

OFFERING MEMORANDUM



DOLLAR GENERAL
BESSEMER CITY, NORTH CAROLINA



SCHUCHERT
RETAIL GROUP



EXCLUSIVELY LISTED BY:

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BROKER OF RECORD

WAYNE TROXLER | GUILFORD REALTY GROUP, INC.
NC License #110069

DOLLAR GENERAL

4425

Order in the DG App.
Pick up

Order in the DG App.
Pick up



INVESTMENT SUMMARY



LIST PRICE
\$1,184,300



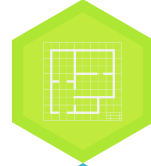
PROPERTY ADDRESS
**4425 DALLAS CHERRYVILLE HWY
BESSEMER CITY, NC 28016**



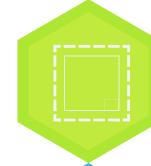
CAP RATE
7.00%



ANNUAL RENT
\$82,901.04



BUILDING SIZE
9,026 SQ. FT.



LAND AREA
5.15 ACRES



OWNERSHIP
FEE SIMPLE



LEASE TYPE
ABSOLUTE NNN



LEASE TERM REMAINING
7.25 YEARS



LEASE EXPIRATION
05/31/2031



RENEWAL OPTIONS
5 - 5 YEAR



RENT INCREASES
10% AT OPTIONS



PARKING
37 SPACES



YEAR BUILT
2016



PARCEL NUMBER
200901



TRAFFIC COUNTS
11,633 VPD

INVESTMENT HIGHLIGHTS

DOLLAR GENERAL CORPORATE LEASE:

- 7.25 Years Remaining in the Initial 15 Year Lease Term (Lease Exp: 05/31/2031)
- 2016 Build to Suit Construction - 9,026 SF
- Five (5) - Five (5) Year Option Periods with 10% Rental Increases
- Large Parcel - 5.15 Acres

ABSOLUTE NNN LEASE | A TRUE COUPON CLIPPER:

- Absolute NNN Lease
- Tenant Pays for ALL Operating Expenses, Insurance & Reimburses Landlord for Property Taxes

LOCATION:

- Located on Dallas Cherryville Highway
- Traffic Counts of Approximately 11,633 Vehicles Per Day

PROXIMITY FROM BESSEMER CITY, NORTH CAROLINA:

- Gastonia, NC | 6 Miles
- Charlotte, NC | 27 Miles
- Greenville, SC | 75 Miles
- Columbia, SC | 106 Miles
- Johnson City, TN | 116 Miles
- Greensboro, NC | 116 Miles
- Raleigh, NC | 185 Miles
- Atlanta, GA | 220 Miles
- Charleston, SC | 223 Miles

TRADE AREA DEMOGRAPHICS:

- 1-Mile Population = 931 Residents; 1.67% Annual Growth
- 1-Mile Average Household Income = \$96,507
- 3-Mile Population = 7,323 Residents; 2.05% Annual Growth
- 3-Mile Average Household Income = \$92,348
- 5-Mile Population = 22,725 Residents; 2.16% Annual Growth
- 5-Mile Average Household Income = \$82,877
- 7-Mile Population = 54,623 Residents; 2.02% Annual Growth
- 7-Mile Average Household Income = \$75,300

CHARLOTTE MSA:

- Charlotte is the 16th Largest City in the US
- Charlotte Douglas International Airport is the 6th Busiest Airport in the World
- Charlotte is Home to Nine Fortune 500 Companies

TENANT:

- Dollar General Corporation (NYSE: "DG")
- Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- Ranked #108 on the Fortune 500 List











