DOLLAR GENERAL NNN INVESTMENT

139 US 158 WEST

CAMDEN, NC 27921

TOP 5% IN NC

Top 10% in US (Per Placer.ai)

$1.3M
PRICE

6.75%
CAP RATE

Jake Plotkin, CCIM

Vice President, Principal

D 919.576.2505

C 919.616.0066

jplotkin@lee-associates.com

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

RALEIGH • DURHAM • WILMINGTON

Investment Overview

±9,026 SF DOLLAR GENERAL IN CAMDEN, NC

$1,300,000	6.75%	$87,738
PRICE	CAP RATE	NOI

ADDRESS	139 US-158 Highway Camden, NC 27921
BUILDING SIZE	±9,026 SF
ACREAGE	±1.25 Acres
LEASE TYPE	Absolute NNN
YEAR BUILT/RENOVATED	2015
TENANT	Dolgencorp, LLC
GUARANTY	Dollar General Corporation
INITIAL LEASE TERM	15 Years
OPTIONS	(4) 5-Year Options at 10%
LEASE COMMENCEMENT DATE	May 1, 2015
LEASE EXPIRATION DATE	April 30, 2030

RENT ROLL & ESCALATIONS

LEASE PERIOD	MONTHLY	ANNUALLY
INITIAL TERM	$7,311.56	$87,738.72
OPTION 1	$8,042.72	$96,512.64
OPTION 2	$8,846.99	$106,163.88
OPTION 3	$9,731.69	$116,780.28
OPTION 4	$10,704.86	$128,458.32

Tenant is currently in Year 11 of the intitial term.

LEASE RESPONSIBILITY SUMMARY

EXPSENSE / OBLIGATION	RESPONSIBILITY
REAL ESTATE TAXES	Tenant reimburses Landlord
PROPERTY INSURANCE	Tenant
OPERATING EXPENSES (CAM)	Tenant
UTILITIES	Tenant
HVAC	Tenant
ROOF	Tenant
STRUCTURE	Tenant
PARKING LOT	Tenant
MAINTENANCE & REPAIRS	Tenant

Lease Summary: The lease is structured as an absolute net lease in which the Tenant is responsible for all operating expenses, capital repairs, maintenance, insurance, utilities, and real estate taxes.

Property Photos

Tenant Profile

DOLLAR GENERAL

Dollar General, founded in 1939, is an American chain of variety stores with a nationwide presence in 48 states. Headquartered in Goodlettsville, Tennessee, the company operates and franchises over 23,000 stores in the U.S. Dollar General's corporate expansion strategy has contributed to its success as one of the largest retailers in the country.

Dollar General's high sales volume, large store count, and low-priced household items make it a desirable tenant in the net lease market. In addition to offering high-quality private brands, the company sells products from trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills, and PepsiCo.

In the 2025 fiscal year, Dollar General's annual revenue reached $47.72B, reflecting a 5.2% year-over-year revenue expansion from the previous fiscal cycle.

Core Elements Catalyzing Growth

- **Traffic Consolidation**: Full-year same-store customer metrics expanded by 3.0%, primarily accelerated by a 2.6% traffic spike in physical stores during the final quarter of the fiscal year.
- **Private Label Shift:** Macroeconomic pressures incentivized core household shoppers to aggressively trade down to internal value brands, culminating in the launch of expanded food lines like their Simmer & Stir collection.
- **Operating Profit Recovery:** Annual operating profit experienced a distinct rebound, scaling 28.6% upward to $2.2 billion as post-pandemic supply chain overhead normalized.

DOLLAR GENERAL TENANT DATA	
OWNERSHIP	PUBLIC
HEADQUARTERS	GOODLETTSVILLE, TN
TICKER	NYSE: DG
CREDIT RATING	BBB (S&P)
ANNUAL REVENUE	$47.72B
LOCATIONS (NORTH AMERICA)	23,000
REGIONS	NATIONWIDE
WEBSITE	DOLLARGENERAL.COM

