



**SINGLE TENANT ABSOLUTE NNN DOLLAR GENERAL**  
3063 Highway 11 Moselle, MS 39459

[3063 Hwy 11, Moselle, MS | Online Map](#)

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## EXCLUSIVELY LISTED BY:

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**Dollar General—Moselle, MS**

Fortis Agents Cooperate  
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The Team



## INVESTMENT SUMMARY

List Price:	\$1,252,222
Net Operating Income:	\$90,160
Initial Cap Rate:	7.20%
Building Size:	10,566 Square Feet "DG PLUS"
Rent PSF	\$8.53
Lot Size:	2.0 Acres
Year Built:	2016
Google Aerial Map:	Click <a href="#">HERE</a>
Google Street View:	Click <a href="#">HERE</a>

## LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes/CAM/Insurance:	Tenant Responsibility
Roof/Structure:	Tenant Responsibility
Rent Commencement:	August 2nd, 2016
Rent Expiration:	August 31st, 2031
Term Remaining:	14 Years
Options:	5, 5-Year Options
Rent Increases:	10% at Each Option Period
Lease Guarantor:	Dollar General Corporation

## INVESTMENT HIGHLIGHTS

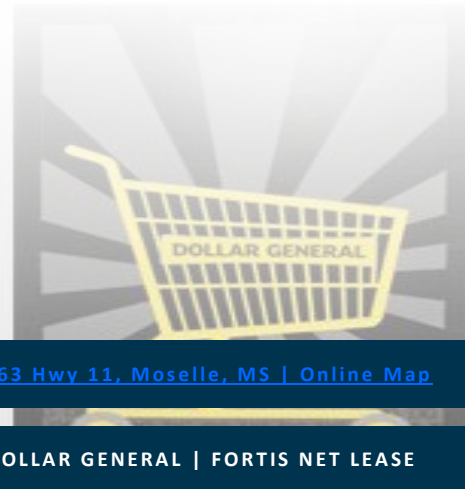
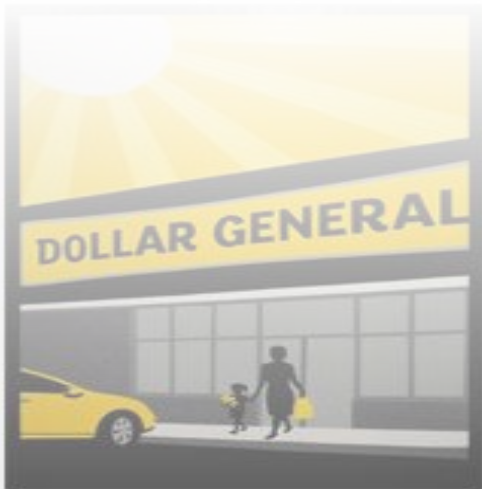
- Absolute NNN Lease | Requires Zero Landlord Responsibility
- Rent Increases 10% at Each of the 5, 5 Year Option Periods
- Corporate Guarantee by Dollar General | S&P Rating: "BBB"
- Brand New 15 Year Lease Commenced in August 2016
- Building was Built-to-Suit DG and was Completed August 2016
- Dollar General "PLUS" Location | 10,566 Square Feet

## LOCATION HIGHLIGHTS

- Population Exceeds 79,000 w/in a 10 Mile Radius of Property
- Average Household Income Exceeds \$56,000 w/in a 5 Mile Radius
- Average Daily Traffic: 5,100+ Cars Per Day

# DOLLAR GENERAL®

**Save time. Save money. Every day!®**



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TENANT OVERVIEW

Dollar General is the largest "small box" discount retailer in the United States. Headquartered in Goodlettsville, TN, the company was established in 1939. As of March 16th, 2017, there are more than 13,320 stores with more than 114,000 employees, located across 43 states. Dollar General has more retail locations than any 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. Opening over 837 stores in 2016. The Dollar General 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.

The company launched a successful IPO in 2009 (NYSE: DG). In March, 2014 Dollar General reported record sales, operating profit and net income. For the first quarter 2015 same store sales increased 3.7%, Net Sales increased 8.8% to \$4.92 Billion. Over \$600 million of capital was returned to shareholders through shares repurchased and dividends paid in the quarter. Gross profit as a percentage of sales was 30.6% in the 2016 first quarter. This was an increase from 30.5% from 2015 first quarter. In May 2016, Dollar General reported first quarter net income was \$295 million, which is a diluted earning per share of \$1.03, a 23% increase. Dollar General is ranked #139 on the Fortune 500, a 20 spot jump from the previous year ranking.



