



DOLLAR GENERAL
market

GARLAND, NORTH CAROLINA
CONFIDENTIAL OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY



LEAD BROKER

Robert Schmidt, CCIM

Director & Shareholder
rschmidt@furmancap.com
864 678 5995



LEAD BROKER

Peter Couchell, CCIM

Managing Director & Shareholder
couchell@furmancap.com
864 678 5923



Lawrence Myers

Associate
lmyers@furmancap.com
864 313 2817

FURMAN
CAPITAL ADVISORS

Furman Capital Advisors, LLC
101 E. Washington Street, Suite 300
Greenville, SC 29601 | 864.235.6855
 FurmanCapital.com

Investment Services Division of NAI Earle Furman

PROPERTY SUMMARY

Property Address	12606 Garland Hwy Garland, NC 28441
Ownership	Fee Simple
Year Built	2025
Building Size	10,640 SF
Parcel Size	1.43 Acres
Parking	36 Spaces

INVESTMENT SUMMARY

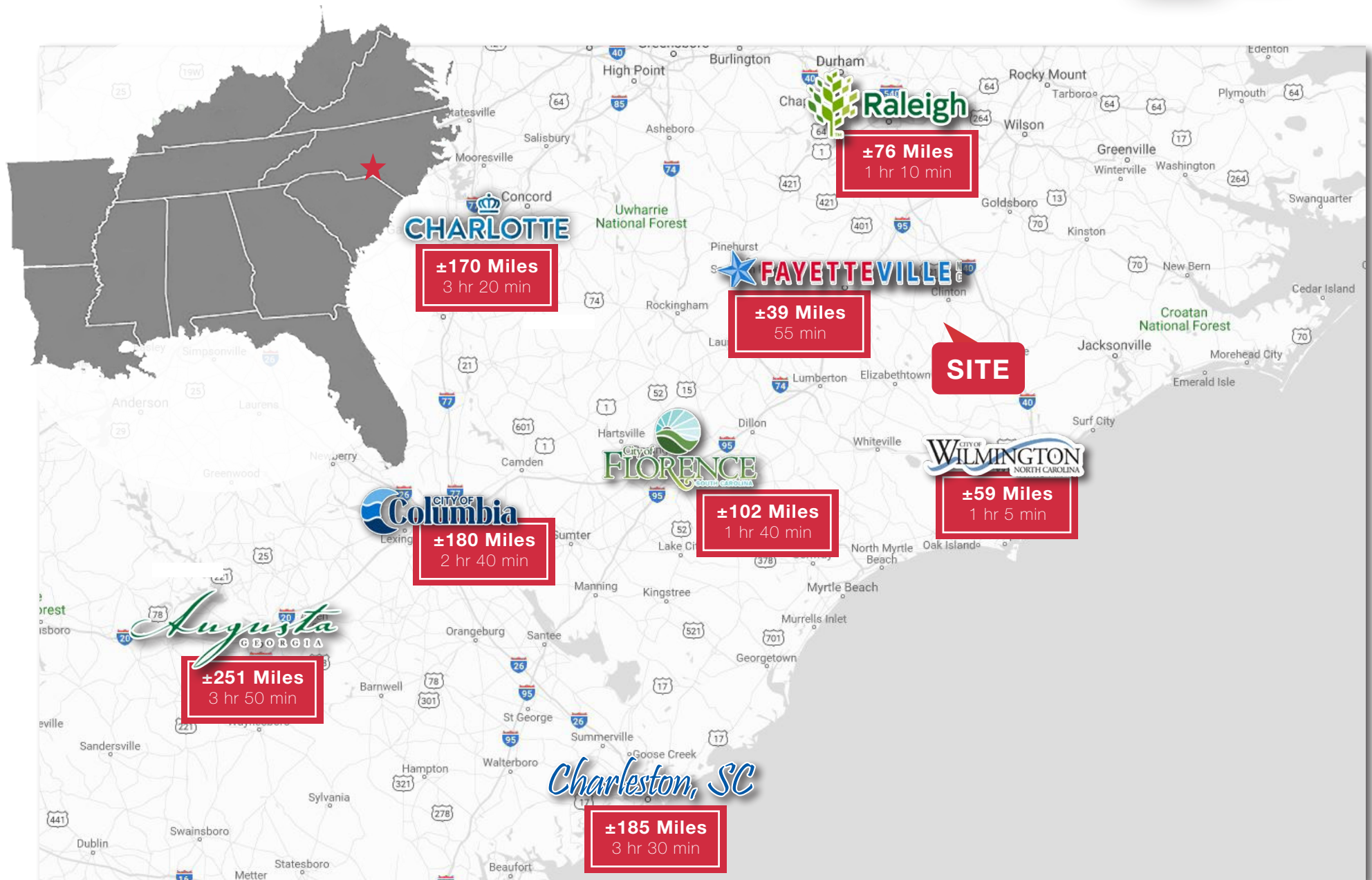
NOI	\$151,884
Cap Rate	6.70%
List Price	\$2,267,000
Lease Type	Absolute Net
Remaining Lease Term	15 Years
Options	(5) 5-Year
Rent Increases	5% Every 5 Years

