

# OFFERING MEMORANDUM



**DOLLAR GENERAL**  
MERIDIAN, MISSISSIPPI

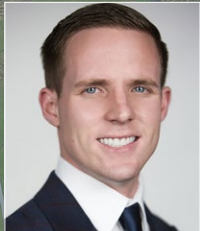


**SCHUCHERT**  
RETAIL GROUP





## EXCLUSIVELY LISTED BY:



**JIM SCHUCHERT**

Co-Founder & Managing Partner

[jim@schuchert.com](mailto:jim@schuchert.com)

D 310.321.4020

M 310.971.3892

CA License #01969414



**JOE SCHUCHERT**

Co-Founder & Managing Partner

[joe@schuchert.com](mailto:joe@schuchert.com)

D 310.935.4732

M 310.971.3116

CA License #01973172

**BRIAN BROCKMAN**  
**BANG REALTY OF MISSISSIPPI, INC.**  
BROKER OF RECORD  
MS License #1610







## INVESTMENT SUMMARY



LIST PRICE  
**\$1,371,741**



CAP RATE  
**5.80%**



BUILDING SIZE  
**9,100 SQ. FT.**



OWNERSHIP  
**FEE SIMPLE**



TERM REMAINING  
**9.33 YEARS**



RENEWAL OPTIONS  
**5 - 5 YEAR**



PARKING  
**30 SPACES**



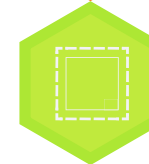
APN  
**086140000000003602**



LOCATION  
**1000 SANDFLAT ROAD  
MERIDIAN, MS 39301**



ANNUAL RENT  
**\$79,561.00**



LAND AREA  
**1.79 ACRES**



LEASE TYPE  
**ABSOLUTE NNN**



LEASE EXPIRATION  
**12/31/2030**



RENT INCREASES  
**10% AT OPTIONS**



YEAR BUILT  
**2015**



TRAFFIC COUNTS  
**10,558 VPD**

# INVESTMENT HIGHLIGHTS

---

## DOLLAR GENERAL CORPORATE GUARANTEED LEASE:

- Approximately 9.33 Years Remaining in Initial 15-Year Lease Term
- 2015 Build to Suit Construction - 9,100 SF
- Five (5) - Five (5) Year Option Periods
- 10% Rental Increases in Options

## A TRUE COUPON CLIPPER | ABSOLUTE NNN LEASE:

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

## PROXIMITY FROM MERIDIAN, MISSISSIPPI:

- Hattiesburg, Mississippi | 88 Miles
- Jackson, Mississippi | 92 Miles
- Mobile, Alabama | 134 Miles
- Birmingham, Alabama | 147 Miles
- Pensacola, Florida | 192 Miles
- New Orleans, Louisiana | 198 Miles
- Memphis, Tennessee | 232 Miles
- Columbus, Georgia | 239 Miles

## TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 470 Residents
- 1-Mile Average Household Income = \$39,535
- 3-Mile Population = 3,086 Residents
- 3-Mile Average Household Income = \$42,876
- 5-Mile Population = 21,369 Residents
- 5-Mile Average Household Income = \$57,414
- 7-Mile Population = 44,357 Residents
- 7-Mile Average Household Income = \$59,841

## MERIDIAN, MISSISSIPPI:

- 7th Largest City in Mississippi
- County Seat of Lauderdale County

## 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 #91 on the Fortune 500 List - Up 21 from Last Year (Dollar General has Moved Up the Fortune 500 Rankings for 12 Consecutive Years)





