

# 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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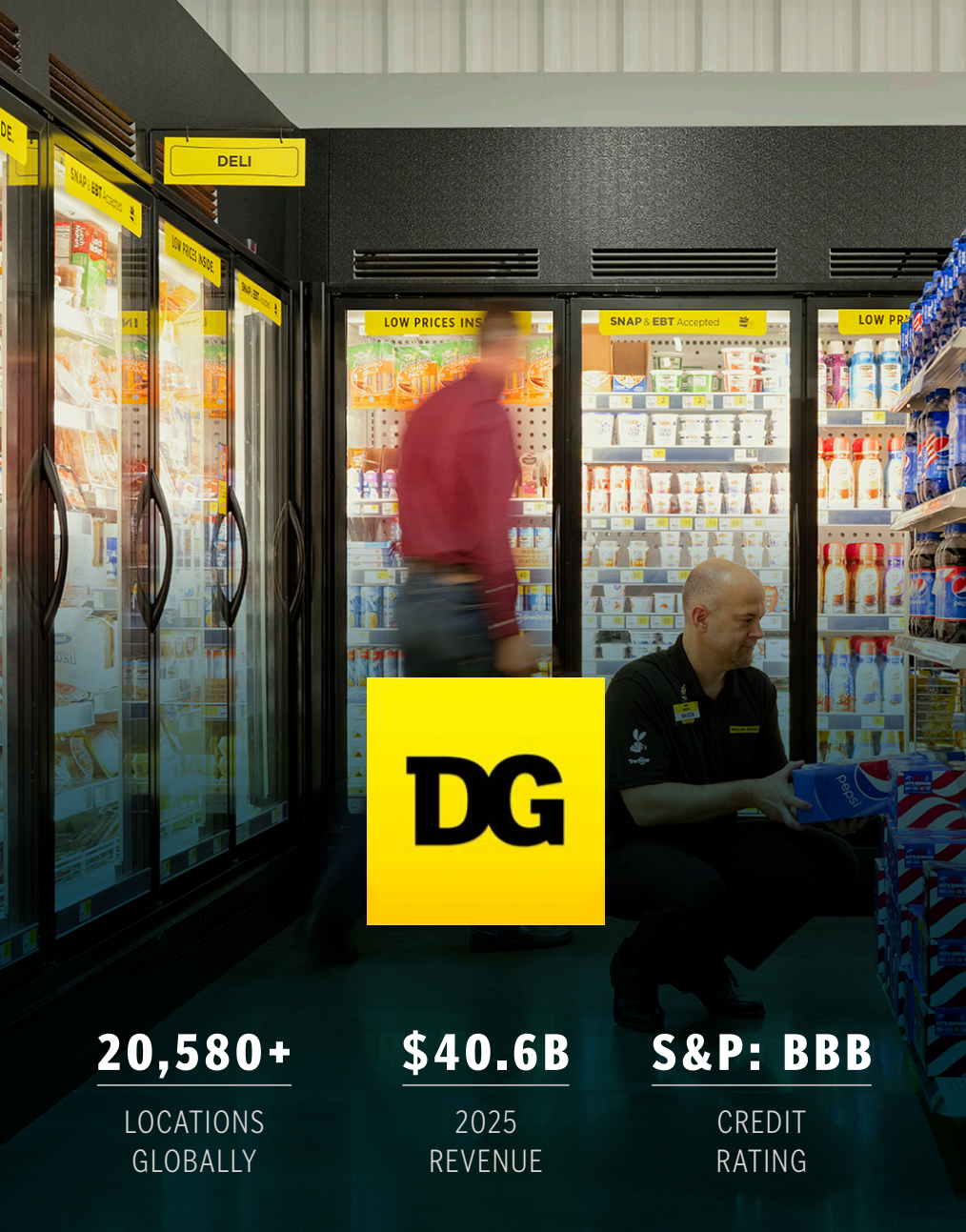
Tampa, FL 33606

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

<b>Pricing</b>	\$833,000
<b>Net Operating Income</b>	\$74,970
<b>Cap Rate</b>	9.00%

## PROPERTY SPECIFICATIONS

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

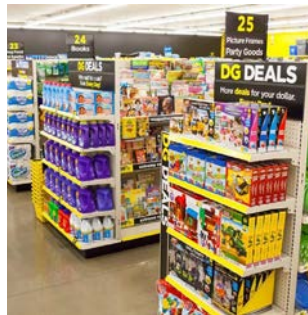
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Landlord responsibilities limited to roof and structure
- Ideal, low-management investment for a passive investor

