



NN Lease

DOLLAR GENERAL

Exclusively Listed With: Tri-Oak Consulting Group

9247 MS-17,
Carrollton, MS 38917

Purchase Price: **\$459,375**

Cap Rate: **9.00%**

HIGHLIGHTS

- ✓ NN - Minimal Landlord Responsibilities
- ✓ Recent Lease Extension to 2031
- ✓ Average HHI at 1-Mile: \$74K+



Actual Location Not Shown



CONTACT INFORMATION

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Dollar General - NN

9247 MS-17, Carrollton, MS 38917

Purchase Price: **\$459,375** | Cap Rate: **9.00%**



Property Summary ◆

Asking Price:	\$459,375
Annual Rent/NOI:	\$41,344
Cap Rate:	9.00%
Lease Commencement:	02/01/2003
Lease Expiration:	01/31/2031
Renewal Options:	Three / 5-Year Renewal
Building Size:	8,000 +/- SF
Land Size:	1.1 +/- Approx. Acres
Parking:	Adequate

Responsibility ◆

Tenant RE Taxes, Building Insurance, Minor repairs to heating, lighting, plumbing and air conditioning (Anything less than \$500 per occurrence), Parking Lot Maintenance (\$245/mo.), and CAM reimbursement \$145/mo.

Lessor Roof, Structure, and Major CAM (greater than \$500 per occurrence)