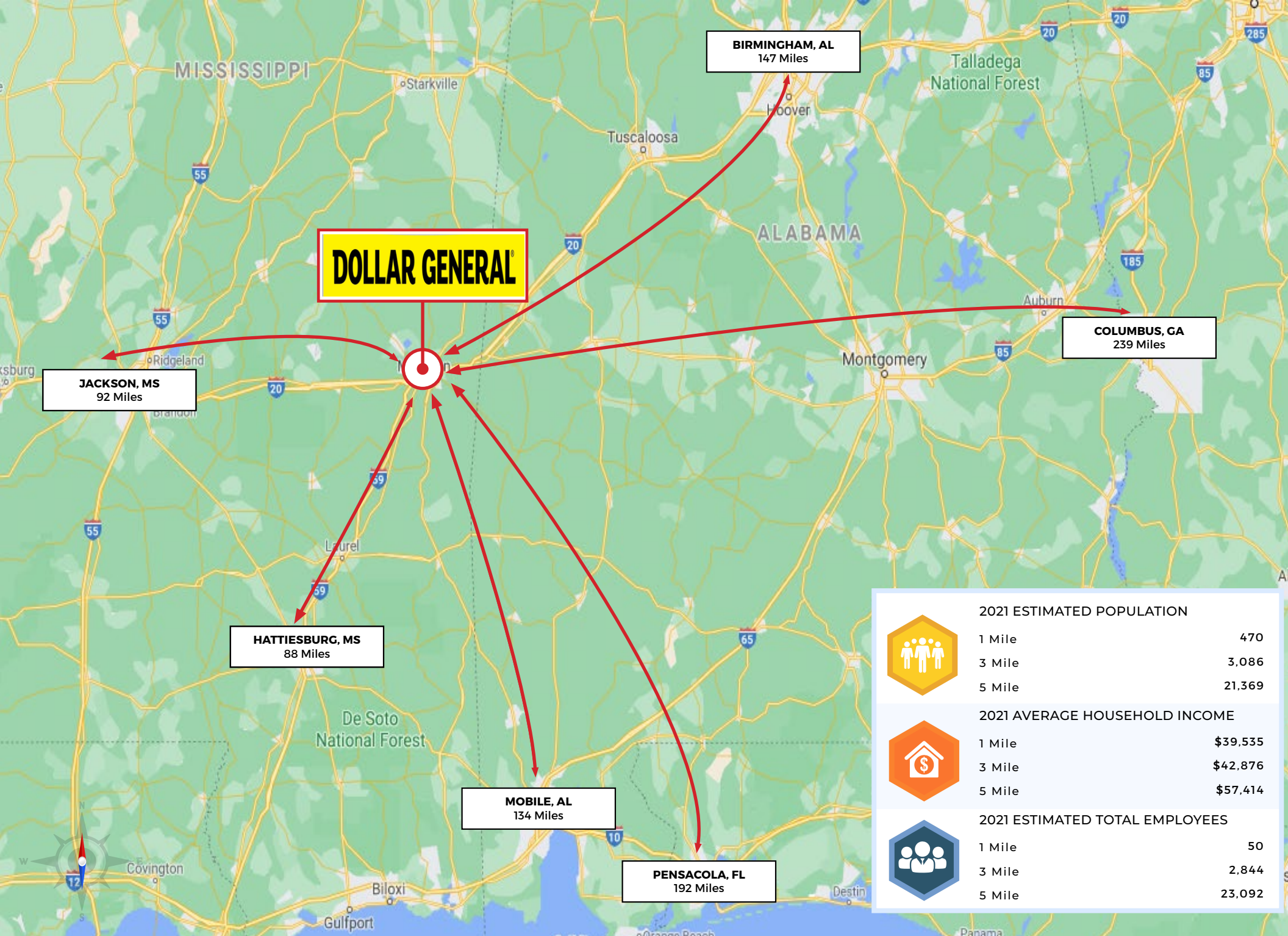












**DOLLAR GENERAL®**

**JACKSON, MS**  
92 Miles




**HATTIESBURG, MS**  
88 Miles

**MOBILE, AL**  
134 Miles

**PENSACOLA, FL**  
192 Miles

**BIRMINGHAM, AL**  
147 Miles

**COLUMBUS, GA**  
239 Miles

	2021 ESTIMATED POPULATION	
	1 Mile	470
	3 Mile	3,086
	5 Mile	21,369
	2021 AVERAGE HOUSEHOLD INCOME	
	1 Mile	\$39,535
	3 Mile	\$42,876
	5 Mile	\$57,414
	2021 ESTIMATED TOTAL EMPLOYEES	
	1 Mile	50
	3 Mile	2,844
	5 Mile	23,092



# AREA OVERVIEW



## MERIDIAN, MISSISSIPPI

Meridian is the seventh largest city in the U.S. state of Mississippi, with a population of 41,148 at the 2010 census and an estimated population in 2018 of 36,347. It is the county seat of Lauderdale County and the principal city of the Meridian, Mississippi Micropolitan Statistical Area. Along major highways, the city is 93 miles (150 km) east of Jackson, Mississippi; 154 miles (248 km) southwest of Birmingham, Alabama; 202 miles (325 km) northeast of New Orleans, Louisiana; and 231 miles (372 km) southeast of Memphis, Tennessee.