PROPERTY HIGHLIGHTS

- **Desirable Lease Terms:** Brand new 15-year Absolute NNN lease with 5% increases every 5 years
- **Zero Landlord Responsibilities:** Absolute NNN lease with ZERO landlord responsibilities
- **Brand New Construction:** 2025 build-to-suit for Dollar General; Rent commencement was February 2025
- **Corporate Dollar General Lease:** Over 20,000 locations in 48 states and Mexico with 2024 revenues of \$40.6 billion and a current market cap in excess of \$18 billion
- **Investment Grade Tenant:** Dollar General holds an S&P BBB credit rating
- **Excellent Highway Frontage:** Situated on a corner lot fronting Garland Highway (US hwy 701), Garland's busiest highway, and Wright Bridge Rd, this property's excellent highway frontage ensures its continued strong traffic exposure.

PROPERTY OVERVIEW

Regional Map



Market Map



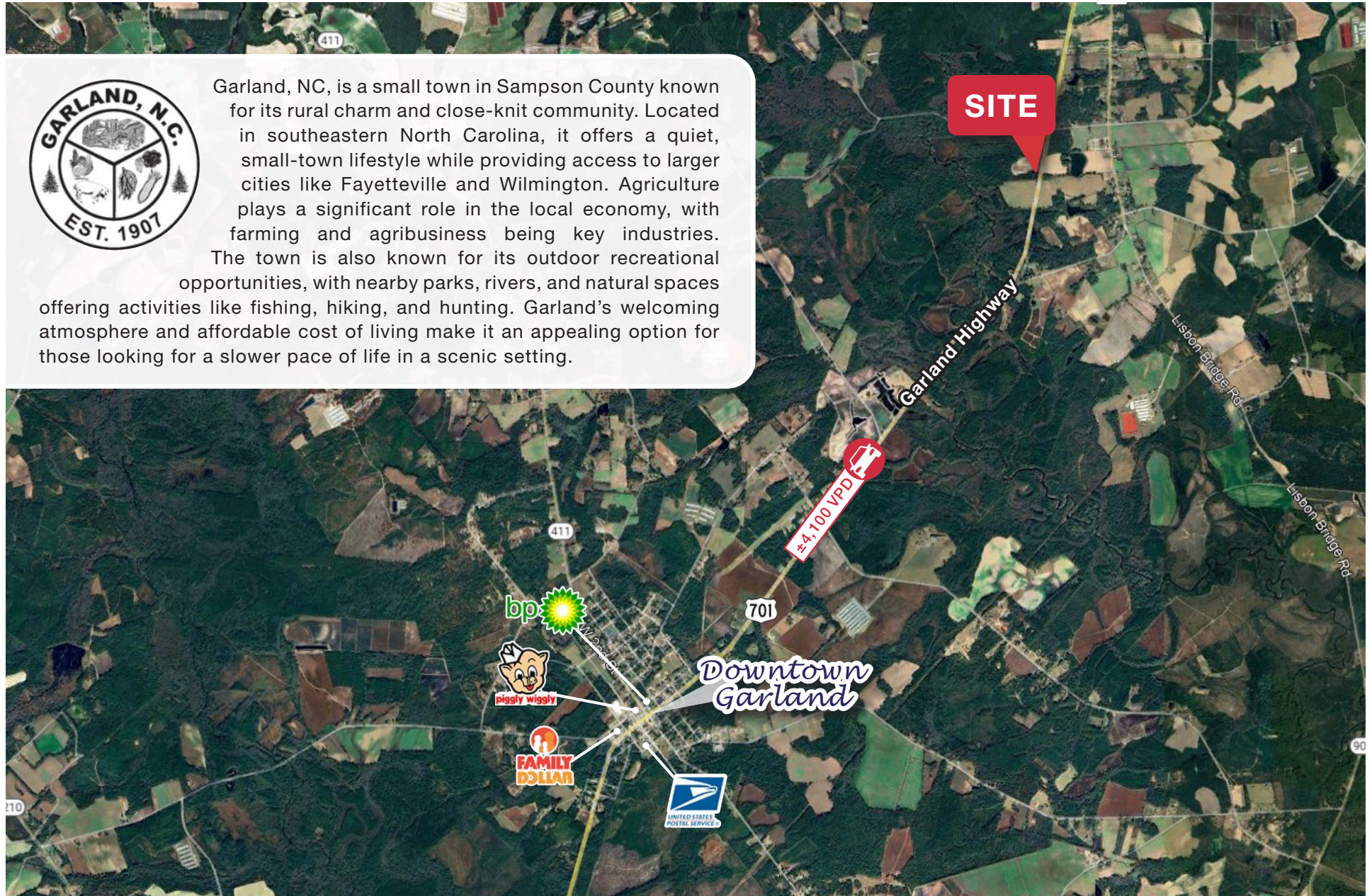
PROPERTY OVERVIEW

Submarket Map



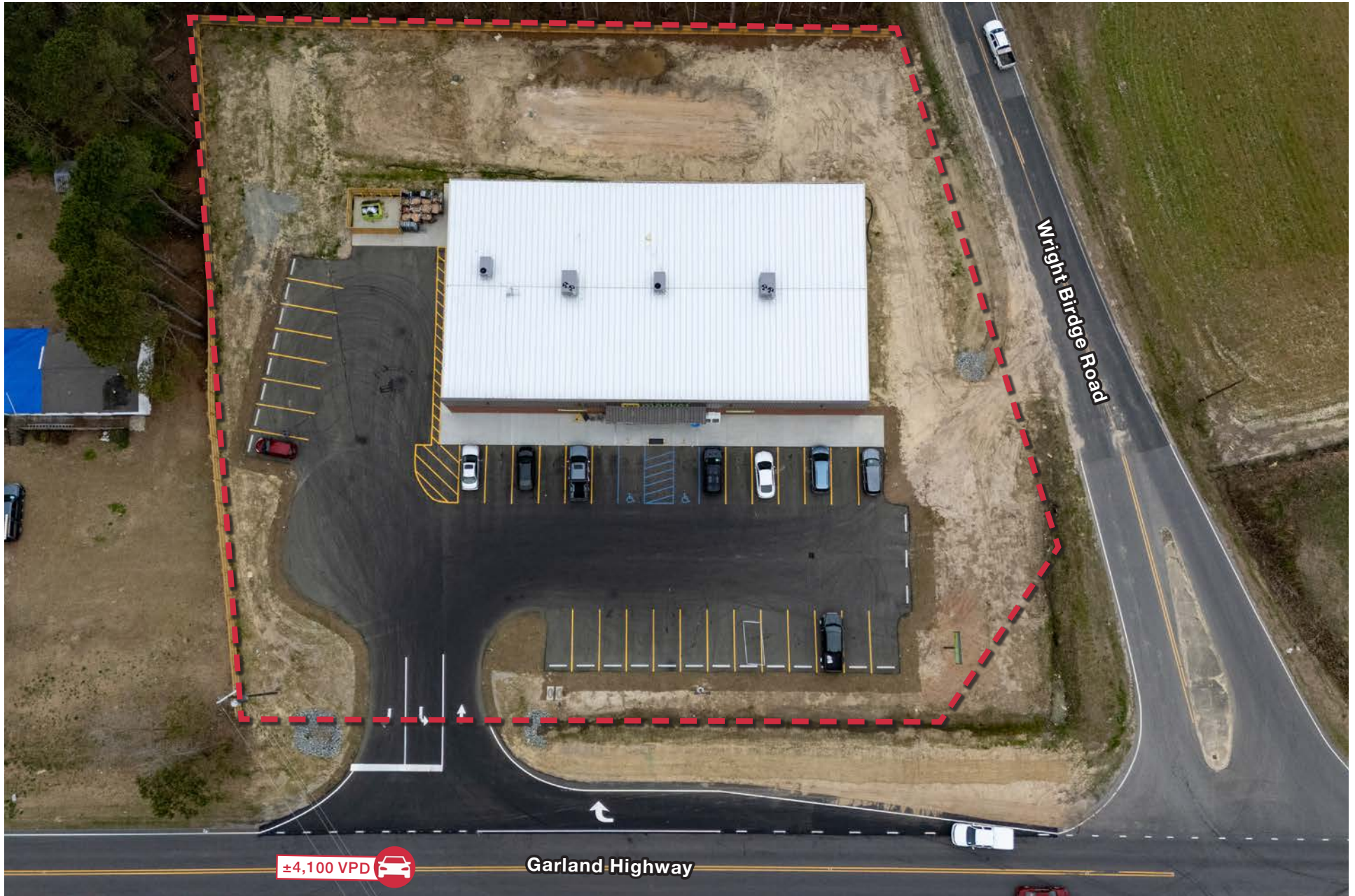
Garland, NC, is a small town in Sampson County known for its rural charm and close-knit community. Located in southeastern North Carolina, it offers a quiet, small-town lifestyle while providing access to larger cities like Fayetteville and Wilmington. Agriculture plays a significant role in the local economy, with farming and agribusiness being key industries.