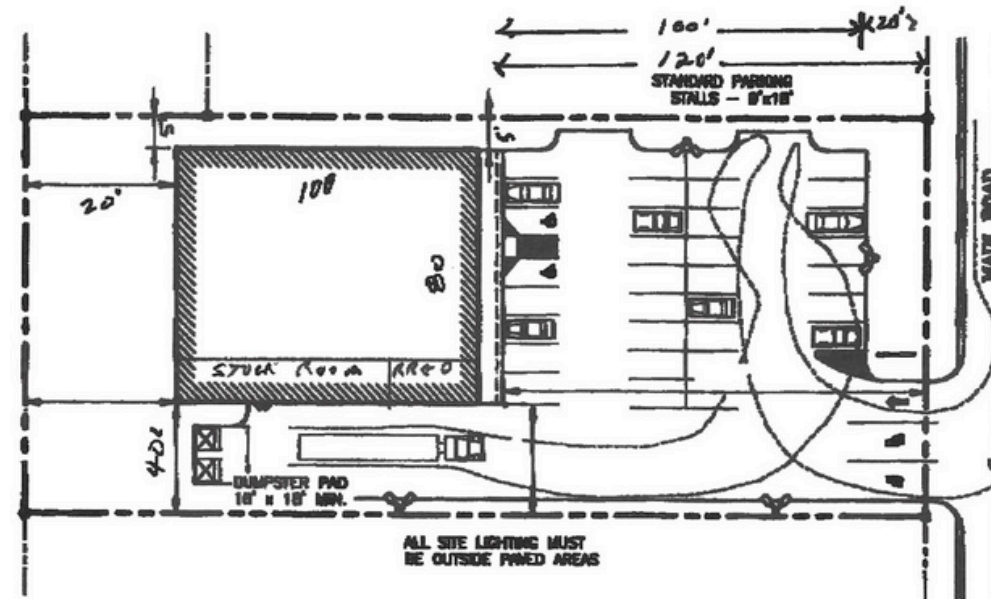
Lease Dollar General Corporation

Guarantor NYSE: DG



Actual Location Not Shown

Aerial View

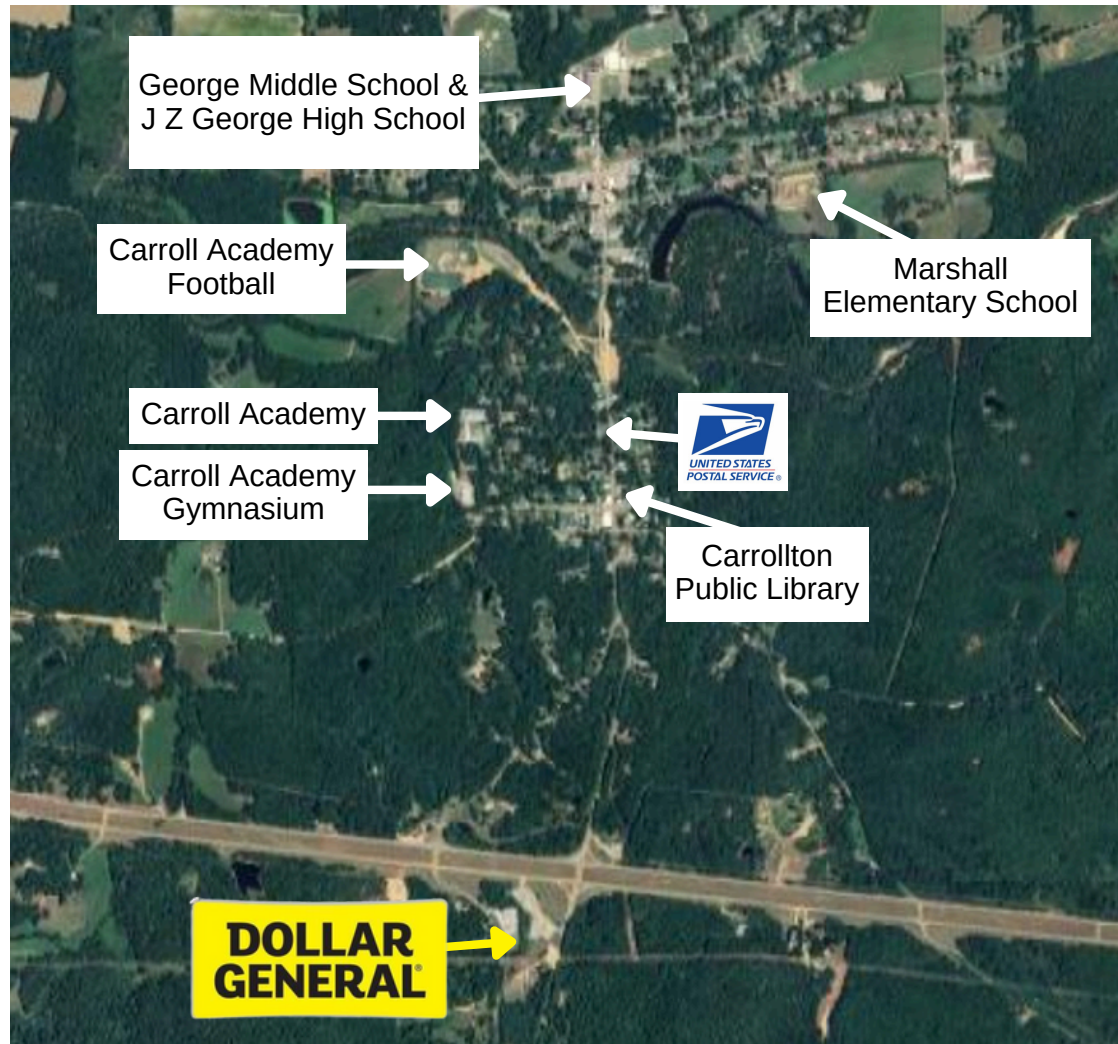


Demographics

Based off of 2023 data

	1-Mile	3-Mile	5-Mile
Population:	195	1,568	2,489
Median Income:	\$50,000	\$54,104	\$55,379
Average Income:	\$74,492	\$77,033	\$75,594

