

DOLLAR GENERAL INVESTMENT



FOR SALE
NOW AVAILABLE

1301 E Caswell St | Wadesboro, NC 28170

This investment opportunity for an established Dollar General lies right off a highly trafficked Highway 74, just outside of Downtown Wadesboro. Within about half a mile of this location lies plenty of banks, gas stations, restaurants, fast food, and shopping centers. Dollar General currently has a new 5 year lease renewal on their initial term with two renewal options of 5 years each at 12% increases for each option.

- ✓ PURCHASE PRICE: \$870,000
- ✓ 8.75% CAP RATE
- ✓ NEW 5 YEAR INITIAL TERM
- ✓ 27,000 AADT (VEHICLES PER DAY)
- ✓ 9,014 TOTAL SQ. FT.
- ✓ 0.87 ACRES COMMERCIAL

**All information needs to be independently verified.*

Investment Overview

Tenant:

DolgenCorp, LLC

NOI:

\$76,168

Rent Increases:

12% every 5 years

Rent commencement:

June 1, 2024

Initial Lease Term Expiration:

May 31, 2029

Options:

Two, 5 year

Rent Schedule:

| | YEAR | ANNUAL RENT (NOI) | MONTHLY BASE RENT | Additional Rent (P-Lot CAM) | RENT (%) INCREASE |
|--------------|------|-------------------|-------------------|-----------------------------|-------------------|
| INITIAL TERM | 1 | \$76,168 | \$6,347 | \$580 | - |
| | 2 | \$76,168 | \$6,347 | \$580 | - |
| | 3 | \$76,168 | \$6,347 | \$580 | - |
| | 4 | \$76,168 | \$6,347 | \$580 | - |
| | 5 | \$76,168 | \$6,347 | \$580 | - |
| TOTAL | - | \$400,364 | - | - | - |
| 1st Option | 6 | \$85,308 | \$7,109 | \$630 | 12.0% |
| | 7 | \$85,308 | \$7,109 | \$630 | - |
| | 8 | \$85,308 | \$7,109 | \$630 | - |
| | 9 | \$85,308 | \$7,109 | \$630 | - |
| | 10 | \$85,308 | \$7,109 | \$630 | - |
| 2nd Option | 11 | \$95,545 | \$7,962 | \$680 | 12.0% |
| | 12 | \$95,545 | \$7,962 | \$680 | - |
| | 13 | \$95,545 | \$7,962 | \$680 | - |
| | 14 | \$95,545 | \$7,962 | \$680 | - |
| | 15 | \$95,545 | \$7,962 | \$680 | - |

Original Lease Term:

15 Years

Lease Type:

NN

Landlord Responsibility:

Parking lot, roof, HVAC

beyond \$1,500 per unit, per occurrence, and structure.



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Property and Building Features

Total Square Feet: 9,014

Year Built: 2004.

Exterior Construction: Stucco and corrugated metal.

Total Acres: 0.87

Zoning: City of Wadesboro, GB (General Business, offers a wide variety of different businesses).

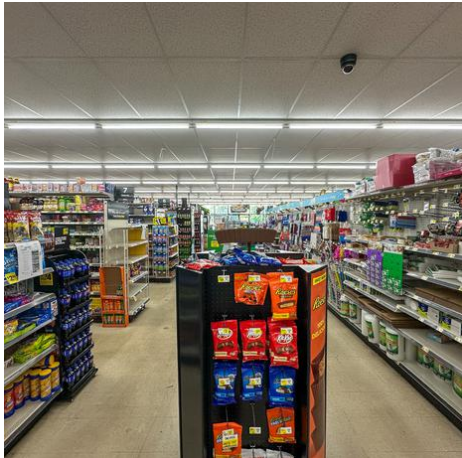
Parking Spaces: 50 parking spaces with two Handicapped spots.

Lighting: LED Lights throughout.