The town is also known for its outdoor recreational opportunities, with nearby parks, rivers, and natural spaces offering activities like fishing, hiking, and hunting. Garland's welcoming atmosphere and affordable cost of living make it an appealing option for those looking for a slower pace of life in a scenic setting.



PROPERTY OVERVIEW

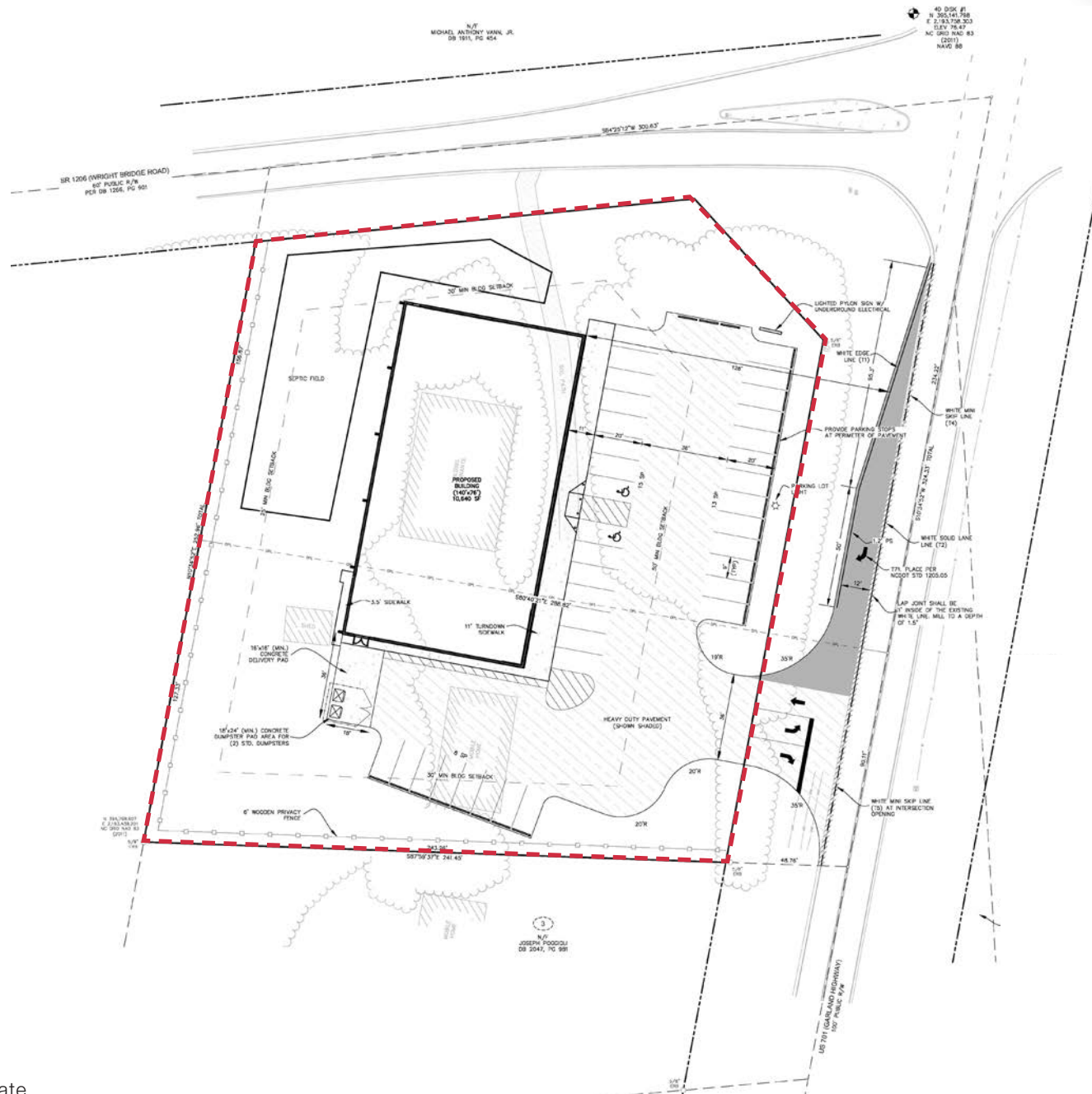
Site Map



*Site lines are approximate

PROPERTY OVERVIEW

Site Plan



*Site lines are approximate

PROPERTY OVERVIEW

Property Photos



INVESTMENT OVERVIEW

Lease Summary & Rent Schedule



LEASE SUMMARY

Tenant	Dolgencorp, LLC
Tenant Trade Name	DG Market
Lease Guarantor	Dollar General Corporation
Tenant Classification	Corporate
Lease Type	Absolute Net
Original Lease Term	15 Years
Rent Commencement Date	February 25, 2025
Lease Expiration Date	February 29, 2040
Term Remaining on Lease	15 Years
Options	(5) 5 - Year
Increases	5% Every 5 Years
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Repairs & Maintenance	Tenant Responsibility
Roof	Tenant Responsibility
Structure	Tenant Responsibility

RENT SCHEDULE

Initial Term	Monthly	Annual
Years 1-5	\$12,657	\$151,884
Years 6-10	\$13,290	\$159,480
Years 11-15	\$13,955	\$167,460
Option 1		
Year 16-20	\$14,653	\$175,836
Option 2		
Years 21-25	\$15,385	\$184,620
Option 3		
Years 26-30	\$16,154	\$193,848
Option 4		
Years 31-35	\$16,962	\$203,544
Option 5		
Years 36-40	\$17,810	\$213,720