Established in 1860, at the junction of the Mobile and Ohio Railroad and Southern Railway of Mississippi, Meridian built an economy based on the railways and goods transported on them, and it became a strategic trading center. During the American Civil War, General William Tecumseh Sherman burned much of the city to the ground in the Battle of Meridian (February 1864). Rebuilt after the war, the city entered a "Golden Age". It became the largest city in Mississippi between 1890 and 1930, and a leading center for manufacturing in the South, with 44 trains arriving and departing daily. Union Station, built in 1906, is now a multi-modal center, with access to Amtrak and Greyhound Buses averaging 242,360 passengers per year. Although the economy slowed with the decline of the railroad industry, the city has diversified, with healthcare, military, and manufacturing employing the most people in 2010. The population within the city limits, according to 2008 census estimates, is 38,232, but a population of 232,900 in a 45-mile (72 km) radius and 526,500 in a 65-mile (105 km) radius, of which 104,600 and 234,200 people respectively are in the labor force, feeds the economy of the city.

The area is served by two military facilities, Naval Air Station Meridian and Key Field, which employ over 4,000 people. NAS Meridian is home to the Regional Counter-Drug Training Academy (RCTA) and the first local Department of Homeland Security in the state. Students in Training Air Wing ONE (Strike Flight Training) train in the T-45C Goshawk training jet. Key Field is named after brothers Fred and Al Key, who set a world endurance flight record in 1935. The field is now home to the 186th Air Refueling Wing of the Air National Guard and a support facility for the 185th Aviation Brigade of the Army National Guard. Rush Foundation Hospital is the largest non-military employer in the region, employing 2,610 people.



# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Population	470	3,086	21,369	44,357
2026 Projected Population	447	2,938	19,503	40,464
2010 Projected Population	509	3,353	24,199	50,132



## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Households	223	1,350	8,908	18,488
2026 Households	223	1,355	8,546	17,738
2010 Households	235	1,427	9,794	20,292
Average Household Size	2.10	2.28	2.31	2.31



## INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Average Household Income	\$39,535	\$42,876	\$57,415	\$59,841
2021 Median Household Income	\$40,505	\$45,534	\$46,140	\$47,289
2021 Per Capita Income	\$18,792	\$18,762	\$24,148	\$25,157



## HOUSING

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Housing Units	223	1,350	8,908	18,488
2021 Owner-Occupied Units	113	847	4,557	10,326
2021 Renter Occupied Housing Units	110	503	2,166	4,210



## PLACE OF WORK

	1 MILE	3 MILE	5 MILE	7 MILE
2021 Businesses	4	207	1,519	2,259
2021 Employees	50	2,844	23,092	34,183



# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$49 Billion



**FORTUNE 500**  
#91



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
17,426



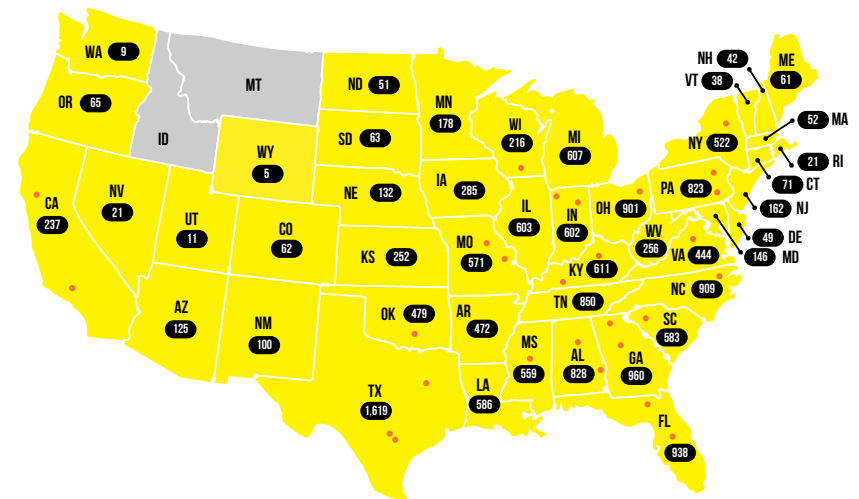
**NO. EMPLOYEES**  
157,000

## 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 1000 Sandflat Road, Meridian, MS 39301 ("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 evaluation 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.





**EXCLUSIVELY  
LISTED BY:**

**JIM SCHUCHERT**

Co-Founder & Managing Partner

[jim@schuchert.com](mailto:jim@schuchert.com)

D 310.321.4020

M 310.971.3892

CA License #01969414

**JOE SCHUCHERT**

Co-Founder & Managing Partner

[joe@schuchert.com](mailto:joe@schuchert.com)

D 310.935.4732

M 310.971.3116

CA License #01973172

**BRIAN BROCKMAN**

Bang Realty of Mississippi,  
inc.

Broker of Record  
MS License #1610