

# OFFERING MEMORANDUM



**DOLLAR  
GENERAL**

**DOLLAR GENERAL**  
BUTNER, NORTH CAROLINA



**SCHUCHERT**  
RETAIL GROUP

In Association with Wayne Troxler  
A Licensed North Carolina Broker #110069



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NC License #110069



## INVESTMENT SUMMARY



LIST PRICE  
**\$824,320**



CAP RATE  
**7.50%**



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



OWNERSHIP  
**FEE SIMPLE**



LEASE TERM REMAINING  
**5.25 YEARS**



RENEWAL OPTIONS  
**3 - 5 YEAR**



PARKING  
**30 SPACES**



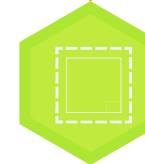
PARCEL NUMBER  
**087605174912**



PROPERTY ADDRESS  
**304 CENTRAL AVE  
BUTNER, NC 27509**



ANNUAL RENT  
**\$61,824.00**



LAND AREA  
**0.88 ACRES**



LEASE TYPE  
**NN**



LEASE EXPIRATION  
**09/30/2031**



RENT INCREASES  
**12% AT OPTIONS**



YEAR BUILT  
**2006**



TRAFFIC COUNTS  
**11,540 VPD**

# RENT SCHEDULE

| LEASE YEAR                                   | MONTHLY RENT | ANNUAL RENT | RENT PSF | % INCREASE | CAP RATE |
|----------------------------------------------|--------------|-------------|----------|------------|----------|
| Current - 09/30/2031                         | \$5,152.00   | \$61,824.00 | \$6.79   |            | 7.50%    |
| 2nd Option Period<br>10/01/2031 - 09/30/2036 | \$5,777.00   | \$69,324.00 | \$7.62   | 12%        | 8.41%    |
| 3rd Option Period<br>10/01/2036 - 09/30/2041 | \$6,463.00   | \$77,556.00 | \$8.52   | 12%        | 9.41%    |
| 4th Option Period<br>10/01/2041 - 09/30/2046 | \$7,238.00   | \$86,856.00 | \$9.54   | 12%        | 10.54%   |

# INVESTMENT HIGHLIGHTS

## DOLLAR GENERAL CORPORATE LEASE:

- ➊ 5.25 Years of Guaranteed Lease Term Remaining (Lease Exp: 09/30/2031)
- ➋ 2006 Construction | Build to Suit Dollar General
- ➌ 9,100 SF Building on 0.88 Acre Parcel
- ➍ Three (3) - Five (5) Year Option Periods with 12% Rental Increases

## NN LEASE:

- ➊ Landlord Responsibilities Limited to Roof, Structure, HVAC & Parking Lot
- ➋ Tenant Pays \$525.82 Per Month (6,309.84 Per Year) for Parking Lot Maintenance Expenses
- ➌ Tenant is Responsible for Minor Repairs (Costing Less Than \$1,000.00 Per Occurrence) to HVAC System
- ➍ Tenant is Required to Carry a Quarterly Maintenance Service Contract for the HVAC System

## STRONG PLACER.AI DATA - 260.6K VISITS:

- ➊ Nationwide (315 out of 19,641 DG Stores) = Top 2%
- ➋ Statewide (9 out of 1,075 DG Stores) = Top 1%
- ➌ Local (15-Mile Radius) = Top Store (1 out of 16)

## CLOSE PROXIMITY TO SCHOOLS:

- ➊ Butner-Stem Elementary School (0.2 Miles Away) - 516 Students
- ➋ Butner-Stem Middle School (0.7 Miles Away) - 403 Students

## PROXIMITY FROM BUTNER, NORTH CAROLINA:

- ➊ Durham, NC | 15 Miles
- ➋ Raleigh, NC | 28 Miles
- ➌ Greensboro, NC | 66 Miles
- ➍ Winston-Salem, NC | 92 Miles
- ➎ Fayetteville, NC | 92 Miles
- ➏ Charlotte, NC | 157 Miles

## TRADE AREA DEMOGRAPHICS:

- ➊ 1-Mile Population = 3,098 Residents
- ➋ 1-Mile Average Household Income = \$90,259
- ➌ 3-Mile Population = 12,107 Residents
- ➍ 3-Mile Average Household Income = \$114,984
- ➎ 5-Mile Population = 18,983 Residents
- ➏ 5-Mile Average Household Income = \$111,737
- ➐ 7-Mile Population = 28,213 Residents
- ➑ 7-Mile Average Household Income = \$129,506

