



LOCATION DESCRIPTION

Just south of New Orleans, this site is right off HWY 23.

Long Term Occupancy + Extended Lease - Currently there is still 10 years of term remaining with 3 additional 5-year renewals with rental increases of 10%.

Passive Ownership - The lease requires minimal landlord responsibilities, offering a both a passive and reliable source of income.

Corporate Guaranty - As of 2022, Dollar General a \$36 Billion company, has also reported same store sales growth for 33 consecutive years. The retailer continues to prove its resiliency boasting an investment grade credit rating of BBB (S&P) with continued growth plans for the future.

OFFERING SUMMARY

Sale Price:	\$1,840,000
Number of Units:	1
Lot Size:	42,875 SF
Building Size:	10,566 SF
Address:	13900 HWY 23 Belle Chasse, LA 70037

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	212	656	854
Total Population	633	1,923	2,503
Average HH Income	\$110,913	\$108,959	\$108,302

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

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Blake Soto, CCIM

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LOCATION INFORMATION

Building Name	Dollar General - Belle Chasse
Street Address	13900 Highway 23
City, State, Zip	Belle Chasse, LA 70037
County	Plaquemines

BUILDING INFORMATION

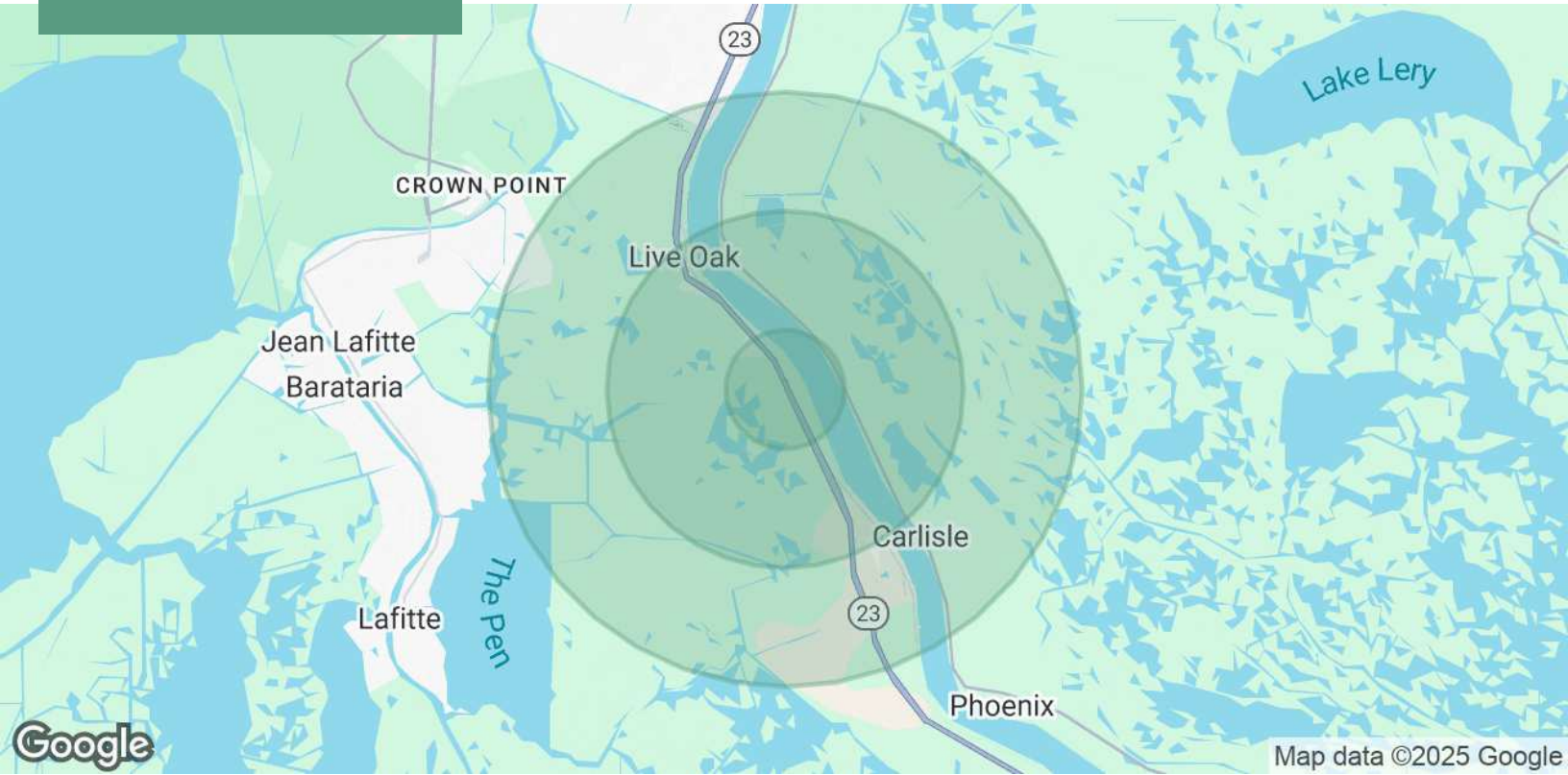
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Construction Status	Existing
Condition	Good
Maintenance	Tenant
Original Lease Term	15 years
Lease Commencement Date	5/23/2019
Term Remaining on Lease	10 Years +/-
Options	(3) 5-Year
Increases	10%
Tenant	Dollar General
Investment Grade Tenant	S&P Rated "BBB"
Lease Guarantor	Corporate
Cap Rate	6.3%

