



DOLLAR GENERAL
market

HAMLET, NORTH CAROLINA
CONFIDENTIAL OFFERING MEMORANDUM

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PROPERTY SUMMARY

Property Address	1679 E US 74 Hwy Hamlet, NC 28345
Ownership	Fee Simple
Year Built	2025
Building Size	10,640 SF
Parcel Size	2.78 Acres
Parking	36 Spaces

INVESTMENT SUMMARY

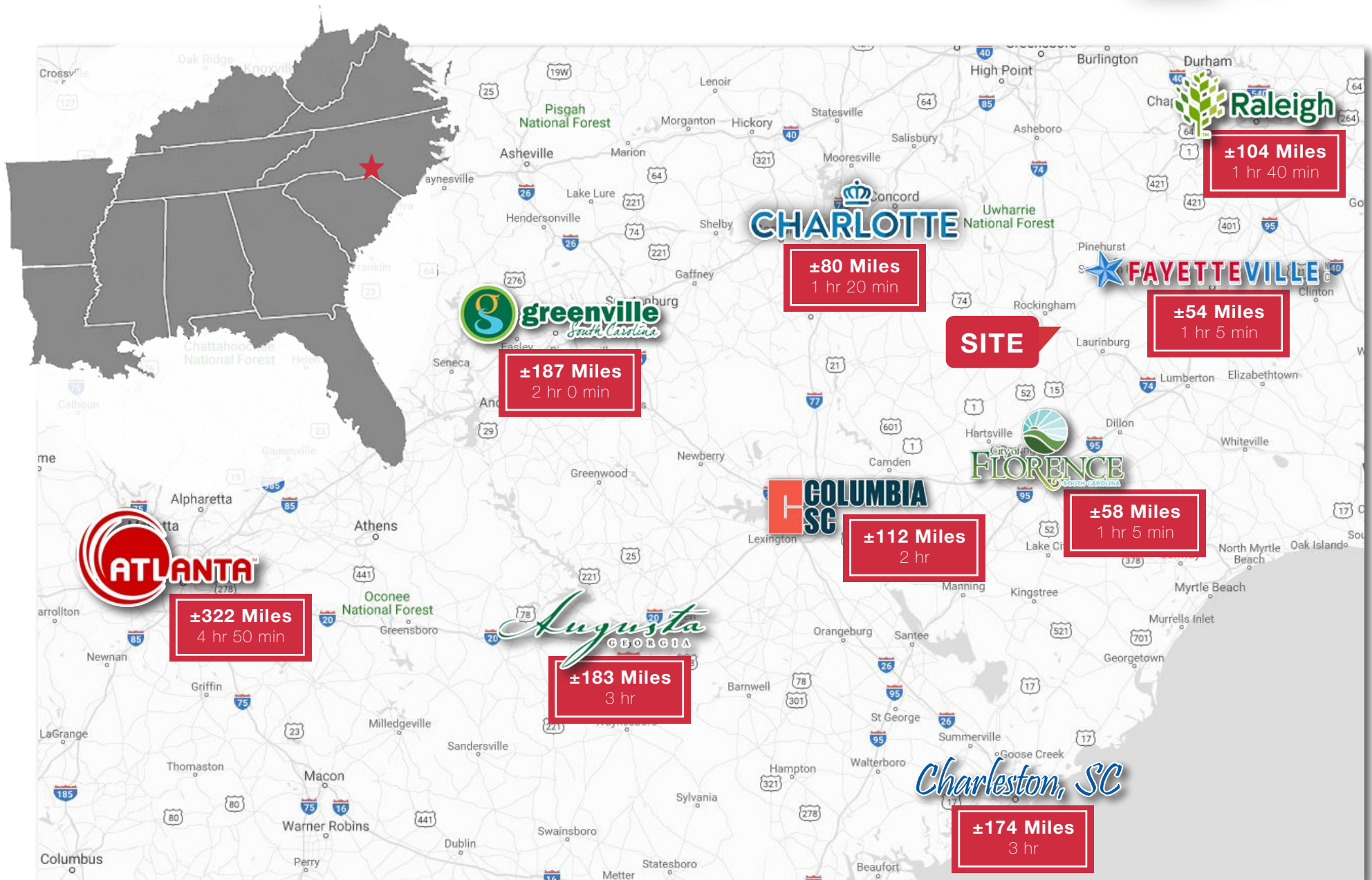
NOI	\$154,900
Cap Rate	6.50%
List Price	\$2,384,000
Lease Type	Absolute Net
Remaining Lease Term	15 Years
Options	(5) 5-Year
Rent Increases	5% Every 5 Years