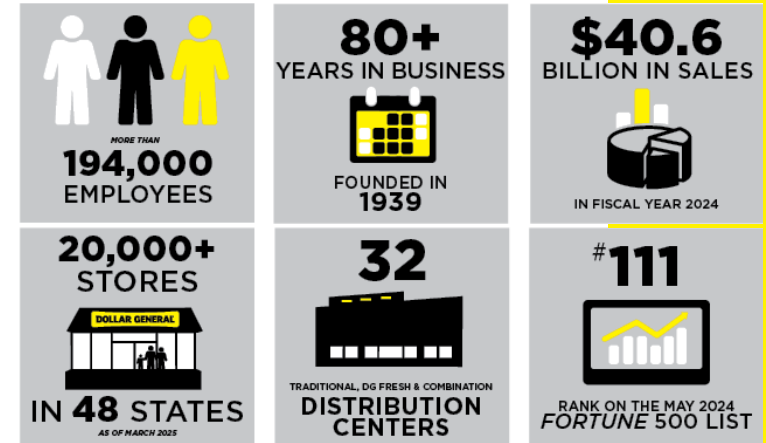
DOLLAR GENERAL®

- Headquarters: **Goodlettsville, TN**
- **\$40.6 billion** in sales in fiscal 2024
- **20,000+ retail locations** in 48 states and Mexico
- **32** distribution centers in 16 states
- **194,000+** employees
- Newsweek's America's **Most Admired Workplaces** (2025)
- **#111** on Fortune 500 list (2024)
- **#389** on the Fortune 500 Global (2024)
- **#17** on the National Retail Federation's **Top 100 Retailers** List (2024)
- **#532** on TIME's World's Best Companies (2024)
- **#22** on **Brand Finance's Retail Report** (2023)
- Fortune's **World's Most Admired Companies** List (2023, 2022, 2020)

Dollar General (NYSE: DG) is a chain of over 20,000+ discount stores spread throughout 48 states and Mexico. With 194,000+ employees, Dollar General concentrates the bulk of its business in the South, East, Midwest, and Southwest of the US, where it offers basic household items such as cleaning supplies, health and beauty aids, apparel, and food. They target low, middle, and fixed-income shoppers. One of Dollar General's main advantages is that it offers prices as low, or lower than, Walmart, but in more convenient locations. Dollar General was recognized in spot #111 in 2024's Fortune 500 list, and it has steadily grown to become one of the most profitable stores in the rural United States with revenues reaching around \$40.6 billion in 2024.

