

SINGLE TENANT NN

Investment Opportunity

DOLLAR GENERAL

3+ Years Remaining | Top 23% of all DGs (Placer.AI) | Recent Lease Extension



105 Moore Street | Lake Providence Louisiana

MONROE MSA

ACTUAL SITE



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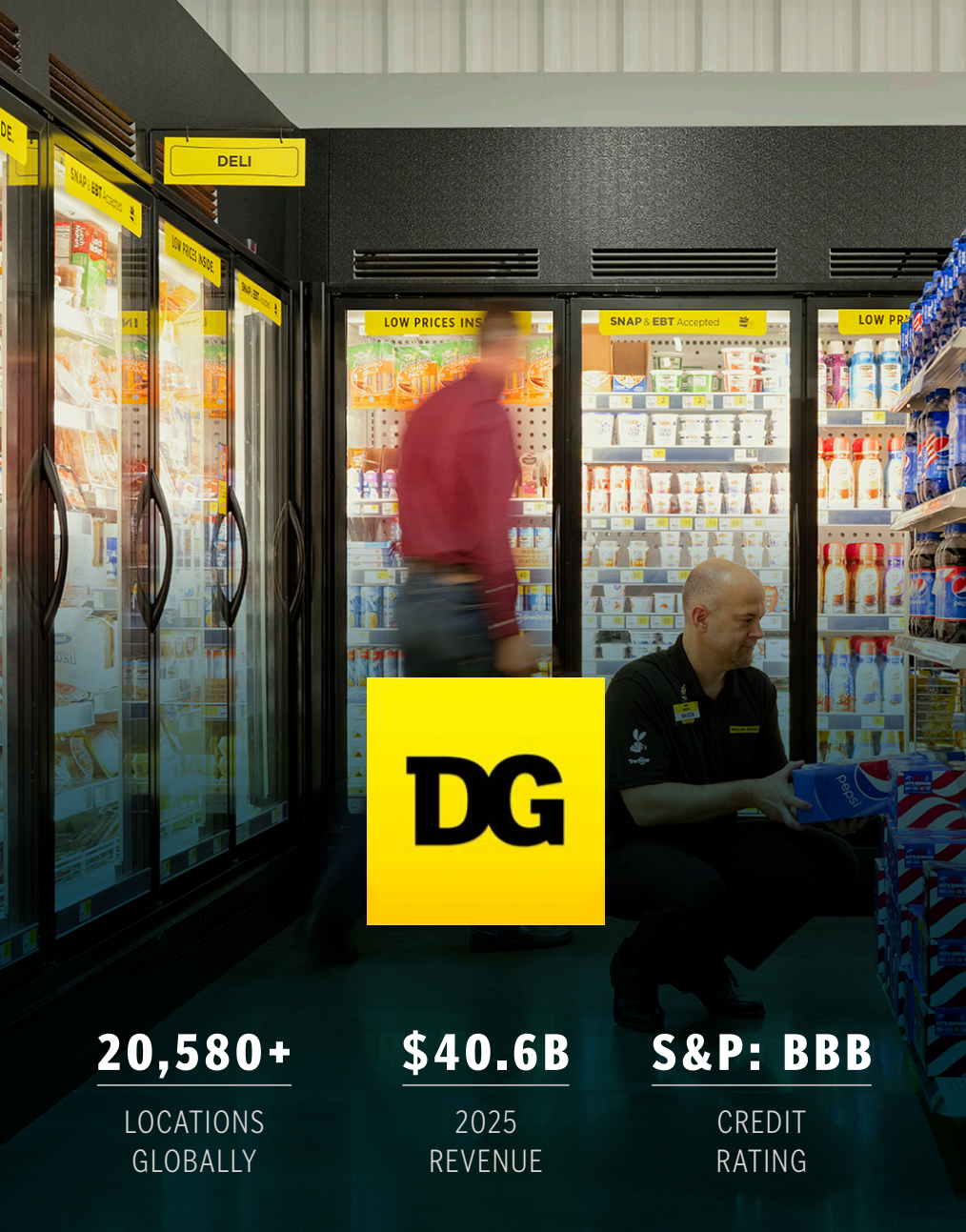
Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

Broker of Record: Sabrina Sapienza, SRS National Net Lease Group, LP | LA License No. BROK.995710215-ACT