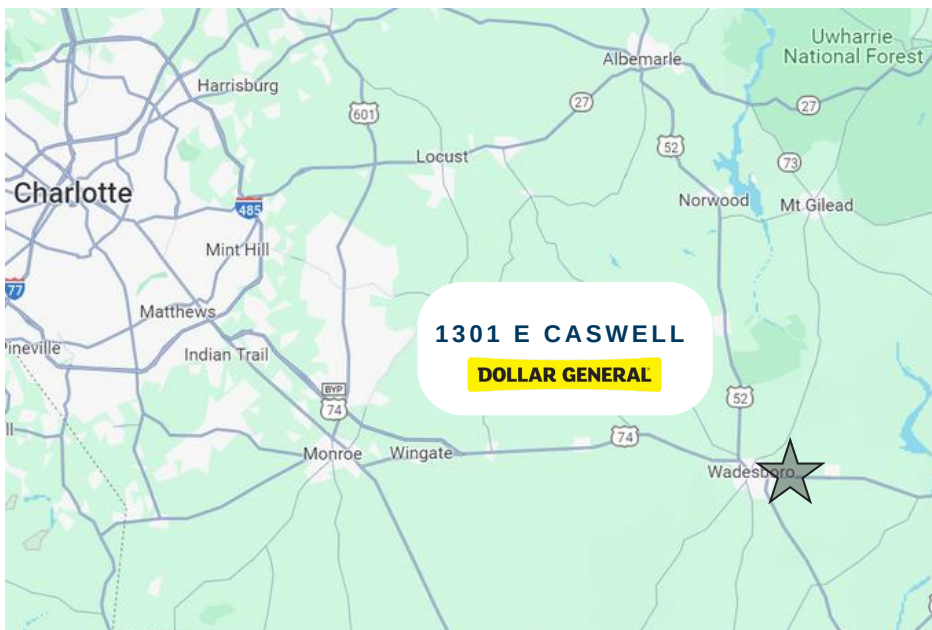
Roofing: Pitched R-panel Metal.

Floor: VCT Tile.

Security System: CCTV through out.



Location Overview



Location:

- ± 51 Miles from Downtown Charlotte (1 Hr. Drive)
- ± 31 Miles from Downtown Monroe (35 Min. Drive)
- ± 1.5 Miles from Downtown Wadesboro (3 Min. Drive)
- ± 0.01 Miles from HWY 74 (<1 Min. Drive)

Location Overview
Wadesboro, NC - Anson County

Wadesboro, nestled in Anson County, North Carolina, is a picturesque town located outside of Charlotte MSA. As the county seat, it holds significance in local governance and culture. Located 50 miles southeast of Charlotte, Wadesboro seamlessly blends historic charm with modern conveniences.

Wadesboro, strategically positioned just off the bustling Highway 74 corridor, enjoys the advantages of its prime location. Serving as a gateway to Anson County, this highway facilitates convenient access to and from major urban centers, including Charlotte.

With access to natural beauty and recreational activities, Wadesboro offers a good quality of life for its residents. Its warm hospitality makes it a cherished destination in North Carolina's landscape, embodying the essence of small-town living with big-hearted character.

For more info, please visit Wadeboro Town website:

<https://www.wadesboronc.gov/>



Tenant Overview

DOLLAR GENERAL®

Dollar General Corporation, a discount retailer, provides various merchandise products in the southern, southwestern, midwestern, and eastern United States. The company offers consumable products, including paper and cleaning products, packaged food products, perishable, snacks, and candies, health and beauty products, pet products, and tobacco products. It also provides seasonal products, prepaid phones and accessories, gardening supplies, hardware products, and automotive and home office supplies as well as home products, apparel, and accessories.

As of January 1, 2023, it operated more than 19,414 stores in 47 states in the United States. The company was formerly known as J.L. Turner & Son, Inc. and changed its name to Dollar General Corporation in 1968. Dollar General Corporation was founded in 1939 and is based in Goodlettsville, Tennessee.



Property Photos



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