 <p>185,000+ EMPLOYEES</p>	<p>80+ YEARS IN BUSINESS</p>  <p>FOUNDED IN 1939</p>	<p>\$37.8 BILLION IN SALES</p>  <p>IN FISCAL YEAR 2022</p>
<p>19,000+ STORES</p>  <p>IN 47 STATES</p>	<p>31</p>  <p>TRADITIONAL, DG FRESH & COMBINATION DISTRIBUTION CENTERS</p>	<p>#108 RANK ON THE MAY 2023 FORTUNE 500 LIST</p>  <p>AND INCLUDED ON FORTUNE'S 2023 MOST ADMIRED COMPANIES</p>

AS OF Q2 2023 EARNINGS REPORTED ON AUGUST 31, 2023 UNLESS OTHERWISE NOTE

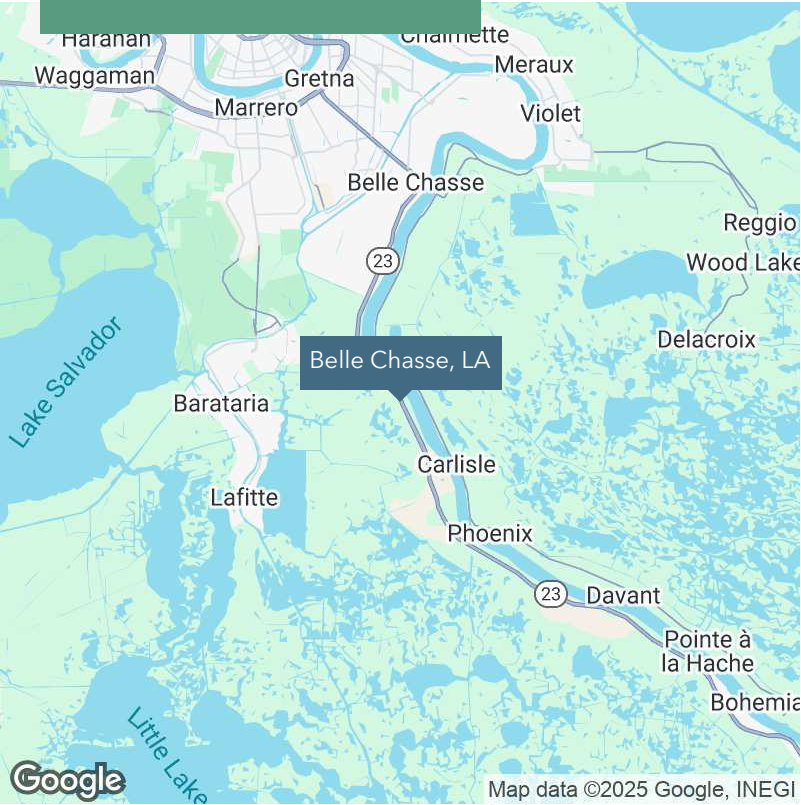


Following over 80 years in business, Dollar General currently has 19,000+ neighborhood general stores in 47 US states with \$37.8 billion in sales. With its small-box store model, millions of Americans rely on Dollar General to provide convenient, affordable access to the everyday products they need and want. Dollar General delivers low prices on frequently needed items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and more from America’s most-trusted brands, along with high-quality private brands. Approximately 75% percent of the U.S. population currently lives within five miles of a Dollar General store. Each store and distribution center represents positive economic growth for communities.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	633	1,923	2,503
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	212	656	854
# of Persons per HH	3	2.9	2.9
Average HH Income	\$110,913	\$108,959	\$108,302
Average House Value	\$322,520	\$325,506	\$325,482

