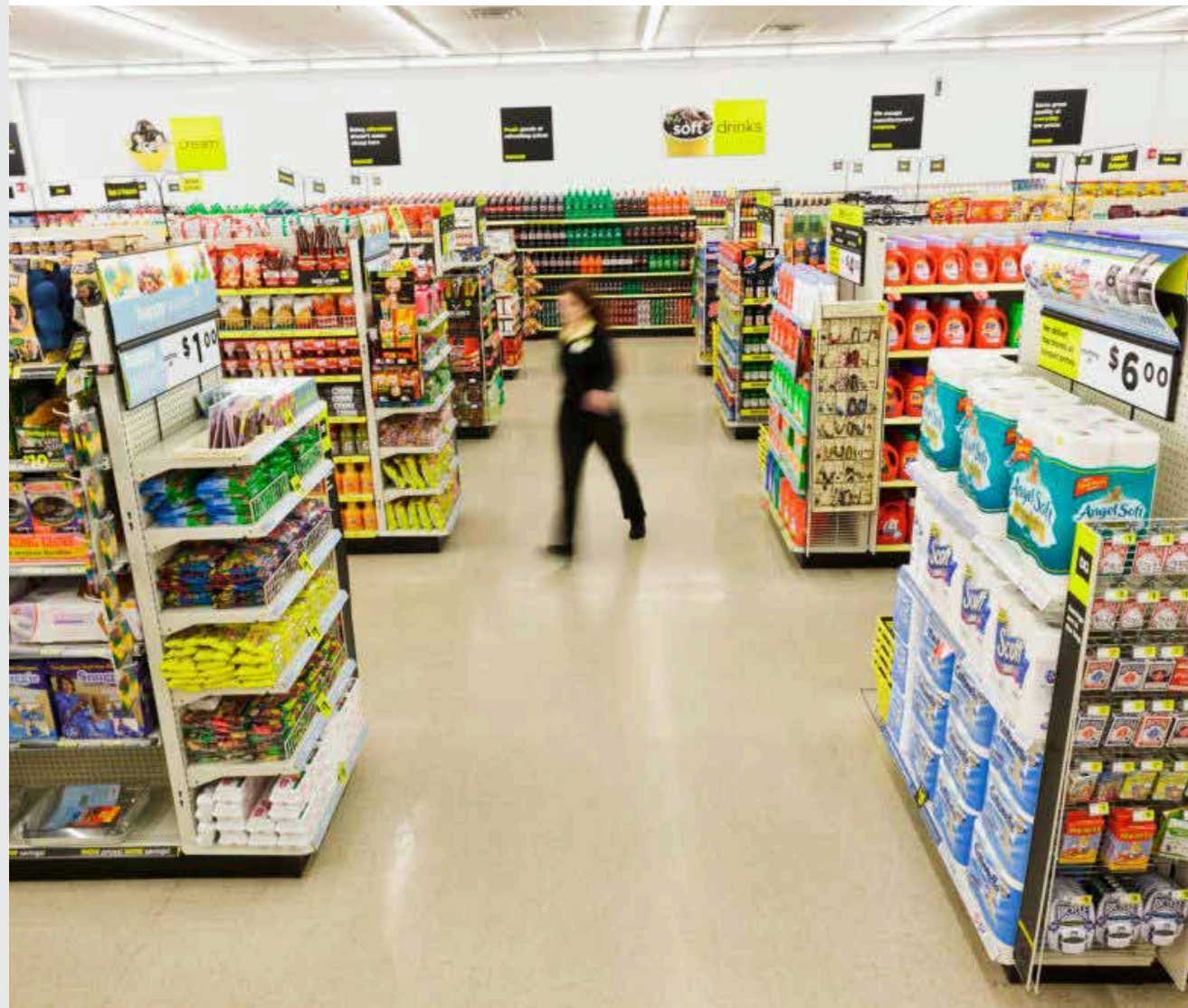


TENANT SUMMARY

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



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Exclusively Offered By



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