20,580+

LOCATIONS
GLOBALLY

\$40.6B

2025
REVENUE

S&P: BBB

CREDIT
RATING

OFFERING

Pricing	\$882,000
Net Operating Income	\$74,970
Cap Rate	8.50%

PROPERTY SPECIFICATIONS

Property Address	105 Moore Street Lake Providence, Louisiana 71254
Rentable Area	9,360 SF
Land Area	0.93 AC
Year Built	2009
Tenant	Dollar General
Guaranty	Corporate (S&P: BBB)
Lease Type	NN
Landlord Responsibilities	Roof and Structure
Lease Term	3+ Years
Increases	10% at Beg. of Each Option
Options	2 (5-Year)
Rent Commencement	4/1/2008
Lease Expiration	3/31/2029

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Dollar General	9,360	4/1/2008	3/31/2029	Current	-	\$6,248	\$74,970	2 (5-Year)
(Corporate Guaranty)								10% Increases at Beg. of Each Option

17-Year Operating History | 3+ Years Remaining | Scheduled Rental Increases | Corporate Guaranteed

- Dollar General has operated at this location for 17 years and has 3+ years remaining on their current lease with 2 (5-year) options to extend
- The lease features 10% rental increases at the beginning of each option, growing NOI and hedging against inflation
- The lease is corporate guaranteed by Dollar General, Corp., an investment grade (S&P: BBB), nationally recognized, and an established discount store with more than 20,580 location as of May 2025

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

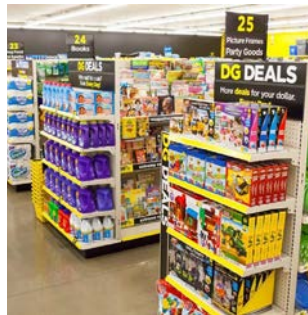
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Landlord responsibilities limited to roof and structure
- Ideal, low-management investment for a passive investor

Local Demographics in 10-mile Trade Area

- More than 6,000 residents and 2,000 employees support the trade area
- \$50,878 average household income

Along Moore St | Nearby Schools & Hospital | Excellent Visibility & Access

- Dollar General is strategically along Moore St
- The site is in close proximity to East Carroll Parish Hospital (23-beds), General Trass High School (230 students), Griffin Middle School (168 students), further increasing consumer traffic to the immediate trade area
- The asset has excellent visibility via street frontage providing ease and convenience for customers



DOLLAR GENERAL

dollargeneral.com

Company Type: Public (NYSE: DG)

Locations: 20,582+

2025 Employees: 194,200

2025 Revenue: \$40.61 Billion

2025 Net Income: \$1.13 Billion

2025 Assets: \$31.13 Billion

2025 Equity: \$7.41 Billion

Credit Rating: S&P: BBB

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 2, 2025, the Company's 20,582 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.

Source: newscenter.dollargeneral.com, finance.yahoo.com

LOCATION



Lake Providence, Louisiana
East Carroll County
Monroe MSA

ACCESS



Scarborough Street/U.S. Highway 65: 1 Access Point
Sparrow Street/U.S. Highway 65: 1 Access Point

TRAFFIC COUNTS



U.S. Highway 65: 5,400 VPD

IMPROVEMENTS



There is approximately 9,360 SF of existing building area

PARKING



There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 4.8 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 310179700
Acres: 0.93
Square Feet: 40,511

