

OFFERING MEMORANDUM



DOLLAR GENERAL
RUSTON, LOUISIANA



SCHUCHERT
RETAIL GROUP



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RETAIL GROUP

EXCLUSIVELY LISTED BY:



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DOLLAR GENERAL





INVESTMENT SUMMARY



LIST PRICE
\$1,533,269



LOCATION
**2800 S. VIENNA STREET
RUSTON, LA 71270**



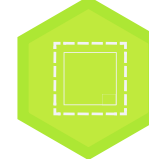
CAP RATE
5.75%



ANNUAL RENT
\$88,163.00



BUILDING SIZE
9,100 SQ. FT.



LAND AREA
1.23 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



TERM REMAINING
12 YEARS



LEASE EXPIRATION
03/31/2033



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
35 SPACES



YEAR BUILT
2018



APN
36183000013



TRAFFIC COUNTS
10,700 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE GUARANTEED LEASE:

- Approximately 12 Years Remaining in Existing Term
- Three (3) - Five (5) Year Option Periods with 10% Rental Increases

A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

- Absolute NNN Lease with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes

UPGRADED CONSTRUCTION:

- Upgraded Four Sided CMU Block Brick
- Concrete Parking Lot



LOUISIANA TECH UNIVERSITY:

- Located 2.5 Miles from the Subject Property
- Founded in 1894
- 2020 Enrollment = 11,957 Students
- In 2021, Louisiana Tech University Graduated Their Second-Largest Graduate Class in History

PROXIMITY TO OTHER CITIES:

- Monroe, Louisiana | 32 Miles
- Shreveport, Louisiana | 69 Miles
- Longview, Texas | 131 Miles
- Jackson, Mississippi | 154 Miles
- Little Rock, Arkansas | 171 Miles
- Lafayette, Louisiana | 182 Miles
- Dallas, Texas | 254 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 1,199 Residents
- 1-Mile Average Household Income = \$33,158
- 3-Mile Population = 16,979 Residents
- 3-Mile Average Household Income = \$31,224
- 5-Mile Population = 30,304 Residents
- 5-Mile Average Household Income = \$43,878
- 7-Mile Population = 36,633 Residents
- 7-Mile Average Household Income = \$50,537

TENANT:

- Dollar General (NYSE: DG) Features Investment Grade Credit "BBB" by Standard & Poor's
- 17,426 Stores in 46 States as of April 30, 2021
- Dollar General Achieved Their 30th Consecutive Year of Positive Same-Store Sales Growth in 2020
- Ranked #112 on the Fortune 500 List - Up 7 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 11 Consecutive Years)





























































































































