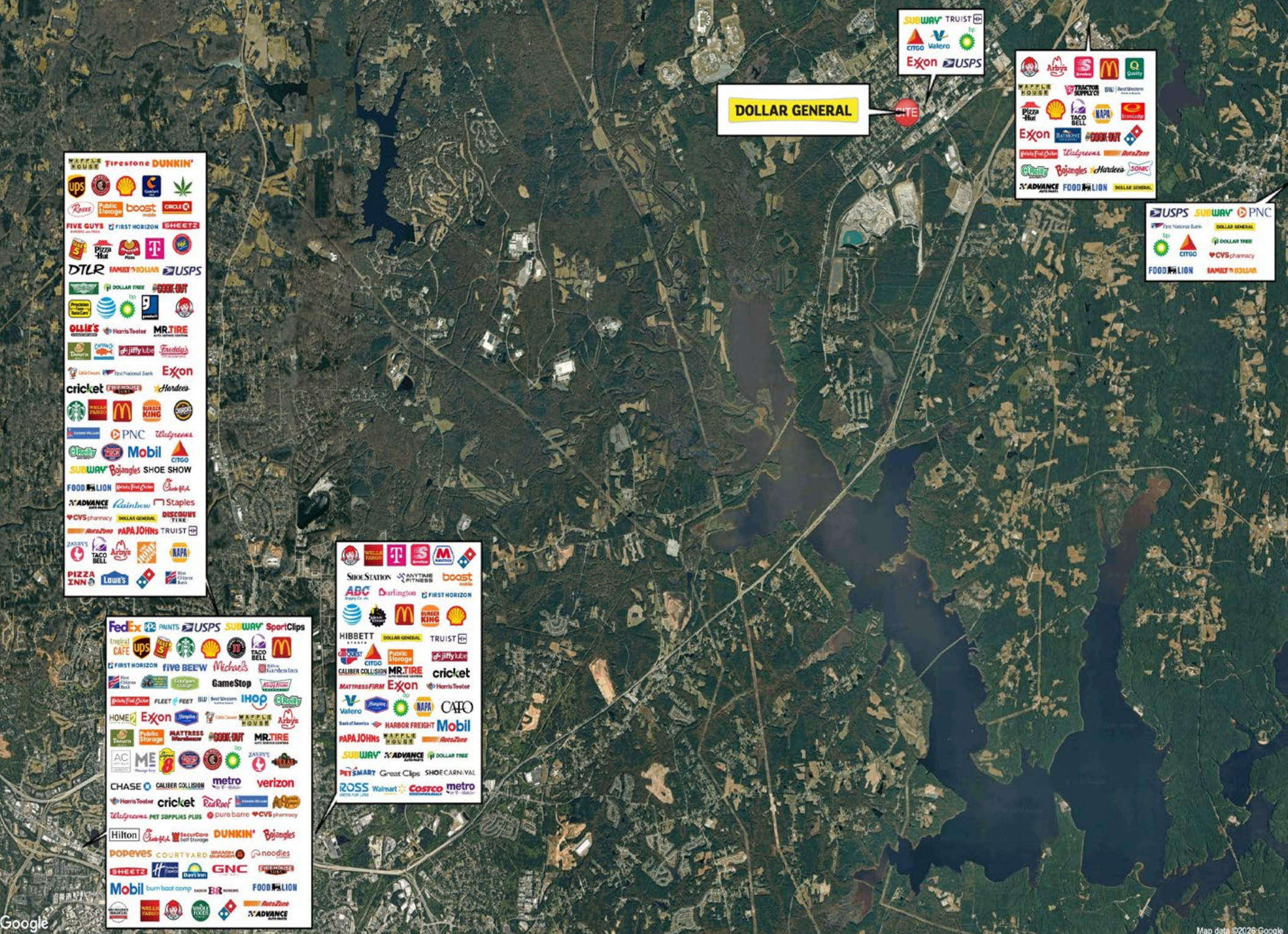
## TENANT:

- ➊ Dollar General Corporation (NYSE: "DG")
- ➋ Strong Investment Grade Credit Rating of "BBB" by Standard & Poor's
- ➌ Ranked #112 on the Fortune 500 List