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
- **Strategic Location:** Ideally situated just under a mile from both Downtown Hamlet and I-74, this location is well suited to maintain strong customer exposure

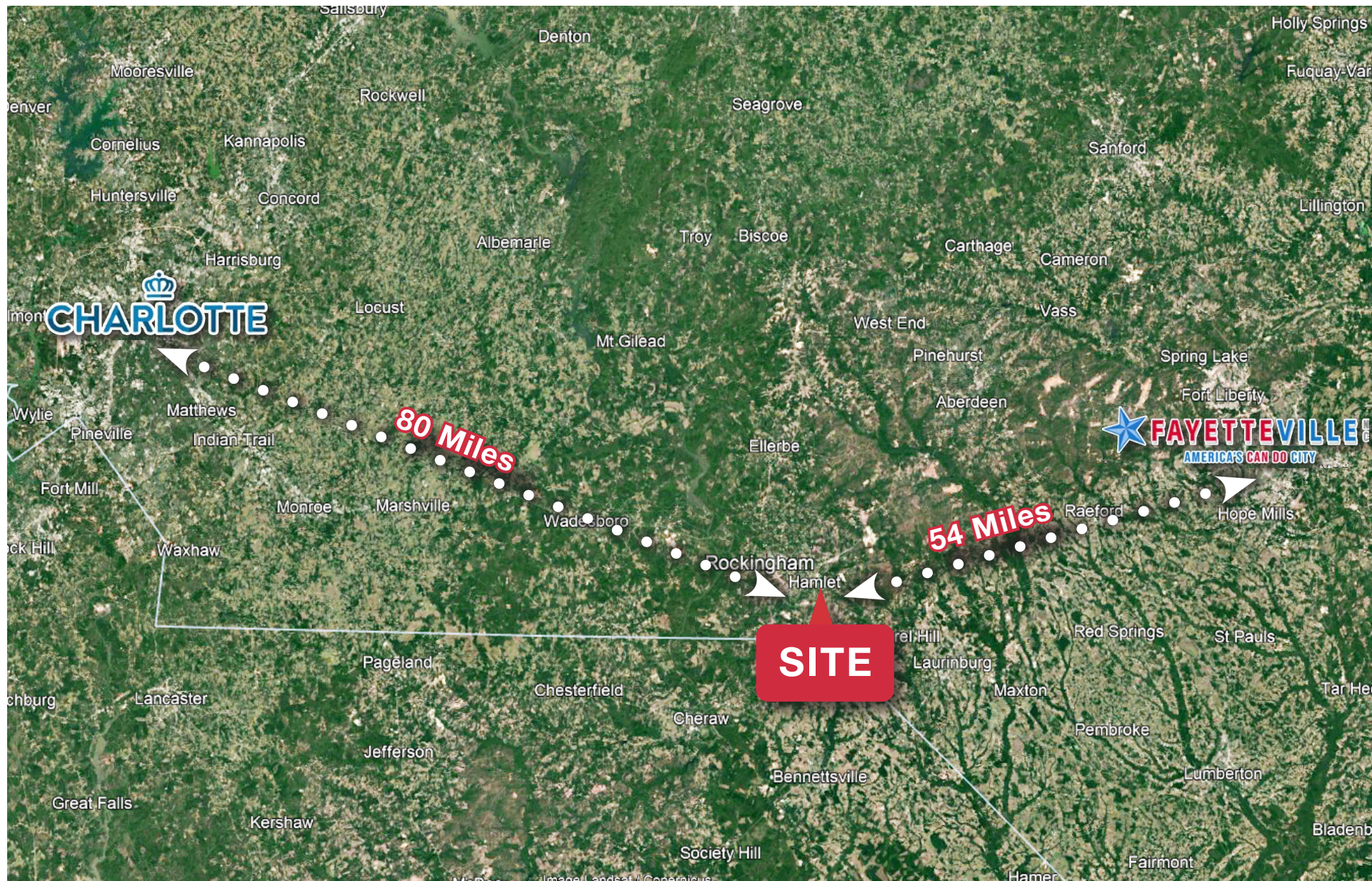
PROPERTY OVERVIEW

Regional Map



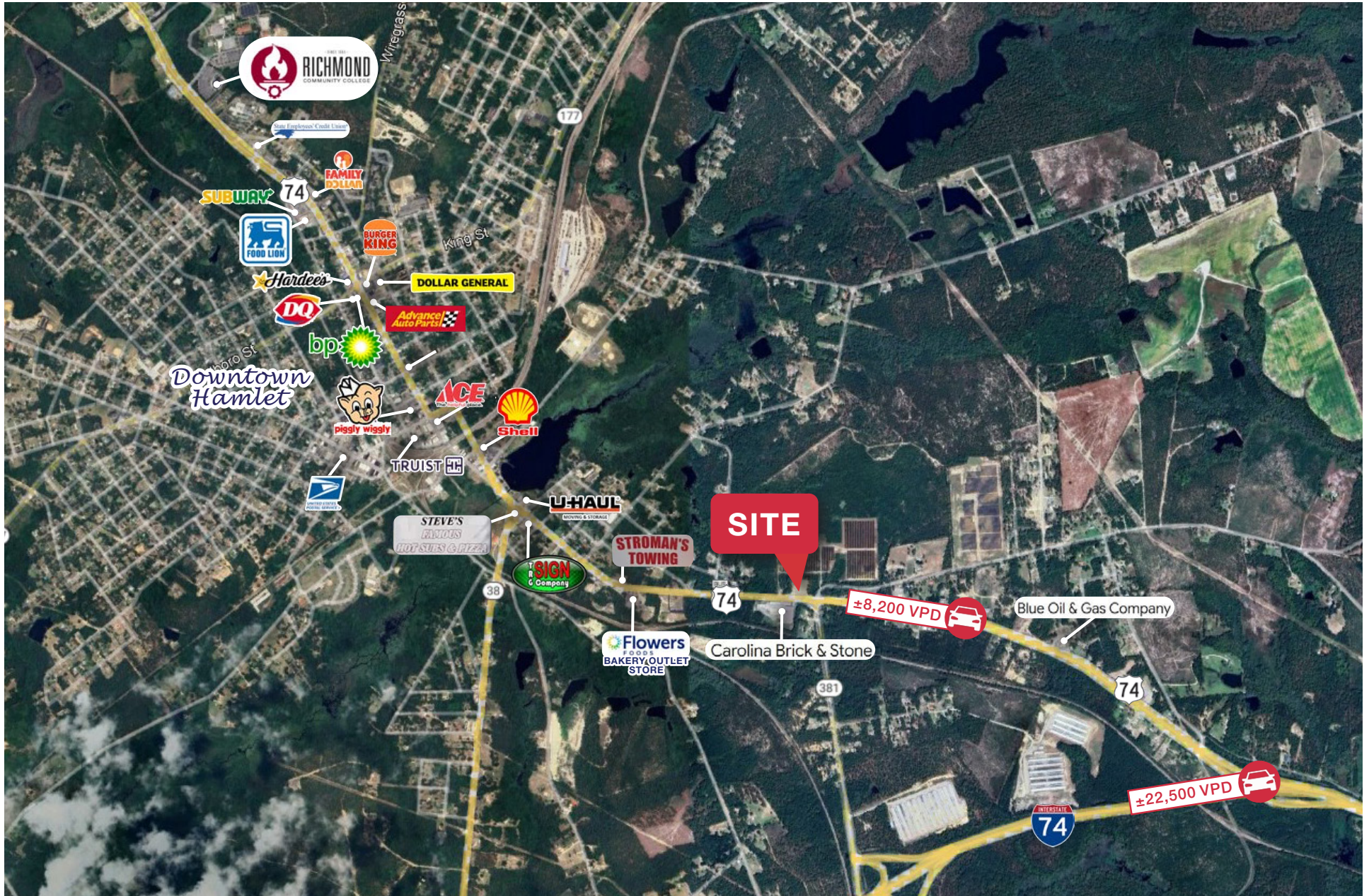
PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map