CONSTRUCTION



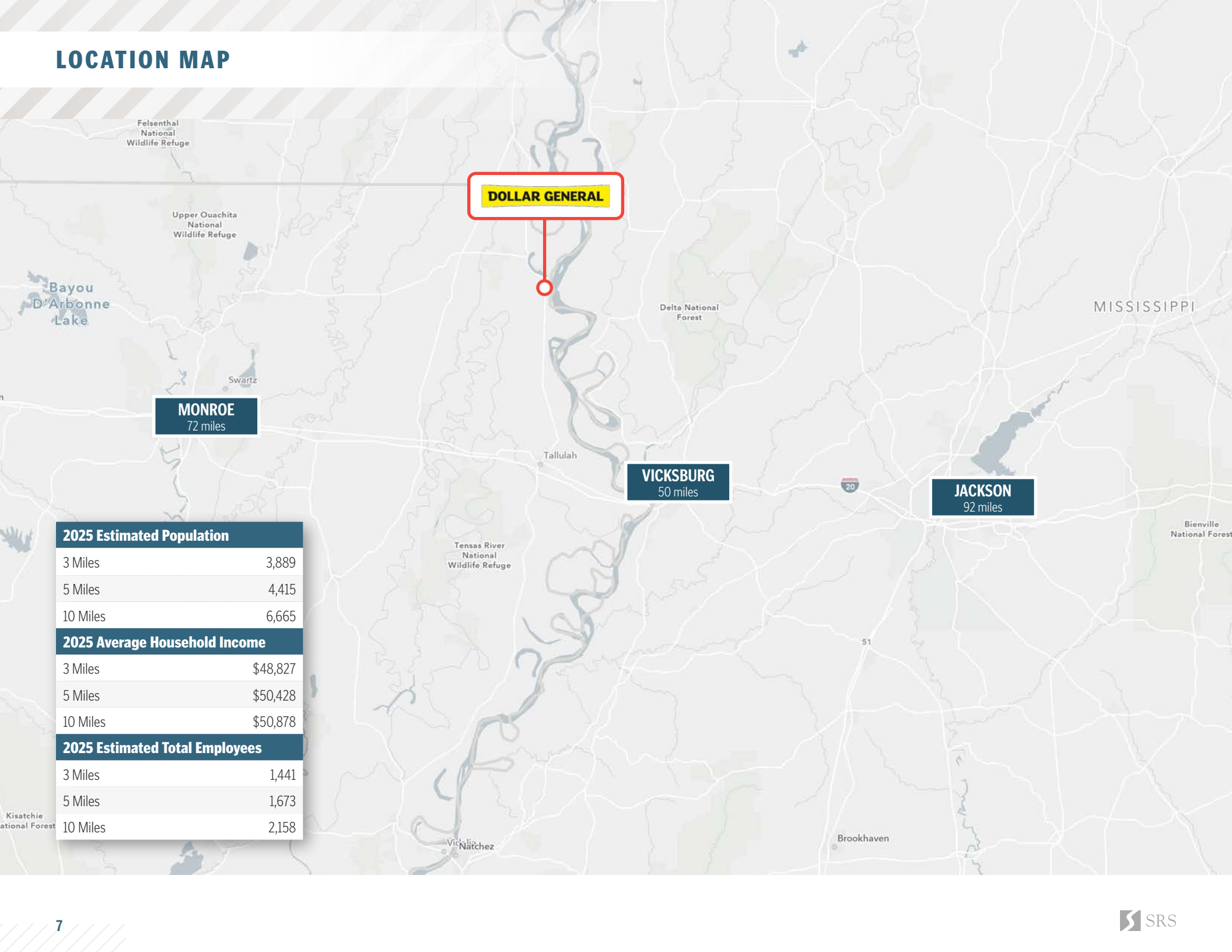
Year Built: 2009

ZONING



General Commercial

LOCATION MAP



DOLLAR GENERAL

MONROE
72 miles

VICKSBURG
50 miles

JACKSON
92 miles

2025 Estimated Population

3 Miles	3,889
5 Miles	4,415
10 Miles	6,665

2025 Average Household Income

3 Miles	\$48,827
5 Miles	\$50,428
10 Miles	\$50,878

2025 Estimated Total Employees

3 Miles	1,441
5 Miles	1,673
10 Miles	2,158





	3 Miles	5 Miles	10 Miles
Population			
2025 Estimated Population	3,889	4,415	6,665
2030 Projected Population	3,494	3,981	6,163
2025 Median Age	37.5	38.2	36.1
Households & Growth			
2025 Estimated Households	1,648	1,845	2,140
2030 Projected Households	1,517	1,698	1,970
Income			
2025 Estimated Average Household Income	\$48,827	\$50,428	\$50,878
2025 Estimated Median Household Income	\$27,061	\$27,757	\$28,302
Businesses & Employees			
2025 Estimated Total Businesses	188	210	249
2025 Estimated Total Employees	1,441	1,673	2,158



LAKE PROVIDENCE, LOUISIANA

Lake Providence is a small town located in East Carroll Parish, in northeastern Louisiana, near the Mississippi River and the Arkansas border. Known for its namesake oxbow lake, the town is steeped in Southern history and natural beauty. Lake Providence has a 2025 population of 2,958.

The local economy of Lake Providence is largely based on agriculture, particularly cotton, soybeans, and corn, with farming and agribusiness playing a vital role in employment. There are also small-scale manufacturing and service-based businesses that support the town. While the area faces economic challenges, there have been ongoing efforts toward rural development and infrastructure improvement. Proximity to U.S. Highway 65 provides connectivity to Monroe, LA and further south to the Baton Rouge region.

Lake Providence is best known for its scenic oxbow lake, which offers opportunities for fishing, boating, and bird-watching. The town also features the Byerley House Museum, a preserved antebellum home showcasing local history. Other local attractions include river levees, historic cemeteries, and Southern-style architecture. The town hosts small community events and gatherings throughout the year that reflect its deep-rooted traditions.

Lake Providence is served by the East Carroll Parish School District, which operates local elementary, middle, and high schools. While the area has limited access to higher education within the town itself, nearby cities such as Monroe and Tallulah provide access to colleges like University of Louisiana at Monroe (ULM) and Louisiana Delta Community College. The nearest major airport to Lake Providence, LA is Monroe Regional Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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