### 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](http://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](http://newscenter.dollargeneral.com), [finance.yahoo.com](http://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



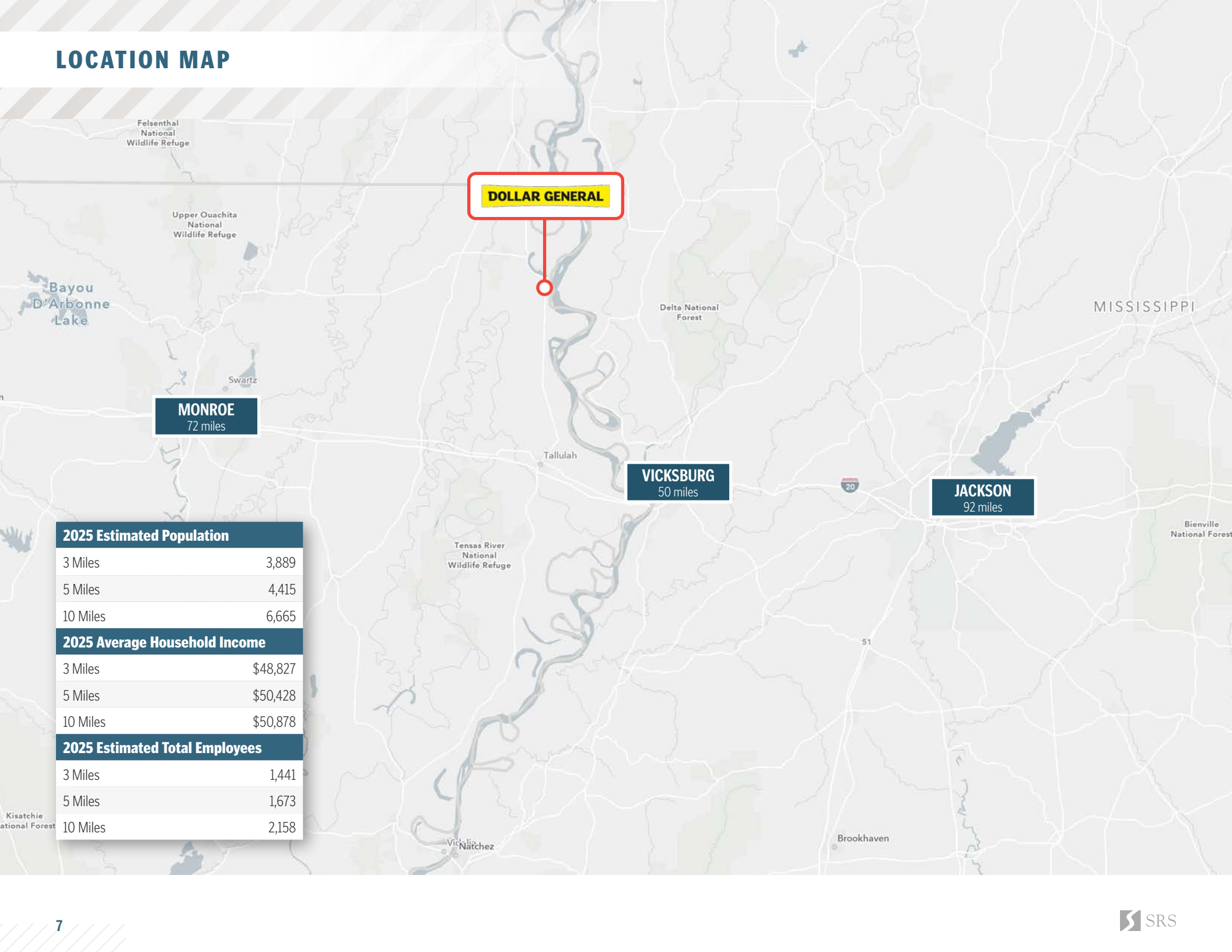
Year Built: 2009

## ZONING



General Commercial

# LOCATION MAP



**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
<b>Population</b>			
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
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,648	1,845	2,140
2030 Projected Households	1,517	1,698	1,970
<b>Income</b>			
2025 Estimated Average Household Income	\$48,827	\$50,428	\$50,878
2025 Estimated Median Household Income	\$27,061	\$27,757	\$28,302
<b>Businesses &amp; Employees</b>			
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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