* Demographic data derived from 2020 ACS - US Census



BELLE CHASSE, LOUISIANA

Located in Plaquemines Parish, Louisiana, on the west bank of the Mississippi River. Belle Chasse is part of the Greater New Orleans metropolitan area. Stretching for about 28 miles, Belle Chasse is the largest community in Plaquemines Parish. It is home to Naval Air Station Joint Reserve Base New Orleans, a Naval Air Station for the U.S. Navy Reserve.

Belle Chasse is easily accessible from New Orleans, the French Quarter and the Central Business District, Louis Armstrong New Orleans International Airport and several independent air strips, and helicopter pads.

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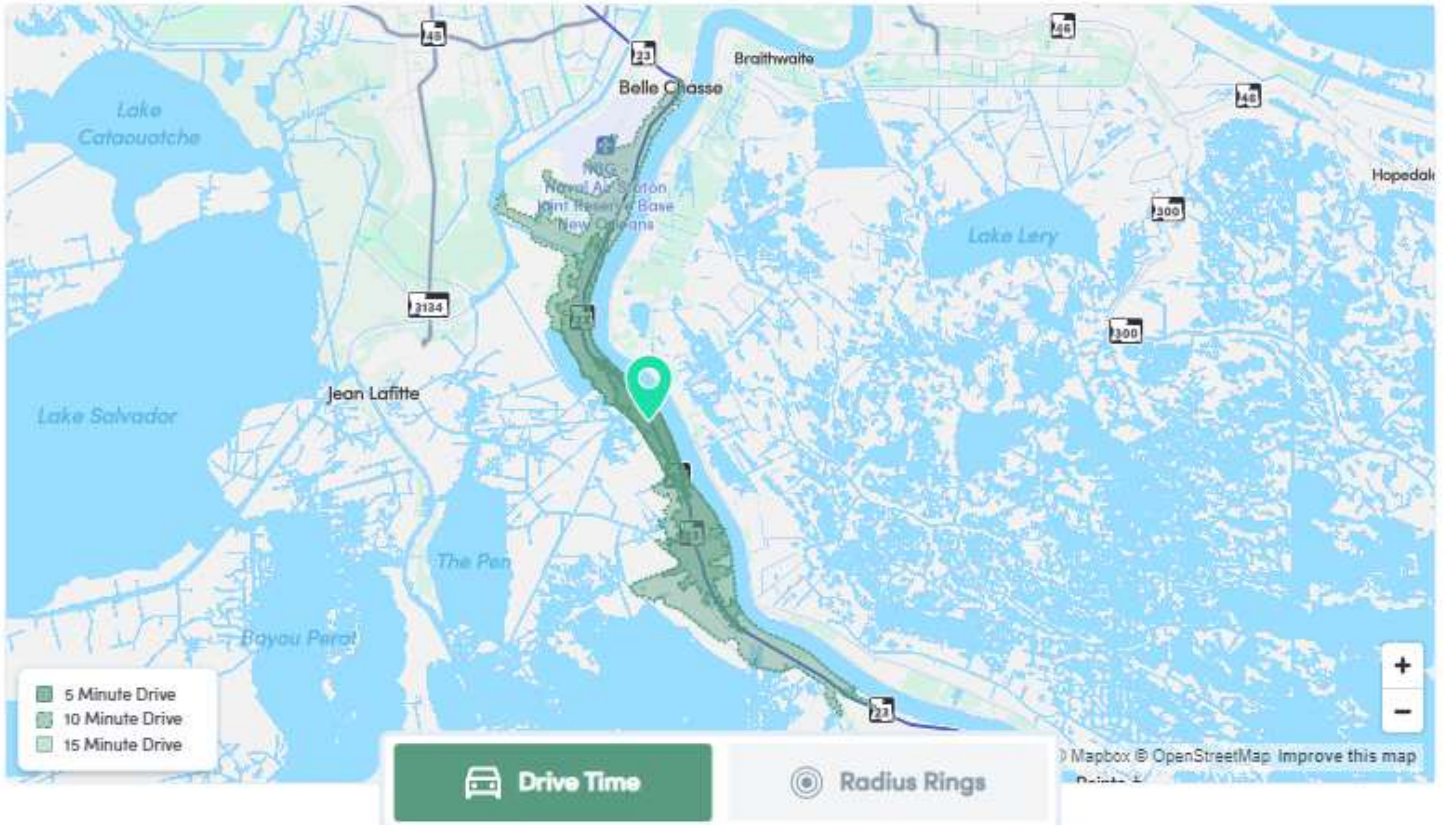
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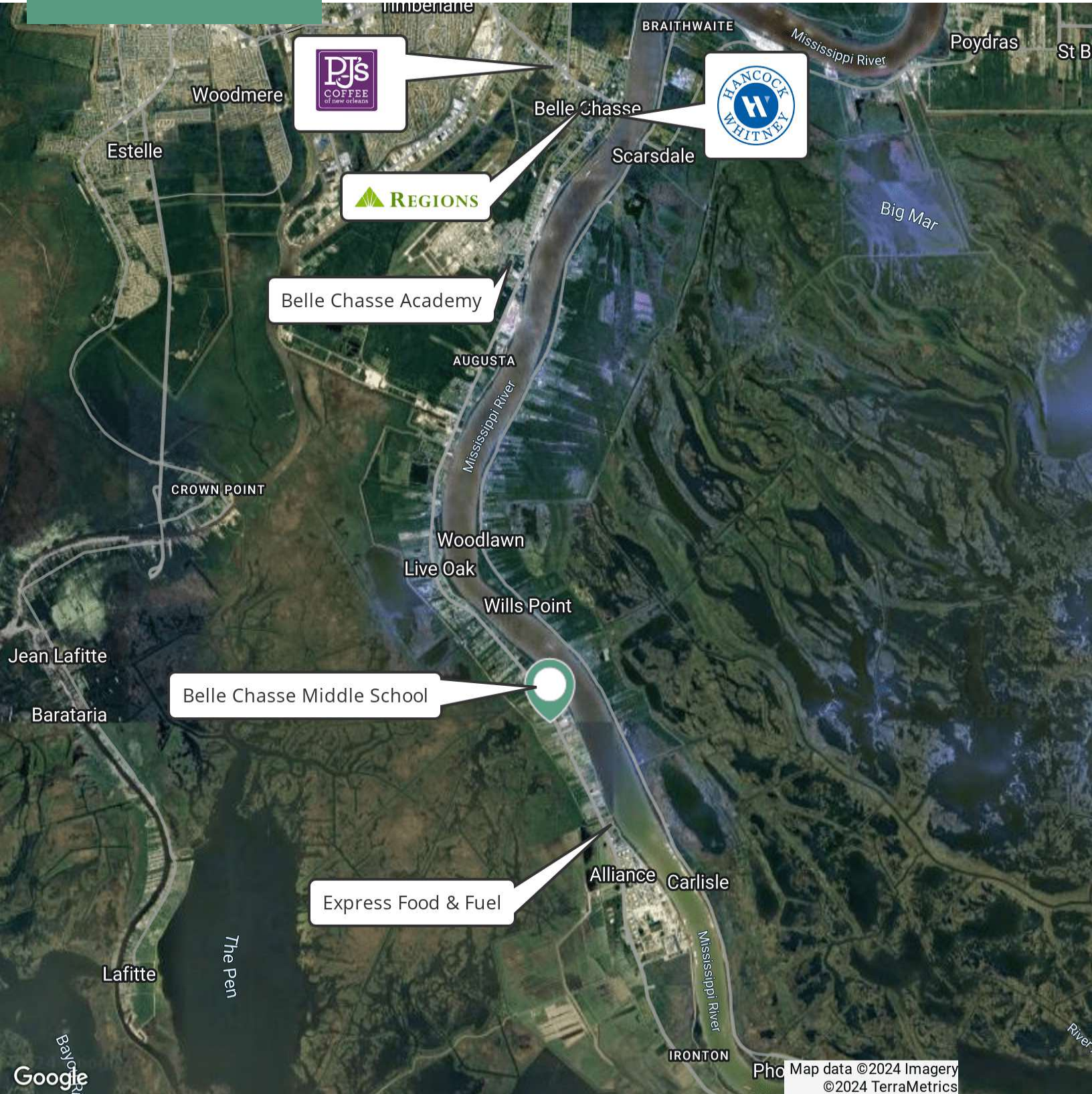
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