

DOLLAR GENERAL®

3500 BOSTON RD | ROXBORO, NC

OFFERED
FOR SALE
\$2,245,000
6.65% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Dollar General | Roxboro, NC, a newly constructed, 10,644-square-foot net lease asset located at 3500 Boston Road in Roxboro, North Carolina. Completed in 2026, the property is leased to Dollar General under a brand-new 15-year Absolute NNN lease structure, providing investors with passive, management-free income backed by a corporate guaranty from Dollar General Corporation (NYSE: DG).

The lease features zero landlord responsibilities and scheduled 5% rent increases every five years throughout the primary term and option periods, creating durable income growth while preserving long-term purchasing power. Dollar General is the largest discount retailer in the United States by store count, operating more than 20,000 locations nationwide and carrying an investment-grade BBB credit rating from S&P.

The property is strategically positioned along Boston Road, serving a broad trade area within Person County and benefiting from Roxboro's role as the county seat and primary retail hub. Additionally, Roxboro lies approximately 30 miles north of Durham within the broader Research Triangle region, providing access to one of the nation's strongest long-term growth corridors while maintaining dynamics that support Dollar General's operating model.

RENT SCHEDULE	TERM	ANNUAL RENT	PSF RENT
Current Term	1-5	\$149,304	\$14.03
Rent Escalation	6-10	\$156,768	\$14.73
Rent Escalation	11-15	\$164,616	\$15.47
First Option Period	16-20	\$172,848	\$16.24
Second Option Period	21-25	\$181,488	\$17.05
Third Option Period	26-30	\$190,560	\$17.90
Fourth Option Period	31-35	\$200,088	\$18.80
Fifth Option Period	36-40	\$210,096	\$19.74

NOI	\$149,304
CAP	6.65%
PRICE	\$2,245,000

ASSET SNAPSHOT

Tenant Name	Dollar General
Address	3500 Boston Rd, Roxboro, NC
Building Size (GLA)	10,644 Square Feet
Land Size	3.18 Acres
Year Built/Renovated	2026
Signatory/Guarantor	Dolgencorp, LLC (Corporate)
Lease Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	3/26/2026
Lease Expiration Date	3/31/2041
Remaining Term	15 Years
Current Annual Rent	\$149,304
Rental Increases	5% x 5 years & options



\$79,185 AHHI
IN 1 MILE RADIUS

\$73,533 AHHI
IN 3 MILE RADIUS

8,800 VPD
ON BOSTON RD



BRAND NEW 2026 CONSTRUCTION & LONG-TERM ABSOLUTE NNN LEASE

Newly delivered in 2026, the property is leased under a fresh 15-year Absolute NNN lease with zero landlord responsibilities. Investors benefit from long-term contractual income without exposure to management or maintenance obligations.



INVESTMENT-GRADE CREDIT TENANCT

Leased to Dollar General Corporation (NYSE: DG), one of the largest and most recognizable discount retailers in the United States. Dollar General operates more than 20,000 locations nationwide, generates more than \$40 billion in annual revenue, and maintains an investment-grade BBB credit rating from S&P.



CONTRACTUAL RENT GROWTH | 5% INCREASES EVERY FIVE YEARS

The lease features scheduled 5% rent increases throughout the initial term and option periods, providing built-in NOI growth and a hedge against inflation while enhancing long-term total return potential.



NECESSITY-BASED RETAILER | PERFORMANCE ACROSS ECONOMIC CYCLES

Dollar General's business model is centered on everyday necessities, including food, beverages, household supplies, health and beauty products, and other consumable goods that drive frequent customer visits regardless of broader economic conditions. With approximately 80% of sales generated from non-discretionary merchandise categories, the company has historically demonstrated strong performance through multiple economic cycles as consumers increasingly prioritize value-oriented retailers during periods of inflation and economic uncertainty.



RESEARCH TRIANGLE PROXIMITY | LONG-TERM REGIONAL GROWTH TAILWINDS

Located approximately 30 miles north of Durham, the property benefits from adjacency to the Research Triangle, one of the strongest economic regions in the Southeast. Growth throughout Durham and the broader Triangle continues to expand the region's economic influence northward into surrounding counties.



ROXBORO'S PRIMARY RETAIL HUB

As the county seat of Person County, Roxboro serves as the dominant retail destination for more than 40,000 residents across the dispersed trade area. Limited competing retail inventory between commercial nodes creates a highly defensible customer base for necessity-oriented retailers.