DOLLAR GENERAL

SUBWAY TRUIST  
CITGO Valero  
Exxon USPS

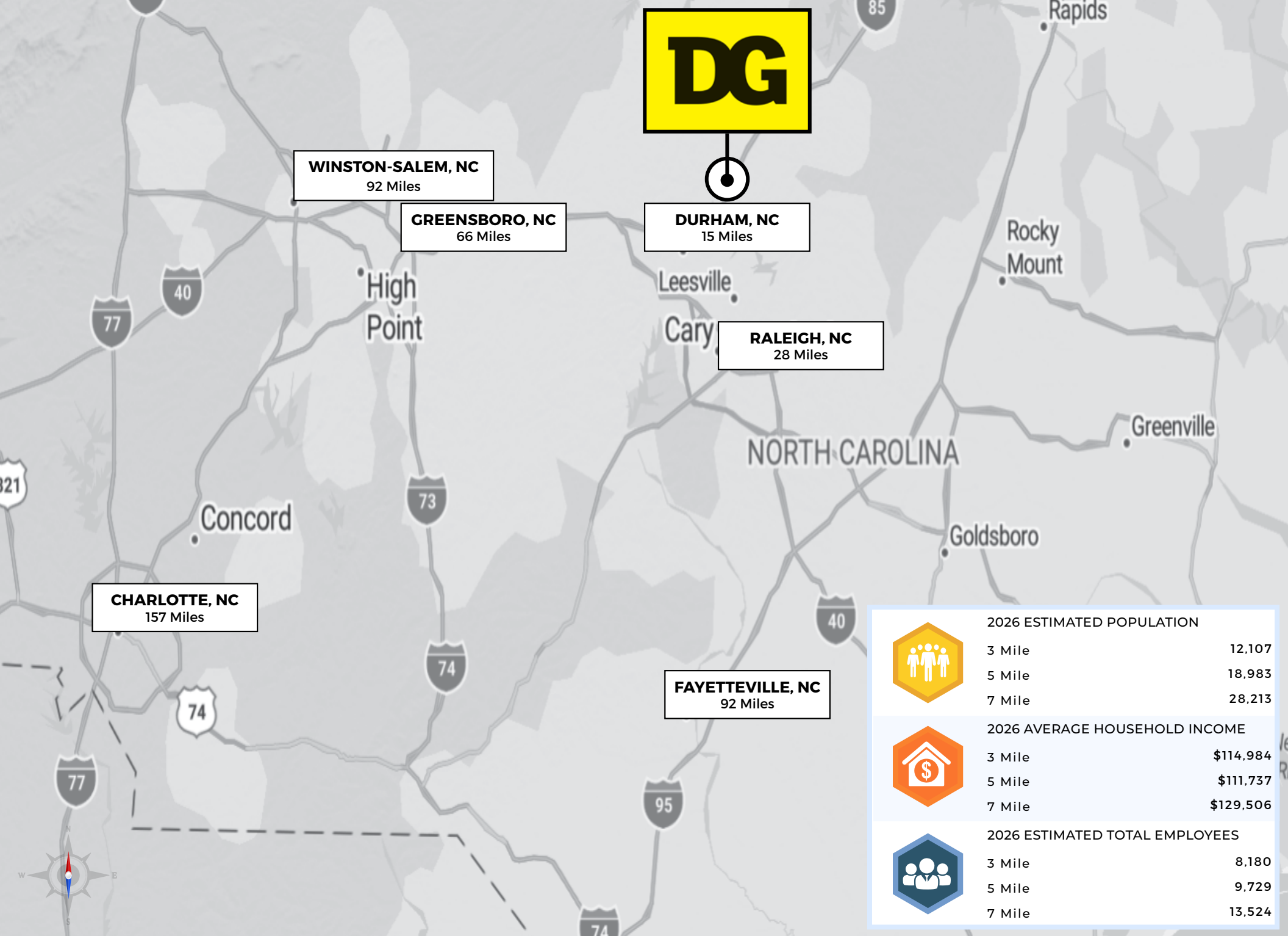
Waffle House  
Arby's  
Sonic Drive-Ins  
McDonald's  
Qdoba  
Pizza Hut  
Shell  
Taco Bell  
NAPA  
Exxon  
Baskin-Robbins  
Dunkin'  
Papa John's  
Wendy's  
Blaze Pizza  
Hardee's  
Sonic Drive-Ins  
Advance Auto Parts  
Food Lion  
Dollar General