PROPERTY OVERVIEW

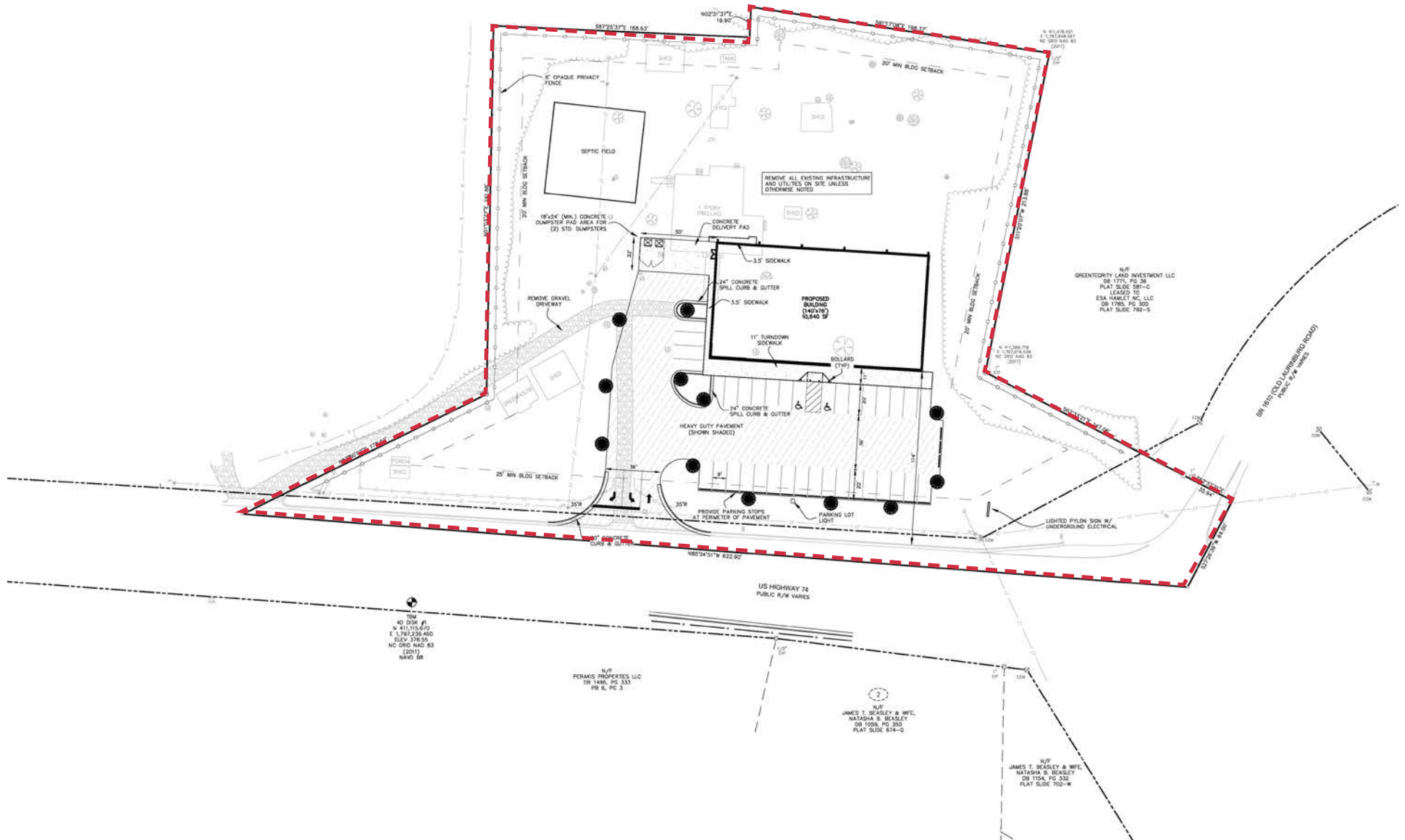
Site Map



*Site lines are approximate

PROPERTY OVERVIEW

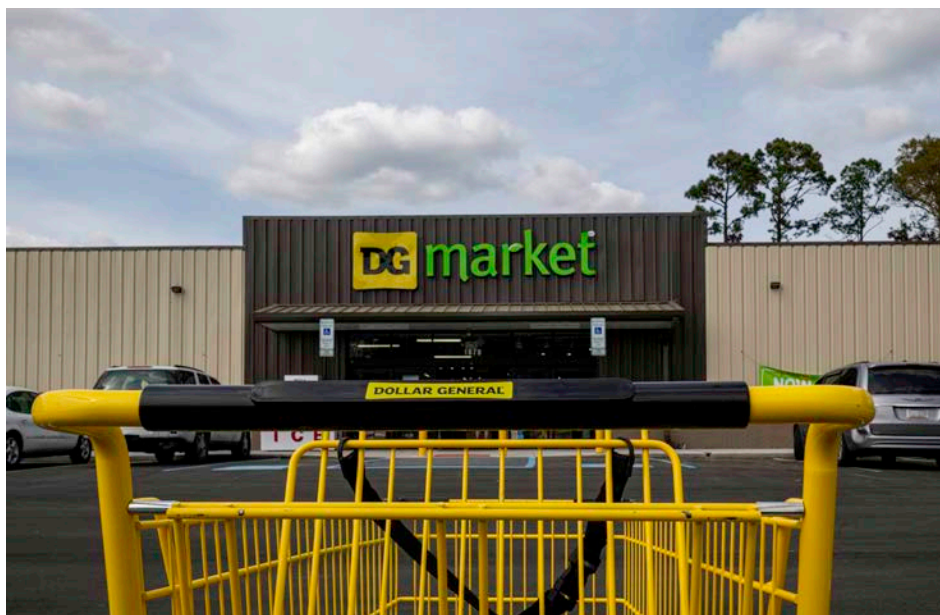
Site Plan



*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 24, 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	\$12,900	\$154,800
Years 6-10	\$13,545	\$162,540
Years 11-15	\$14,222	\$170,664
Option 1		
Year 16-20	\$14,933	\$179,196
Option 2		
Years 21-25	\$15,680	\$188,160
Option 3		
Years 26-30	\$16,464	\$197,568
Option 4		
Years 31-35	\$17,287	\$207,444
Option 5		
Years 36-40	\$18,151	\$217,812