BOSTON RD - 8,800 VPD



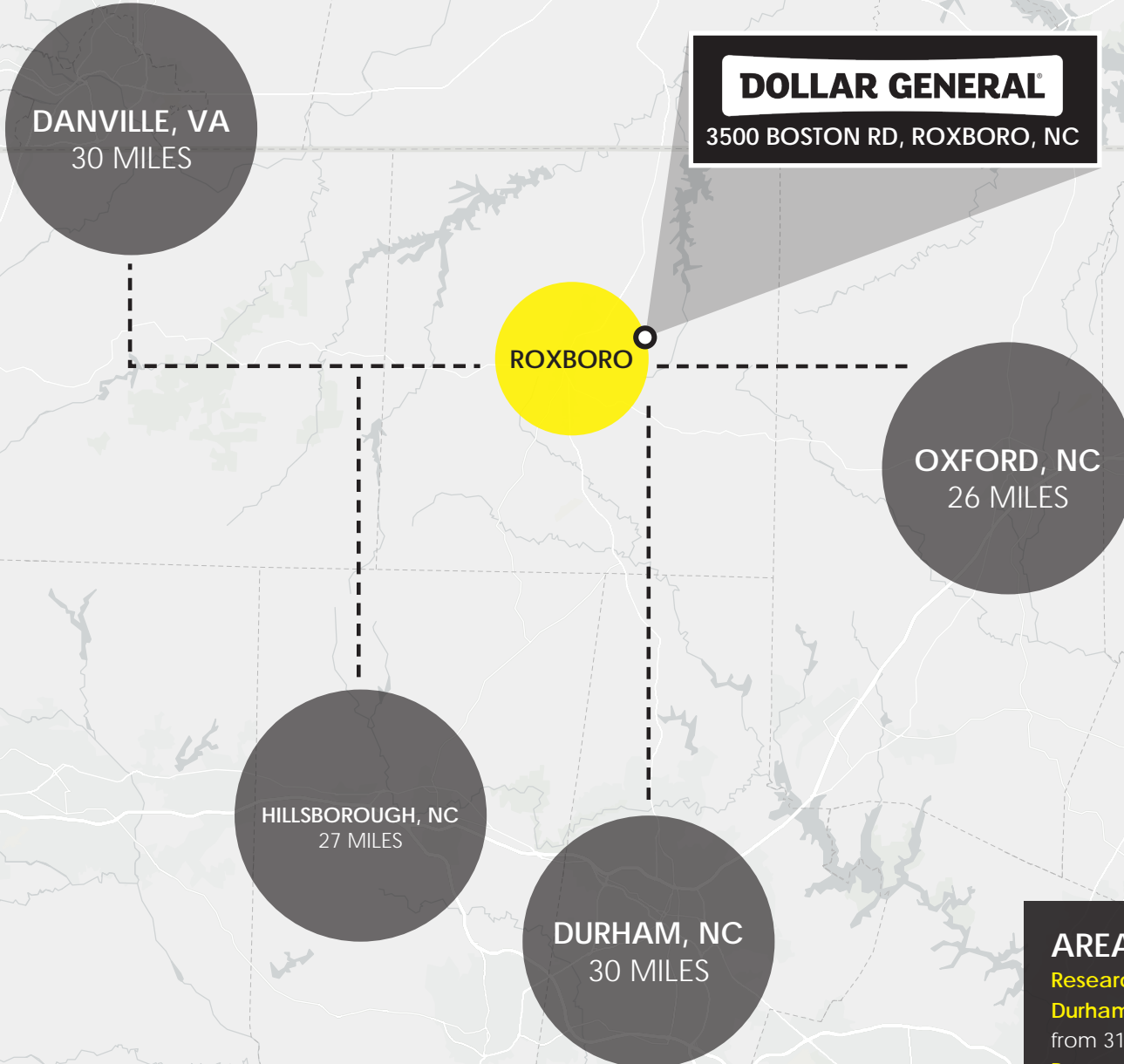
CARVER FARM NURSERY

DOLLAR GENERAL®
3500 BOSTON RD, ROXBORO, NC

PAY-LESS AUTO CENTER
BUY • SELL • TRADE • CONSIGN

BOSTON RD - 8,800 VPD





DOLLAR GENERAL
3500 BOSTON RD, ROXBORO, NC

The property is situated in Roxboro, North Carolina — the county seat of Person County — within the Durham–Chapel Hill Metropolitan Statistical Area and the broader Raleigh–Durham–Cary Combined Statistical Area, collectively known as the Research Triangle. With a combined CSA population of 2.37 million residents and a regional GDP of \$183.6 billion, the Research Triangle ranks among the top 20 largest metro economies in the United States and has consistently posted some of the highest job and population growth rates of any major metro in the country.

The Research Triangle’s economy is anchored by Duke University, the University of North Carolina at Chapel Hill, North Carolina State University, and Research Triangle Park — one of the largest research parks in the world hosting 300+ companies and 65,000+ workers including Apple, Google, IBM, Cisco, and Biogen. The region added \$1.21 billion in new investment and 858 jobs in Q4 2024 alone, with Amgen committing \$1 billion to expand biologics manufacturing in the CSA at average salaries exceeding \$91,000 annually.

Person County serves as the northern gateway to this economic engine, capturing residential and commercial spillover from Durham’s sustained northward expansion. With Roxboro positioned 30 miles from one of the nation’s most dynamic employment centers, a steadily rising income base, and a rural geography that limits retail competition, the market provides exactly the conditions under which Dollar General’s format performs most consistently — a large, vehicle-dependent trade area with high consumer frequency and limited alternatives for value-oriented everyday essentials.