USPS SUBWAY PNC  
First National Bank  
Dollar General  
CITGO  
Dollar Tree  
CVS pharmacy  
Family Dollar  
Food Lion

Waffle House  
Firestone  
Dunkin'  
UPS  
Shell  
Boost  
Circle K  
Five Guys  
First Horizon  
Sheetz  
DTLR  
Family Dollar  
USPS  
Dollar Tree  
Cricket  
Ollie's  
Harris Teeter  
Mr. Tire  
Exxon  
Cricket  
Hardee's  
McDonald's  
Burger King  
PNC  
Wendy's  
Mobil  
CITGO  
Subway  
Bojangles  
Shoe Show  
Food Lion  
Advance Auto Parts  
Rainbow  
Staples  
CVS pharmacy  
Dollar General  
Discount Tire  
Papa John's  
Truist  
Taco Bell  
Arby's  
NAPA  
Pizza Inn  
Louie's

Shoe Station  
Anytime Fitness  
Boost  
ABC  
Durham  
First Horizon  
Hibbett  
Dollar General  
Truist  
Caliber Collision  
Mr. Tire  
Cricket  
Mattress Firm  
Exxon  
Harris Teeter  
Valero  
NAPA  
CITGO  
Papa John's  
Wendy's  
Subway  
Advance Auto Parts  
Dollar Tree  
PetSmart  
Great Clips  
Shoe Carnival  
Ross  
Walmart  
Costco  
Metro

FedEx  
Paints  
USPS  
Subway  
Sport Clips  
Tropical Cafe  
UPS  
Starbucks  
Shell  
McDonald's  
First Horizon  
Five Below  
Michael's  
GameStop  
Home Depot  
Exxon  
NAPA  
CITGO  
Papa John's  
Wendy's  
Subway  
Advance Auto Parts  
Dollar Tree  
PetSmart  
Great Clips  
Shoe Carnival  
Ross  
Walmart  
Costco  
Metro



| 2026 ESTIMATED POPULATION      |        |           |
|--------------------------------|--------|-----------|
|                                | 3 Mile | 12,107    |
|                                | 5 Mile | 18,983    |
|                                | 7 Mile | 28,213    |
| 2026 AVERAGE HOUSEHOLD INCOME  |        |           |
|                                | 3 Mile | \$114,984 |
|                                | 5 Mile | \$111,737 |
|                                | 7 Mile | \$129,506 |
| 2026 ESTIMATED TOTAL EMPLOYEES |        |           |
|                                | 3 Mile | 8,180     |
|                                | 5 Mile | 9,729     |
|                                | 7 Mile | 13,524    |

# AREA OVERVIEW



## BUTNER, NORTH CAROLINA

Located in southern Granville County, the Town of Butner offers its residents a high quality of life attributed to its rich history, the ideals of small town living with the ease of being just minutes from the Triangle, and its vision for the future. Located less than thirty minutes from Durham with easy access to I-85, Butner invites you to experience the opportunities the employment, recreation, and housing offered here!

Originally an agricultural community, it became a training camp during World War II known as Camp Butner. Part of the camp remains and is used as a training facility for branches of the military and various divisions of law enforcement. Given its proximity to Research Triangle Park (RTP), local universities and major transportation thoroughfares, Butner is the industrial hub of southern Granville County. Founded in 1949, Newton Instrument has endured and prospered as its manufacturing goals and processes changed, now focused on telecommunication equipment components. Carolina Sunrock's facility is the only pure trap rock quarry in the Southeast, from Manassas, VA all the way to the Gulf of Mexico. The quarry produces a wide variety of construction materials including asphalt aggregates, concrete aggregates and more. Altec, a leading provider of products and services to telecommunications, tree care, electric utilities, and contractor markets, is headquartered in Butner. StayOnline, located on East Lyon Station Road, manufactures, assembles and globally distributes power cords. The company also specializes in other electrical components like electrical boxes, outlets and cord connectors.

In addition to being an industrial hub, the Town is also home to several distribution centers including Food Lion. The Town also has a strong medical presence with Granville Medical Center, Duke Primary Care and several private practices (general, dentistry, optometry, etc.). Butner has a thriving commercial market with local businesses continuing to open and prosper both in "old Butner" and along the NC Hwy 56. A busy commercial corridor on NC 56 east of I-85 features many restaurants, retail uses, educational uses, and serves as a connector between Butner and nearby Creedmoor.