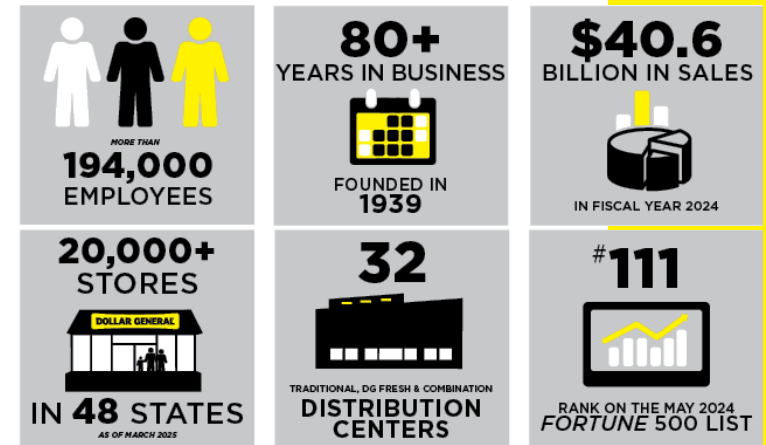
DOLLAR GENERAL®

- 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



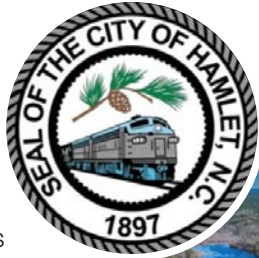
MARKET OVERVIEW

Hamlet, North Carolina



Hamlet, North Carolina, is a small yet historically rich town in Richmond County, near the South Carolina border along I-74. Once known as the **“Hub of the Seaboard,”** Hamlet played a crucial role in the region’s railway system, serving as a division headquarters for the Seaboard Airline Railroad. At its peak, the town saw over 30 passenger trains pass through daily, fueling a bustling downtown filled with hotels, shops, and restaurants catering to travelers and railroad workers.

Beyond its railroad heritage, Hamlet is also **the birthplace of jazz legend John Coltrane**, adding a cultural legacy to its history. Today, the town is experiencing a resurgence, with a growing community and new businesses supporting its development. The largest industries in Hamlet are **Educational Services, Health Care & Social Assistance, and Retail Trade**. **Richmond Community College**, located in Hamlet, serves approximately 10,000 students, playing a vital role in workforce development and higher education in the region.



Visitors can explore landmarks such as the Hamlet Depot & Museums and the scenic Hamlet City Lake, all while experiencing the town’s small-town charm and warm hospitality.

hamletnc.us | citiesofpromise.com | hamlethistoricdepot.org | richmondcc.edu



Richmond Community College has been serving students for **over 60 years** as part of the **North Carolina Community College System**. The college enrolls approximately **10,000 students** and offers more than 60 degrees, diplomas, and certificates, providing a range of academic and career-focused opportunities.



Hamlet, North Carolina, offers both outdoor recreation and rich railroad history. **Hamlet Lake**, a 40-acre lake, features a walking trail, picnic areas, a playground, a renovated pier, and opportunities for fishing, kayaking, and paddleboarding. **Hamlet Depot & Museums**, located in the state’s only Victorian Queen Anne-style train station, serves as both an active passenger depot and a museum with interactive exhibits showcasing the town’s Seaboard Railroad history.



Richmond County Airport is a public airport located in and operated by Richmond County. It is situated ± 4 miles from Downtown Hamlet.



FAYETTEVILLE ^{NC}

AMERICA'S CAN DO CITY

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	701
Households	316
Families	200
Average Household Size	2.22
Owner Occupied Housing Units	234
Renter Occupied Housing Units	82
Median Age	44.9
Average Household Income	\$49,481

3 MILE RADIUS

Summary	2024
Population	7,871
Households	3,356
Families	2,086
Average Household Size	2.34
Owner Occupied Housing Units	2,133
Renter Occupied Housing Units	1,223
Median Age	41.4
Average Household Income	\$54,595

5 MILE RADIUS

Summary	2024
Population	14,108
Households	5,996
Families	3,754
Average Household Size	2.34
Owner Occupied Housing Units	3,717
Renter Occupied Housing Units	2,279
Median Age	41.7
Average Household Income	\$54,786

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 1679 E US 74 Hwy, Hamlet, NC 28345 (“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.



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