AREA FAST FACTS

- Research Triangle CSA population:** 2,368,947 (2023 est.)
- Durham–Chapel Hill MSA total nonfarm employment:** 352,000 — up from 314,000 in 2020, a gain of 38,000 jobs in four years
- Research Triangle CSA GDP:** \$183.6 billion (2022)
- Durham–Chapel Hill MSA GDP:** \$63.9 billion
- Person County population:** 40,636 (2025 est.)
- Person County median household income:** \$54,806
- Roxboro ZIP median household income growth:** +51.8% since 2011
- Distance to Durham:** 30 miles south via US-501

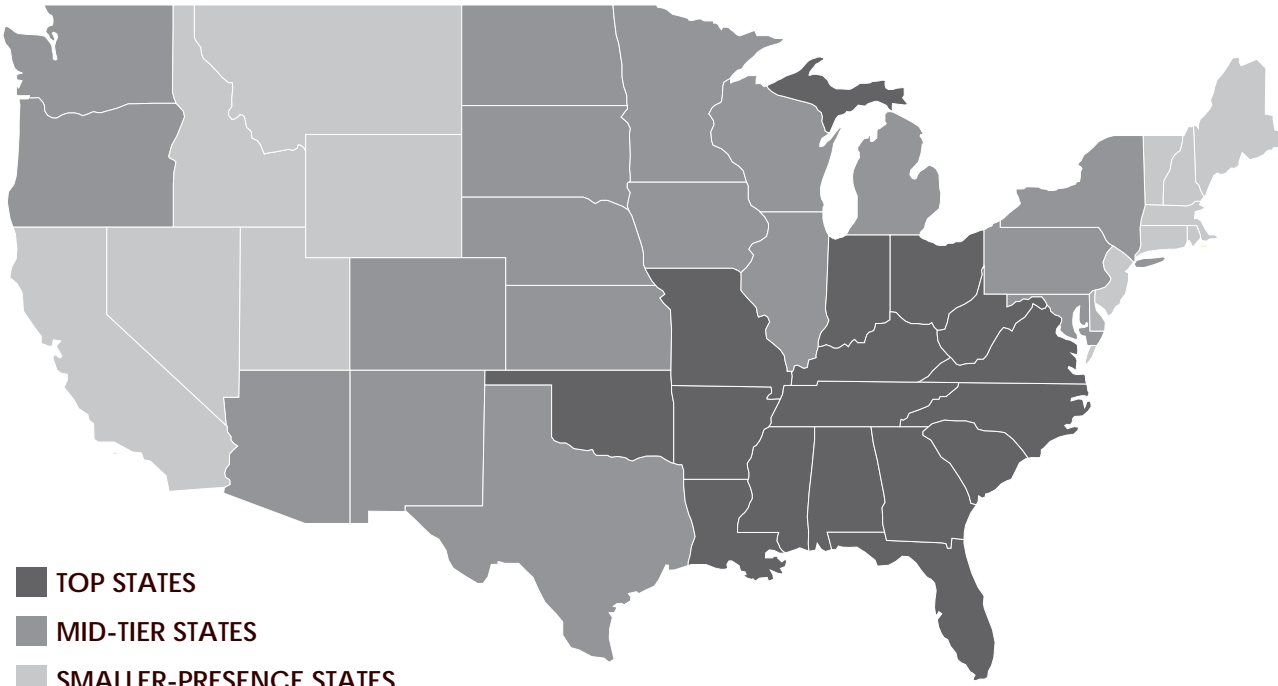


DOLLAR GENERAL®

DOLLAR GENERAL QUICK FACTS

Founded:	1939
Ownership:	Public (NYSE: DG)
# of Locations:	20,000+
Headquarters:	Goodlettsville, TN
Guaranty:	Corporate

Dollar General Corporation (NYSE: DG) is one of America’s largest and fastest-growing discount retailers, operating over 19,000 stores across 48 states. Headquartered in Goodlettsville, Tennessee, the company has built its business around serving small and rural communities with convenient access to everyday essentials at low prices. Dollar General carries an investment-grade credit rating of BBB from S&P, reflecting the company’s strong balance sheet, consistent profitability, and disciplined growth strategy. With annual revenues exceeding \$42.70 billion, Dollar General has demonstrated remarkable resilience across economic cycles, as its value-oriented model tends to attract more customers — not fewer — during periods of economic uncertainty. The company’s continued store expansion and long-term net lease commitments underscore its confidence in the markets it serves, making Dollar General one of the most sought-after tenants in the single-tenant NNN investment space.



- TOP STATES
- MID-TIER STATES
- SMALLER-PRESENCE STATES



\$42.7B
2025 REVENUE



20,000+
TOTAL LOCATIONS



48
STATES SERVED



194,000+
TOTAL EMPLOYEES



S&P: BBB
CREDIT RATING



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Exclusively Offered By



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