DOLLAR GENERAL

SITE

DOLLAR GENERAL CVS pharmacy ingles CITGO

Bank OZK Pizza Hut Bank OZK

PAPA JOHN'S Little Caesars Advance Auto Parts

AutoZone DOLLAR TREE WELLS FARGO

FOOD LION Winkley Food Center McDonald's TACO BELL

Bojangles! BURRITO SUBWAY

True Value TRACTOR SUPPLY CO. CIRCLE K Exxon

AFFORDABLE CAR PLANS NAPA THEATRE Shell Arby's

Walgreens Hardees 76 cricket

TRUIST FAMILY DOLLAR

SUNOCO AutoZone O'Reilly

Advance Auto Parts FAMILY DOLLAR

BIG LOTS Walgreens

CVS pharmacy Bank of America

McDonald's BURGER KING CITGO

Bojangles! SUBWAY

WAFFLE HOUSE Walmart QT

Great Clips TACO BELL Shell

cricket

DOLLAR TREE MURPHY USA ZAXBY'S

Aaron's metro

CUSSMART DOLLAR GENERAL

WOODHOLM TRUIST

CITITRENDS

Pizza Hut AutoZone Advance Auto Parts

NAPA Firestone FAMILY DOLLAR

DOLLAR GENERAL Bank of America WELLS FARGO

T Rainbov FOOD LION SAVE A LOT

ALDI PLACE McDonald's BURGER KING TACO BELL

Winkley Food Center Hardees DO Arby's

Exxon Bank of America CITGO

HIBBERT SUBWAY Tuesday Morning

OUTBACK Charley's EST. LOBSTER

TEXAS Dillard's PNC

QT Shell SHOE DEPT. ENCORE claire's

Bank OZK Conn's

DUNKIN' FAIRFIELD Hampton's Comfort

MR. TIRE Aaron's

AAMCO metro SOUTH STATE

Precision Tune Auto Care Arby's Walgreens

QUICK SERVICE Ross TRUIST

Bank OZK

CITGO SUBWAY

CVS pharmacy DOLLAR TREE

SOUTH STATE metro

PAPA JOHN'S AutoZone DOLLAR GENERAL

Walgreens WELLS FARGO FOOD LION

ingles McDonald's Jack BURGER KING

Winkley Food Center Arby's BURRITO

Bojangles! DUNKIN' WAFFLE HOUSE

Shell Starbucks QT Advance Auto Parts

Walmart FAMILY DOLLAR TACO BELL

CIRCLE K ZAXBY'S

Hardees TRUIST O'Reilly

woodforest TRUIST

CALIBER COLLISION

Chuck E. Cheese's

LOWE'S Pizza Hut

Popcorn Observatory TIRE O'Reilly

DOLLAR TREE DOLLAR GENERAL Walgreens

CVS pharmacy PETSMART BEST BUY

Office DEPOT OFFICEMAX verizon VICTORIA'S SECRET

AMERICAN EAGLE CAO chico's

P.S. BANK rue21 TALBOTS

NEW YORK & COMPANY K&N SONIC Arby's

CIRCLE K

som's club DICK'S

DUNKIN' Starbucks

SUBWAY MALIBU'S

QDOBA WAFFLE HOUSE IHOP

Golden Corral

Walmart Target

Walmart BEK KOHL'S

TJ-maxx ROSS target

ULTA FIVE GUYS Shell CITGO

Foot Locker

SALLY BEAUTY HOBBY LOBBY

Walmart petco cricket

POPEYES Cheddar's

SHANG'S WYS HARBOR FREIGHT TOOLS

GNC FANTASTIC SAM'S

Michael's SportClips noodles

Party City LifeStorage

ME MATTRESS FIRM

KIRKLAND'S garden Inn

burkes FIVE BEEW Academy

MATTRESS Durlington

SEACHERS AspenDental BOOK-OUT

United Bank

Rainbow ALDI gerber

O'Reilly NAPA FAMILY DOLLAR

DOLLAR GENERAL CVS pharmacy

BI-LO FOOD LION BURGER KING

CITGO BURRITO Bojangles!

SUBWAY Shell Pizza Hut

PAPA JOHN'S Exxon DOLLAR TREE

SOUTH STATE Hardees SUNOCO

AutoZone DOLLAR TREE

DOLLAR GENERAL BAM! T

FOOD LION OLD NAVY BURGER KING

Hardees Ashley

SUBWAY Schlotzsky's

LANE BRYANT SHOE CARNIVAL

Great Clips Bank OZK REGAL

Quick Lane Exxon

LI-HAUL carter's

SportClips TRUIST

Bank OZK SALLY BEAUTY



2023 ESTIMATED POPULATION

3 Mile	7,323
5 Mile	22,725
7 Mile	54,623



2023 AVERAGE HOUSEHOLD INCOME

3 Mile	\$92,348
5 Mile	\$82,877
7 Mile	\$75,300



2023 ESTIMATED TOTAL EMPLOYEES

3 Mile	615
5 Mile	3,391
7 Mile	15,035

DOLLAR GENERAL



GREENSBORO, NC
116 Miles

RALEIGH, NC
185 Miles

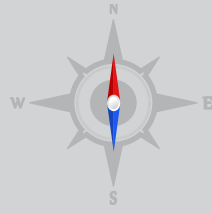
CHARLOTTE, NC
27 Miles

FAYETTEVILLE, NC
166 Miles

GREENVILLE, SC
75 Miles

COLUMBIA, SC
106 Miles

ATLANTA, GA
220 Miles



AREA OVERVIEW



BESSEMER CITY, NORTH CAROLINA

Bessemer City is a suburban city in Gaston County, North Carolina, United States. The population is 5,452. The city is approximately 6 miles northwest of Gastonia and 25 miles west of Charlotte. It was settled in 1756 and founded in 1893.

