SINGLE TENANT NN

Investment Opportunity

DOLLAR GENERAL

17-Year Operating History | Corporate Guaranty (S&P: BBB) | Baton Rouge MSA

77280 Landry Drive

MARINGOUIN LOUISIANA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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NATIONAL NET LEASE

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

OFFERING SUMMARY

OFFERING

Pricing	$862,133
Net Operating Income	$77,592
Cap Rate	9.00%

PROPERTY SPECIFICATIONS

Property Address	77280 Landry Drive Maringouin, Louisiana 70757
Rentable Area	9,014 SF
Land Area	0.75 AC
Year Built	2008
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	3/1/2008
Lease Expiration	2/28/2029

RENT ROLL & INVESTMENT HIGHLIGHTS

		LEASE TERM				RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Dollar General	9,014	3/1/2008	2/28/2029	Current	-	$6,466	$77,592	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 12,000 residents and 2,000 employees support the trade area
- $83,124 average household income

Located Off of State Hwy 77 | Limited Competition

- Dollar General is located just off of State Hwy 77, a major retail road that averages 3,200 vehicles passing by daily
- The site benefits from limited to no competition in the immediate trade area

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

PROPERTY OVERVIEW

LOCATION

Maringouin, Louisiana
Iberville County
Baton Rouge MSA

ACCESS

Landry Drive/State Highway 77: 1 Access Point
Lions Avenue: 1 Access Point

TRAFFIC COUNTS

Maringouin Drive/State Highway 76 & 77: 3,200 VPD

IMPROVEMENTS

There is approximately 9,014 SF of existing building area

PARKING

There are approximately 29 parking spaces on the owned parcel.
The parking ratio is approximately 3.22 stalls per 1,000 SF of leasable area.