# AREA DEMOGRAPHICS



| POPULATION                | 3 MILE | 5 MILE | 7 MILE | 10 MILE |
|---------------------------|--------|--------|--------|---------|
| 2026 Population           | 12,107 | 18,983 | 28,213 | 73,607  |
| 2031 Projected Population | 11,994 | 18,744 | 27,967 | 73,403  |
| 2020 Census Population    | 13,200 | 19,834 | 28,998 | 72,555  |



| HOUSEHOLDS                | 3 MILE | 5 MILE | 7 MILE | 10 MILE |
|---------------------------|--------|--------|--------|---------|
| 2026 Households           | 3,400  | 5,869  | 9,316  | 26,556  |
| 2031 Projected Households | 3,336  | 5,744  | 9,154  | 26,164  |
| 2020 Census Households    | 3,255  | 5,581  | 8,911  | 25,384  |
| Average Household Size    | 2.38   | 2.43   | 2.46   | 2.55    |



| INCOME                        | 3 MILE    | 5 MILE    | 7 MILE    | 10 MILE   |
|-------------------------------|-----------|-----------|-----------|-----------|
| 2026 Average Household Income | \$114,984 | \$111,737 | \$129,506 | \$120,533 |
| 2026 Median Household Income  | \$85,376  | \$81,020  | \$90,963  | \$90,816  |
| 2026 Per Capita Income        | \$32,902  | \$34,942  | \$43,050  | \$43,666  |



| HOUSING                            | 3 MILE | 5 MILE | 7 MILE | 10 MILE |
|------------------------------------|--------|--------|--------|---------|
| 2026 Housing Units                 | 3,400  | 5,869  | 9,316  | 26,556  |
| 2026 Owner-Occupied Units          | 2,228  | 4,143  | 7,067  | 19,887  |
| 2026 Renter Occupied Housing Units | 1,172  | 1,725  | 2,249  | 6,669   |



| PLACE OF WORK   | 3 MILE | 5 MILE | 7 MILE | 10 MILE |
|-----------------|--------|--------|--------|---------|
| 2026 Businesses | 312    | 477    | 780    | 1,996   |
| 2026 Employees  | 8,180  | 9,729  | 13,524 | 21,593  |

# TENANT OVERVIEW

# DOLLAR GENERAL®



**STOCK**  
NYSE: DG



**CREDIT RATING**  
S&P: BBB



**MARKET CAP**  
\$24.48 Billion



**FORTUNE 500**  
#112



**YEAR FOUNDED**  
1939



**HEADQUARTERS**  
Goodlettsville, TN



**STORES**  
21,055



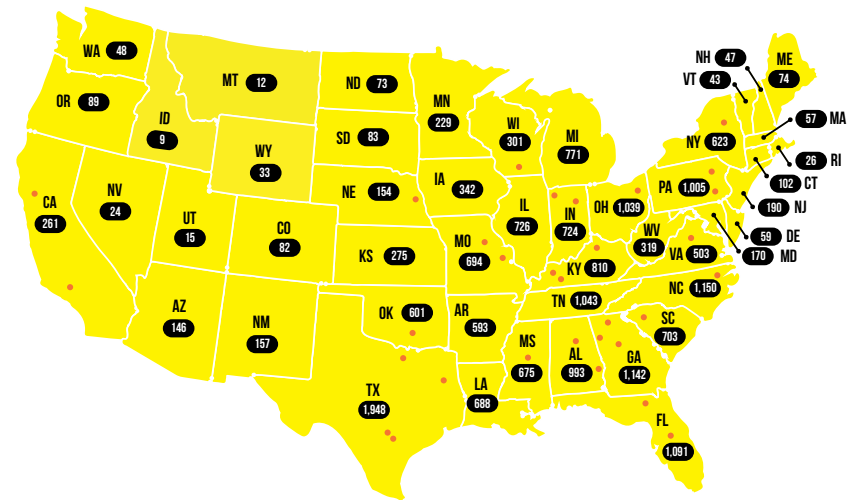
**NO. EMPLOYEES**  
195,000

## 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 May 1, 2026, the company's 21,055 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.

**21,055 STORES** | **IN 48 STATES** |  
AS OF 05/01/2026

● 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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