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5,100+ Vehicles  
Per Day

**DOLLAR GENERAL®**



Dollar General  
Wide array of items  
at discount prices

Interstate Brands  
Corporation

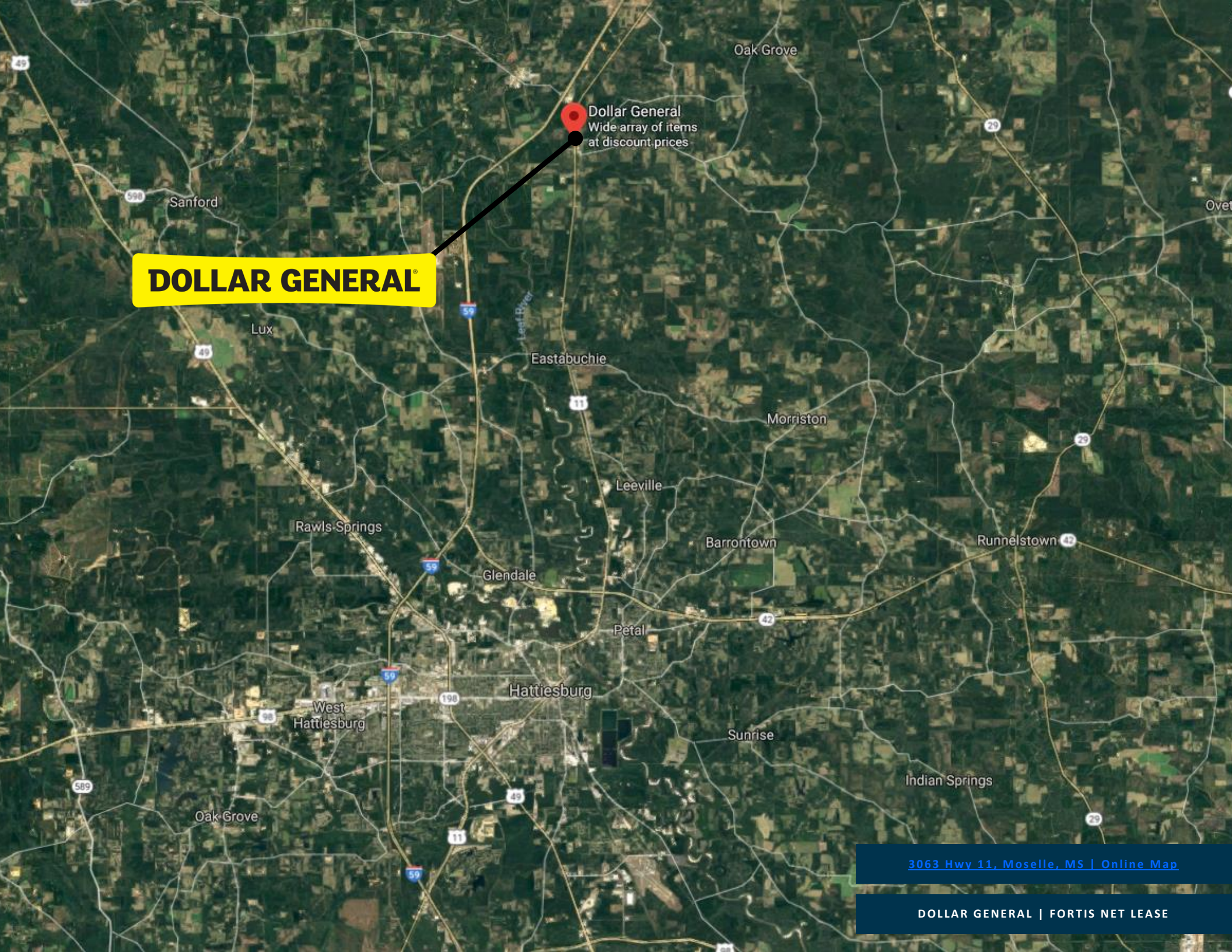
Moselle Wholesale  
Hardware

Dunn and Brad St

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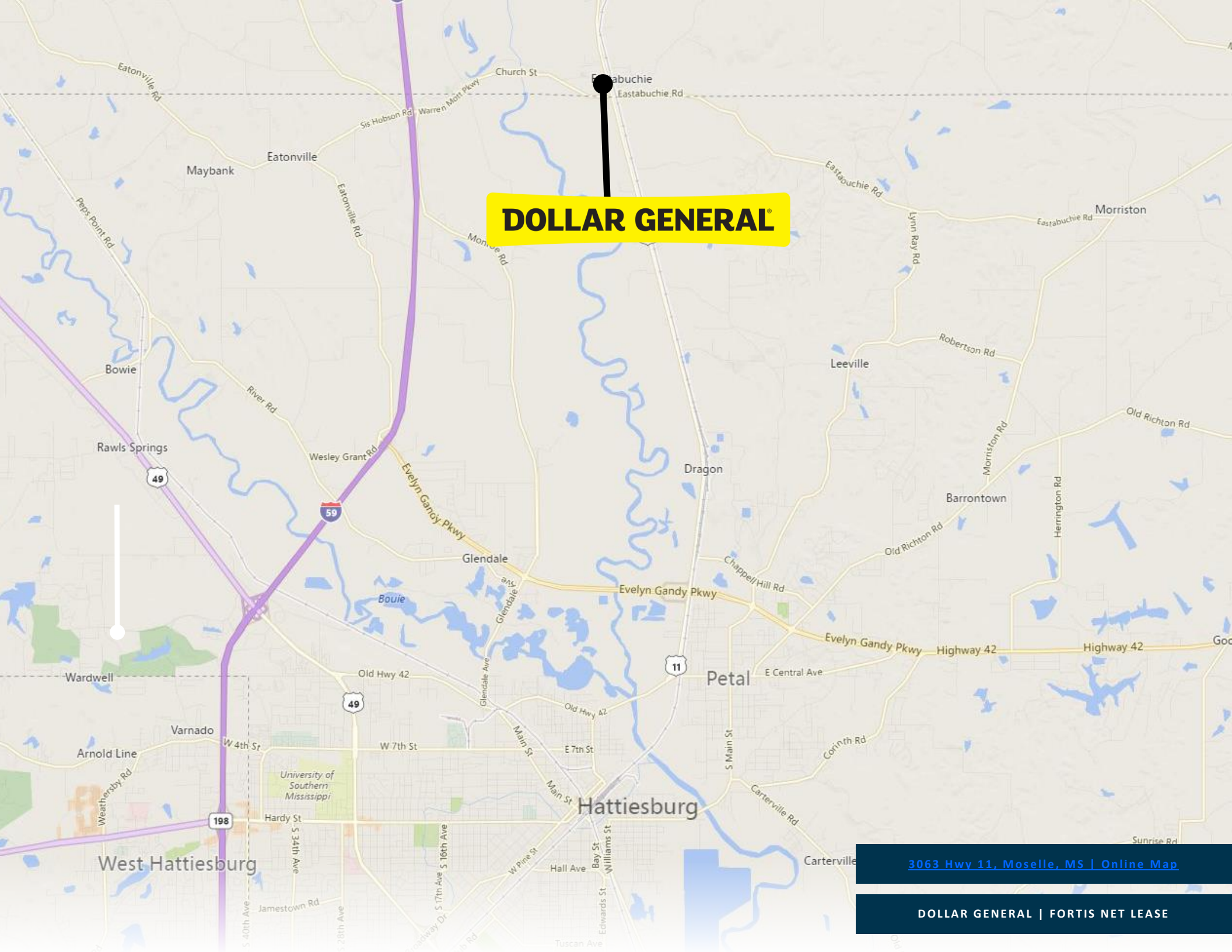
**DOLLAR GENERAL®**

Dollar General  
Wide array of items  
at discount prices

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79,000 People Live  
Within 10 Miles



Average  
Household  
Income  
Exceeds  
\$56,000  
Within 5  
Miles

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DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population:			
2022 Projection	2,487	7,112	80,069
2017 Estimate	2,466	7,115	79,794
2010 Census	2,278	6,891	79,391
Growth 2017-2022	0.85%	(0.04%)	0.34%
Growth 2010-2017	8.25%	3.25%	0.51%
2017 Population Hispanic Origin	69	182	2,691
2017 Population by Race:			
White	2,023	5,451	46,807
Black	385	1,517	30,442
Am. Indian & Alaskan	11	25	284
Asian	13	31	986
Hawaiian & Pacific Island	1	2	78
Other	32	88	1,197
U.S. Armed Forces:	9	41	368
Households:			
2022 Projection	888	2,634	31,672
2017 Estimate	882	2,637	31,531
2010 Census	820	2,560	31,217
Growth 2017 - 2022	0.68%	(0.11%)	0.45%
Growth 2010 - 2017	7.56%	3.01%	1.01%
Owner Occupied	759	2,211	17,112
Renter Occupied	123	426	14,419
2017 Avg Household Income	\$62,419	\$56,580	\$47,989





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