Dollar General has 32 distribution centers across 16 states, and since 2017, they have expanded their markets to include the states of North Dakota, Wyoming, Washington, and Idaho, making Alaska and Hawaii the only two states their markets have yet to include. DG has also demonstrated continued growth with the opening of 725 new stores in their fiscal year of 2024.

www.dollargeneral.com



MARKET OVERVIEW

Fayetteville, North Carolina



Fayetteville is a city in and the county seat of Cumberland County, North Carolina. It is the **6th-most populous city in North Carolina**. Fayetteville is in the Sandhills in the western part of the Coastal Plain region, on the Cape Fear River. It is best known as the **home of Fort Liberty, a major U.S. Army installation northwest of the city**. Fayetteville has received the All-America City Award from the National Civic League four times. With a 2020 population of 520,378 people, the Fayetteville metropolitan area is the largest in southeastern North Carolina and the **sixth-largest** in the state.



FAYETTEVILLE CAROLINA ACCOLADES

- ✓ #2 America's Fastest Growing Big Cities – *24/7 Wall St (2024)*
- ✓ #10 Best Housing Markets for First-Time Homebuyers – *SmartAsset (2024)*
- ✓ #11 Top 50 Emerging High-Tech Metros – *Secure Data Recovery (2024)*
- ✓ #4 Lowest Cost of Groceries in America – *WalletHub (2024)*
- ✓ 4-Time-Winner of the All-American City Award – *National Civic League (2023)*

Fayetteville, NC is a destination with a variety of strengths including friendly locals, numerous historic sites, breathtaking scenery, and a great environment for spending time with friends. The area excels in **celebrating the American Spirit** and serving as a home for military families. The top five area activities include shopping, exploring the downtown/urban area, immersing oneself in military and historical sites, enjoying outdoor recreation, and visiting museums such as the Fayetteville History Museum, the Airborne Special Operations Museum, and the Cape Fear Botanical Garden.



Fayetteville Regional Airport connects to three major U.S. airline hubs via five regional carriers, and the **Atlantic Coast Line Railroad Station** offers daily Amtrak service with routes along the East Coast.



Fort Liberty and Pope Army Field are in the northern part of Fayetteville. Fort Liberty and Pope Field pump about **\$4.5 billion** a year into the region's economy, making Fayetteville one of the **best retail markets** in the country.



The Fayetteville Downtown Historic District has 113 historic structures, including commercial, residential, government, and civic buildings and churches. The district has been listed in the **National Register of Historic Places** for over 20 years.



Fayetteville boasts a **diverse educational landscape** with institutions like Fayetteville State University, Fayetteville Technical Community College, and Methodist University, providing a range of higher education opportunities for its residents.

1 MILE RADIUS

Summary

2024

Population	326
Households	123
Families	87
Average Household Size	2.64
Owner Occupied Housing Units	95
Renter Occupied Housing Units	28
Median Age	39.2
Average Household Income	\$84,271

3 MILE RADIUS

Summary

2024

Population	1,290
Households	476
Families	329
Average Household Size	2.70
Owner Occupied Housing Units	365
Renter Occupied Housing Units	111
Median Age	39.2
Average Household Income	\$82,974

5 MILE RADIUS

Summary

2024

Population	3,213
Households	1,224
Families	824
Average Household Size	2.62
Owner Occupied Housing Units	933
Renter Occupied Housing Units	291
Median Age	39.7
Average Household Income	\$79,041

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 12606 Garland Hwy, Garland, NC 28441 ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. 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.

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

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. 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.

Owner and Agent 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 this 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 by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



FURMAN

CAPITAL ADVISORS

101 E. Washington Street, Suite 300 | Greenville, SC 29601



864.235.6855



FurmanCapital.com