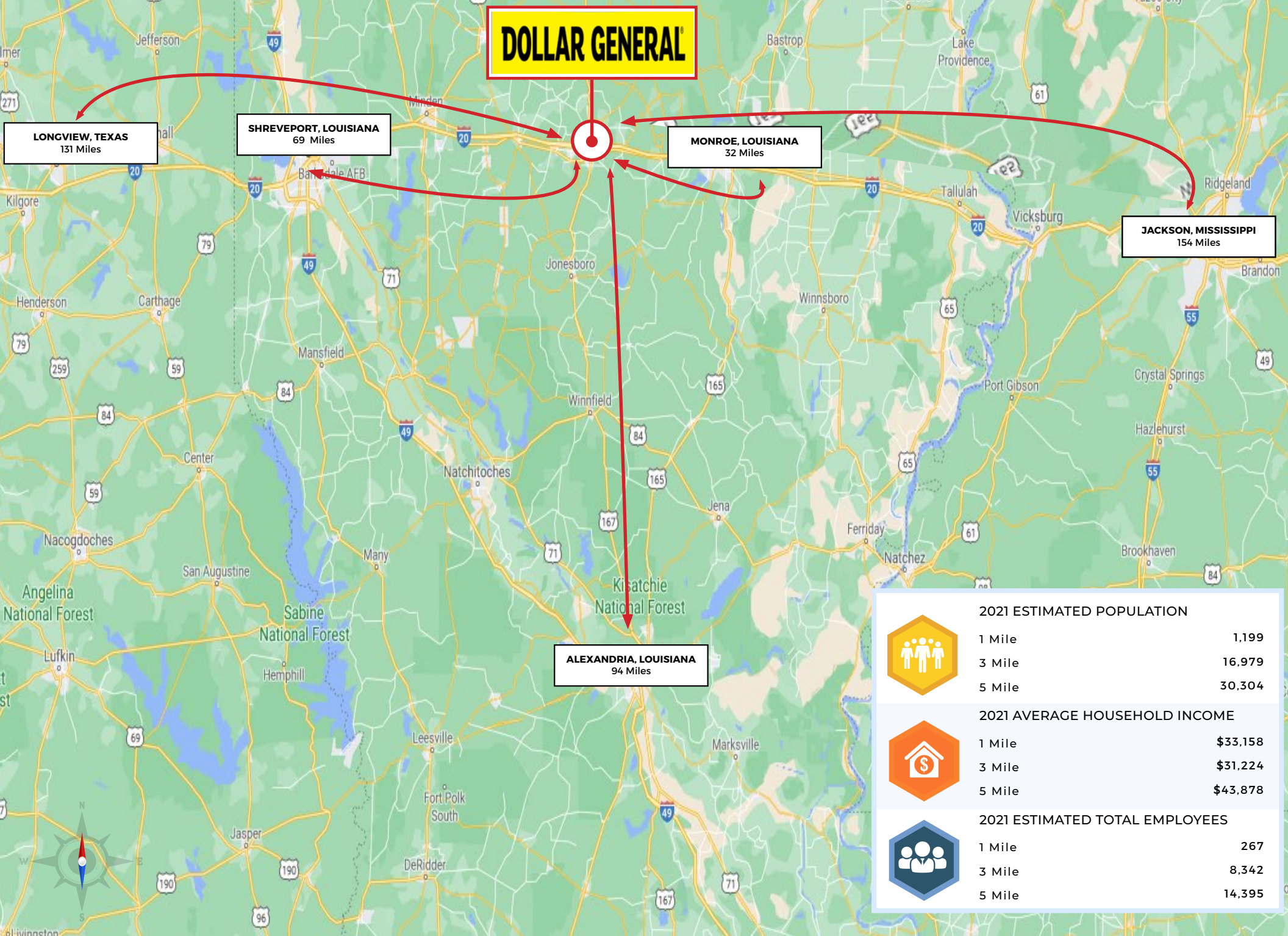









DOLLAR GENERAL






LONGVIEW, TEXAS
131 Miles

SHREVEPORT, LOUISIANA
69 Miles

MONROE, LOUISIANA
32 Miles

JACKSON, MISSISSIPPI
154 Miles

ALEXANDRIA, LOUISIANA
94 Miles

2021 ESTIMATED POPULATION		
	1 Mile	1,199
	3 Mile	16,979
	5 Mile	30,304
2021 AVERAGE HOUSEHOLD INCOME		
	1 Mile	\$33,158
	3 Mile	\$31,224
	5 Mile	\$43,878
2021 ESTIMATED TOTAL EMPLOYEES		
	1 Mile	267
	3 Mile	8,342
	5 Mile	14,395

AREA OVERVIEW



RUSTON, LOUISIANA

Ruston is the parish seat of Lincoln Parish, Louisiana, United States. It is the largest city in the Eastern Ark-La-Tex region. As of the 2010 United States Census, the population was 21,859, reflecting an increase of 6.4 percent from the count of 20,546 counted in the 2000 Census. Ruston is near the eastern border of the Ark-La-Tex region and is the home of Louisiana Tech University. Its economy is therefore based on its college population. Ruston hosts the annual Peach Festival.

Ruston is situated in the north central part of the state off of Interstate 20, just 30 miles west of Monroe and 60 miles east of Shreveport. Ruston is the principal city of the Ruston Micropolitan Statistical Area, which includes all of Lincoln Parish. There are several lakes within a 45-minute drive of Ruston – Lake D’Arbonne, Lake Claiborne, Lake Bistineau, and Lake Caney



AREA DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	1,199	16,979	30,304	36,633
2026 Projected Population	1,140	16,384	29,577	35,747
2010 Projected Population	1,210	17,293	30,179	36,303



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	487	6,523	11,421	13,818
2026 Households	479	6,499	11,519	13,945
2010 Households	484	6,555	11,187	13,483
Average Household Size	2.40	2.25	2.26	2.29



INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$33,158	\$31,224	\$43,878	\$50,537
2021 Median Household Income	\$22,658	\$24,684	\$33,270	\$35,837
2021 Per Capita Income	\$13,578	\$12,602	\$17,229	\$19,699



HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	487	6,523	11,421	13,818
2021 Owner-Occupied Units	171	2,338	4,965	6,754
2021 Renter Occupied Housing Units	316	4,185	6,456	7,064



PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	24	757	1,300	1,467
2021 Employees	267	8,342	14,395	16,142

TENANT OVERVIEW

DOLLAR GENERAL®



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$49 Billion



FORTUNE 500
#112



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
17,426



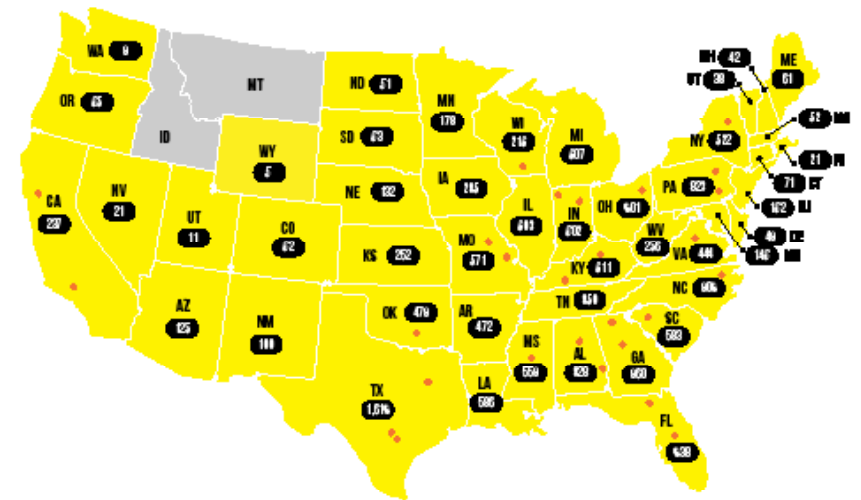
NO. EMPLOYEES
157,000

ABOUT

Dollar General Corporation has been delivering value to shoppers for 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 17,426 stores in 46 states as of April 30, 2021. 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.

17,426 STORES | IN 46 STATES | AS OF 04/30/2021

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Dollar General located at 2800 S. Vienna St., Ruston, LA 71270 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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