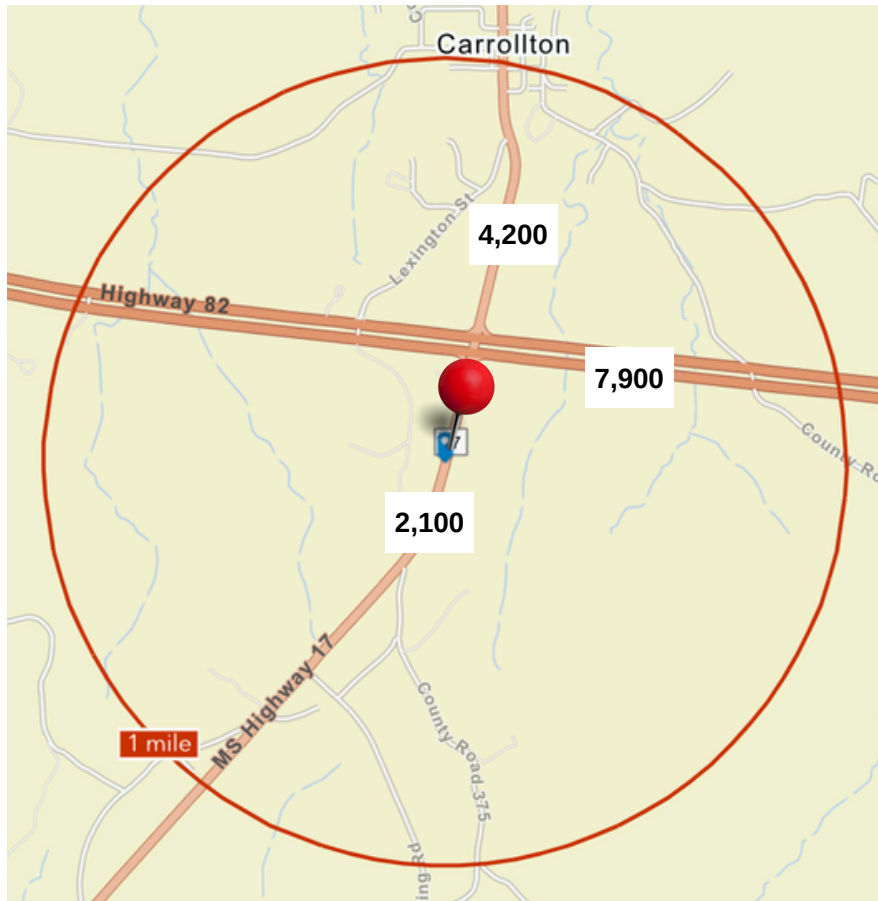
Aerial View with Tenants ◆



Traffic Counts ◆

Data from 2020

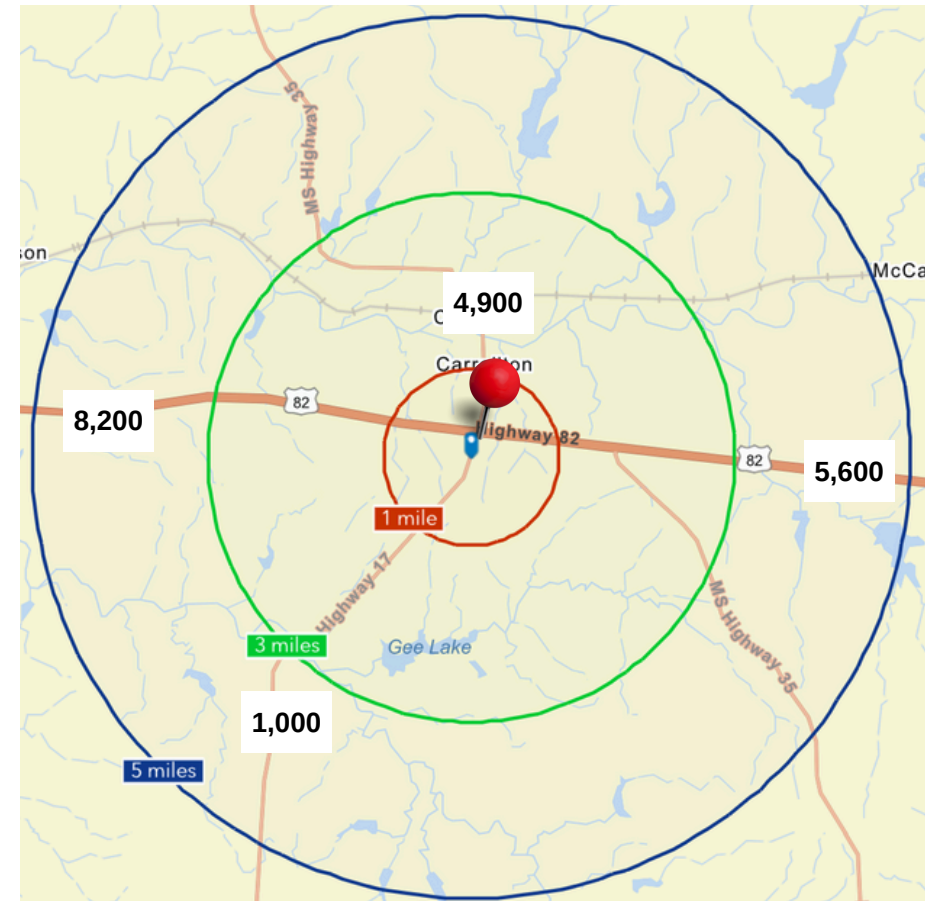
Red: 1 Mile Radius



Red: 1 Mile Radius

Green: 3 Mile Radius

Blue: 5 Mile Radius



DOLLAR GENERAL®

Company Profile

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® 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 19,104 stores in 47 states as of February 3, 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.

Learn more about Dollar General at www.dollargeneral.com.