Gaston County is a county in the U.S. state of North Carolina. As of the 2020 census, the population was 227,943. The county seat is Gastonia. Dallas served as the original county seat from 1846 until 1911.

Gaston County is included in the Charlotte-Concord-Gastonia, NC-SC Metropolitan Statistical Area. It is the fourth largest county in the metropolitan area. It is located in the southern Piedmont region.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	7 MILE
2023 Population	931	7,323	22,725	54,623
2028 Projected Population	1,009	8,074	25,191	60,164
2020 Census Population	809	7,020	22,157	53,497
Annual Growth Rate: 2023 to 2028	1.67%	2.05%	2.16%	2.02%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE	7 MILE
2023 Households	363	2,890	9,230	22,188
2028 Projected Households	391	3,159	10,165	24,298
2020 Census Households	326	2,804	8,654	21,089
Annual Growth Rate: 2023 to 2028	1.53%	1.85%	2.02%	1.90%
Average Household Size	2.56	2.53	2.43	2.44



INCOME	1 MILE	3 MILE	5 MILE	7 MILE
2023 Average Household Income	\$96,507	\$92,348	\$82,877	\$75,300
2023 Median Household Income	\$71,371	\$68,756	\$64,673	\$58,182
2023 Per Capita Income	\$37,598	\$36,465	\$33,847	\$30,697



HOUSING	1 MILE	3 MILE	5 MILE	7 MILE
2023 Housing Units	363	2,890	9,230	22,188
2023 Owner-Occupied Units	247	1,962	6,226	14,889
2023 Renter Occupied Housing Units	116	928	3,004	7,300



PLACE OF WORK	1 MILE	3 MILE	5 MILE	7 MILE
2023 Businesses	21	93	373	1,344
2023 Employees	85	615	3,391	15,035

TENANT OVERVIEW



STOCK
NYSE: DG



CREDIT RATING
S&P: BBB



MARKET CAP
\$29.00 Billion



FORTUNE 500
#108



YEAR FOUNDED
1939



HEADQUARTERS
Goodlettsville, TN



STORES
19,726 +



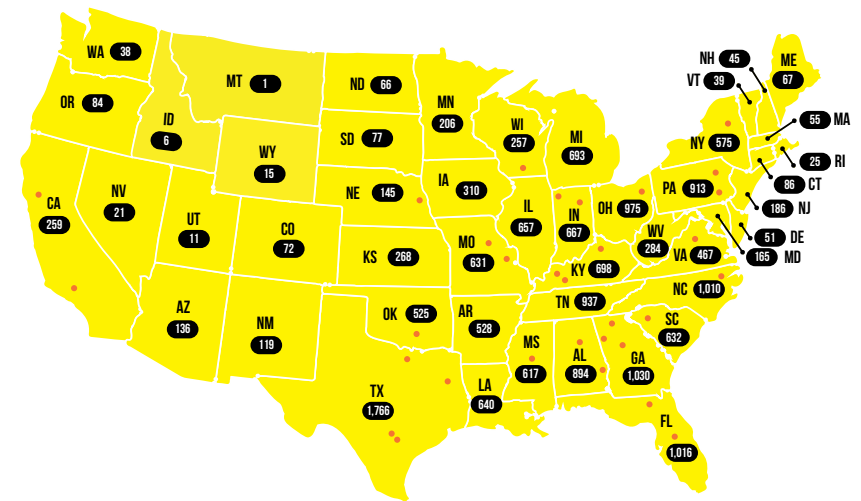
NO. EMPLOYEES
175,000 +

ABOUT

Dollar General Corporation (NYSE: DG) is proud to serve as America's neighborhood general store. Founded in 1939, Dollar General lives its mission of Serving Others every day by providing access to affordable products and services for its customers, career opportunities for its employees, and literacy and education support for its hometown communities. As of November 3, 2023, the company's 19,726 Dollar General, DG Market, DGX and pOpshelf stores across the United States and Mi Súper Dollar General stores in Mexico provide everyday essentials including food, health and wellness products, cleaning and laundry supplies, self-care and beauty items, and seasonal décor from our high-quality private brands alongside many of the world's most trusted brands such as Coca Cola, PepsiCo/Frito-Lay, General Mills, Hershey, J.M. Smucker, Kraft, Mars, Nestlé, Procter & Gamble and Unilever.

19,726 STORES | IN 48 STATES | AS OF 11/03/2023

● STORES
● DISTRIBUTION CENTER



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Schuchert Retail Group and should not be made available to any other person or entity without the written consent of Schuchert Retail Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Schuchert Retail Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject 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 whatsoever about the accuracy or completeness of any information provided

As the buyer of a net leased property or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Schuchert Retail Group expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Owner and Schuchert Retail Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. Schuchert Retail Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Schuchert Retail Group, the property, or the seller by such entity.

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



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