PARCEL

Parcel Number: 911049610
Acres: 0.75
Square Feet: 32,740

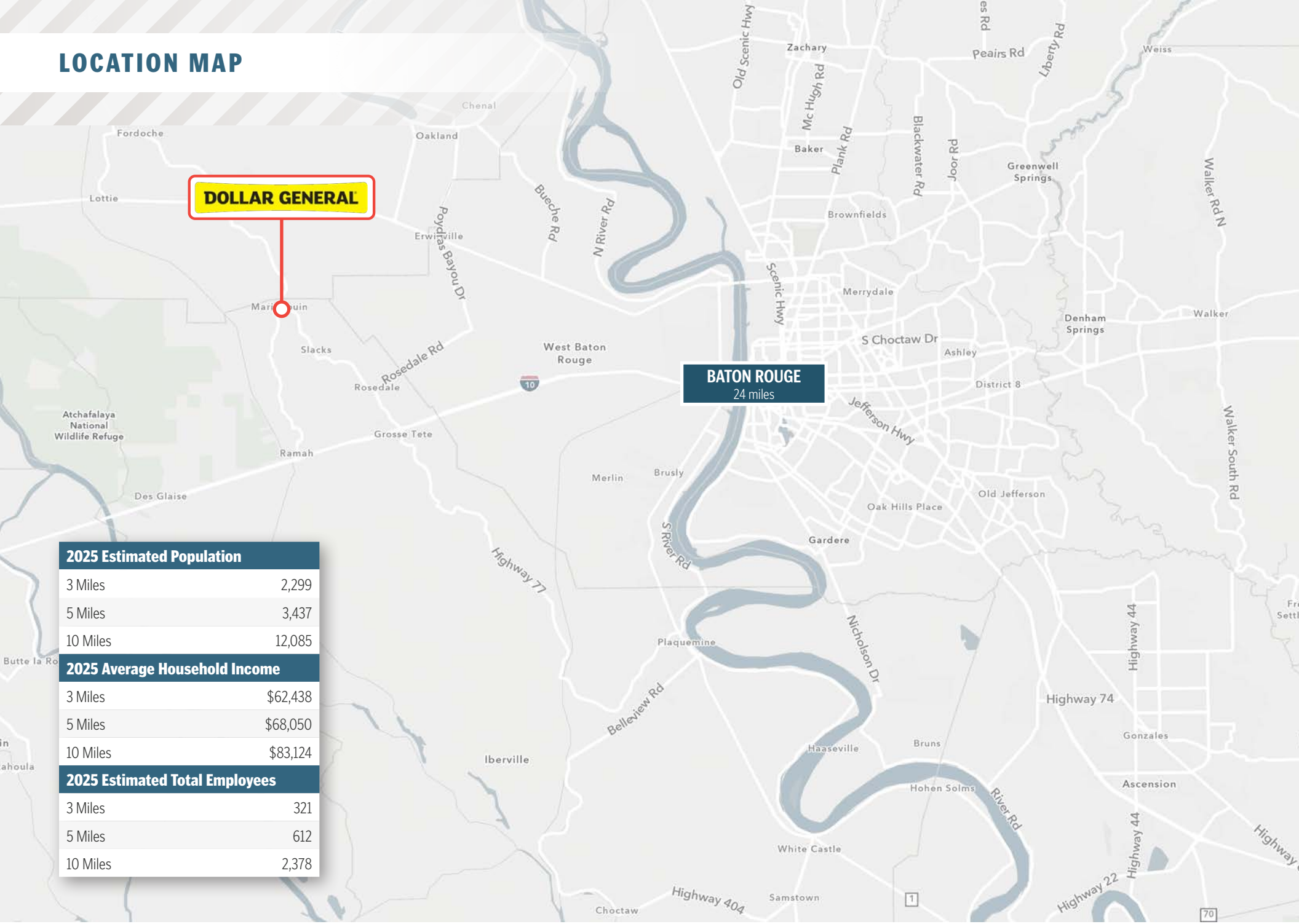
CONSTRUCTION

Year Built: TBD

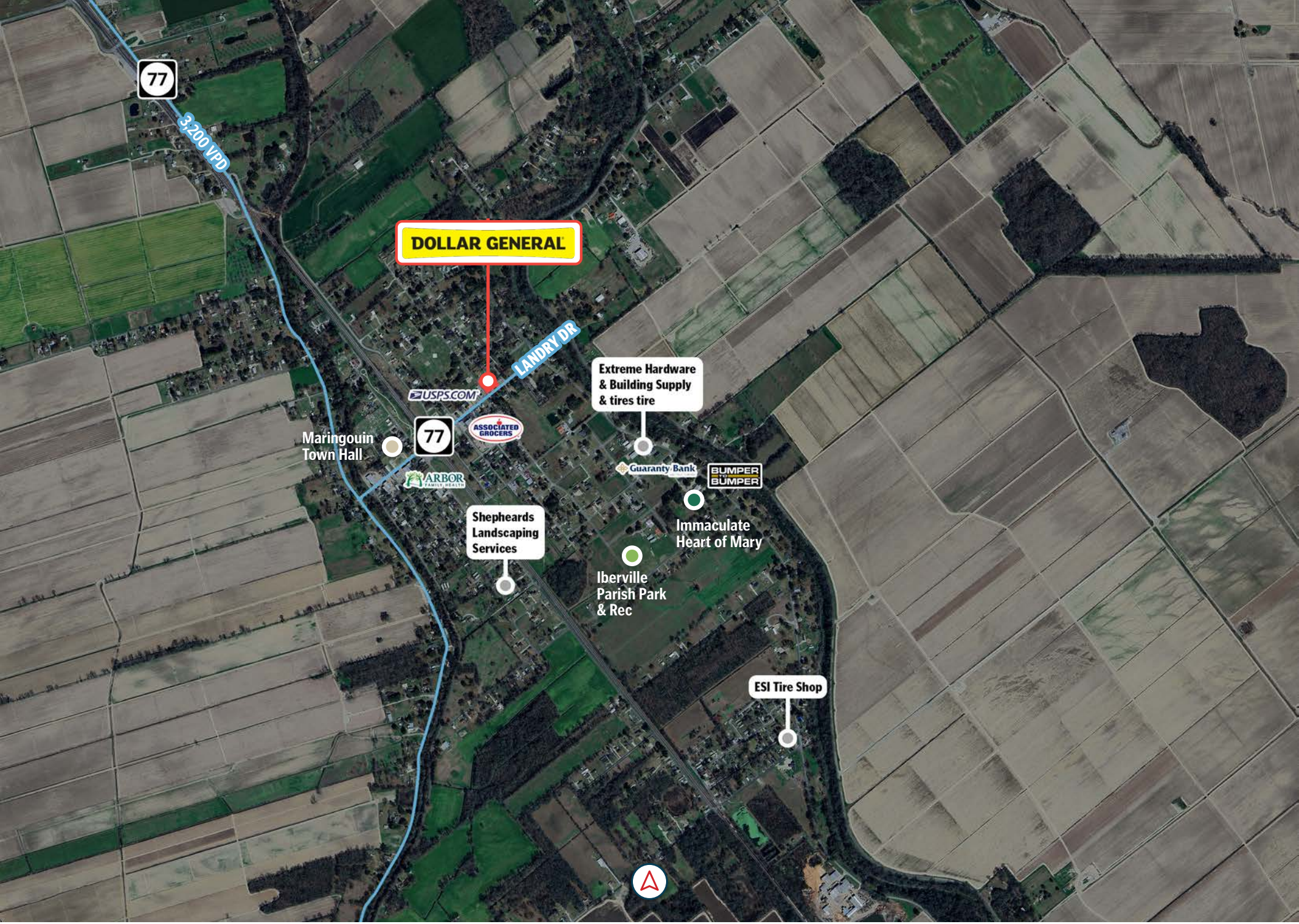
ZONING

General Commercial

LOCATION MAP



2025 Estimated Population	
3 Miles	2,299
5 Miles	3,437
10 Miles	12,085
2025 Average Household Income	
3 Miles	$62,438
5 Miles	$68,050
10 Miles	$83,124
2025 Estimated Total Employees	
3 Miles	321
5 Miles	612
10 Miles	2,378


77
3,200 VPD
DOLLAR GENERAL
LANDRY DR
USPS.COM
ASSOCIATED GROCERS
77
Maringouin Town Hall
ARBOR FAMILY HEALTH
Extreme Hardware & Building Supply & tires tire
Guaranty Bank
BUMPER TO BUMPER
Immaculate Heart of Mary
Shepheards Landscaping Services
Iberville Parish Park & Rec
ESI Tire Shop

DOLLAR GENERAL
LIONS AVE.
LANDRY DR
LA 77
PYLON SIGN
USPS.COM
Exxon

	3 Miles	5 Miles	10 Miles
Population			
2025 Estimated Population	2,299	3,437	12,085
2030 Projected Population	2,213	3,316	11,814
2025 Median Age	42.3	42.3	43.8
Households & Growth			
2025 Estimated Households	1,038	1,511	5,298
2030 Projected Households	1,036	1,509	5,325
Income			
2025 Estimated Average Household Income	$62,438	$68,050	$83,124
2025 Estimated Median Household Income	$44,712	$50,820	$64,856
Businesses & Employees			
2025 Estimated Total Businesses	65	108	368
2025 Estimated Total Employees	321	612	2,378

MARINGOUIN, LOUISIANA

Maringouin is the largest community of North Iberville and is located at the tip of the parish. Its rural setting amid the huge live oaks, Bayou Grosse Tete and picture-perfect open green pastures make it a paradise for those seeking the quiet life. It is part of the Baton Rouge metropolitan statistical area.

Maringouin's economy is characterized by its reliance on agriculture, particularly farming, with the town known for its agricultural activities. The presence of opportunities for fishing and paddling also contributes to the local economy and recreational offerings. Its location at the tip of Iberville Parish and proximity to other parishes can also influence its economic connections and access to larger regional markets.

Maringouin offers attractions like farming, historic sites such as the Tanglewild plantation, and opportunities for fishing and paddling on its waterways. The area provides opportunities for outdoor activities on its rivers and bayous. Popular attractions near Maringouin include the Atchafalaya National Wildlife Refuge, Iberville Parish Visitor's Center, Atchafalaya Welcome Center, Sherburne WMA South Farms, Erwinville Recreation Center, Bergeron's On-Bayou Campground, and Tiger Stadium.

Maringouin, Louisiana, is served by the Iberville Parish School District. Schools serving the community include North Iberville Elementary and High School located near Rosedale, as well as Plaquemine High School and the Iberville STEM Academy in Plaquemine.

The nearest major airport is Baton Rouge Metropolitan Airport.

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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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