Parcel Map

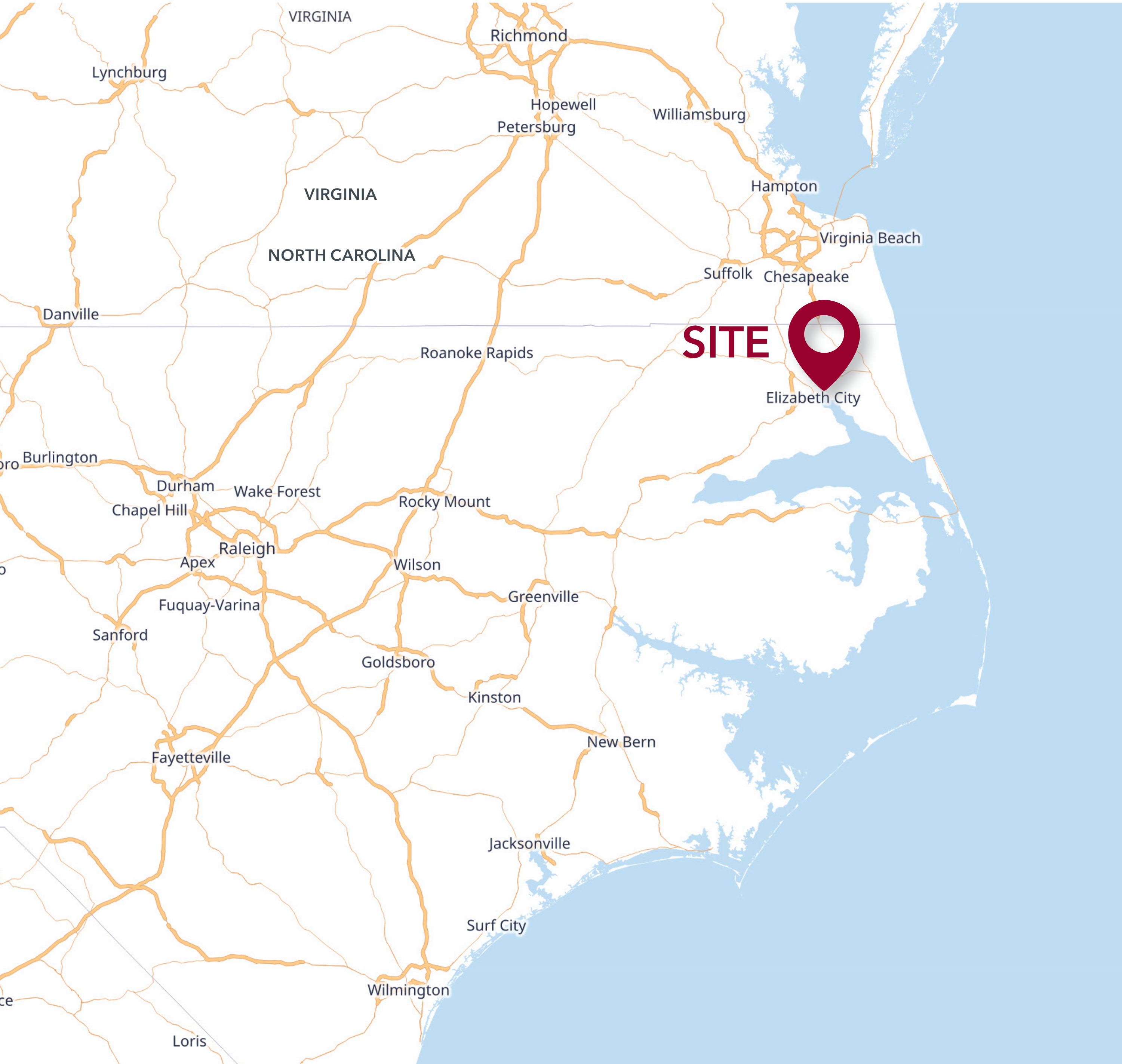

DOLLAR GENERAL
FedEx
158
17,000 VPD (2024)


133
138
139
158
144
141
US 158
145
146

Area Amenities

Regional Map

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



DISTANCES

5.4 MILES
ELIZABETH CITY

95 MILES
GREENVILLE

126 MILES
NEW BERN

159 MILES
MOREHEAD CITY

171 MILES
RALEIGH

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	691	5,275	25,427
DAYTIME POPULATION	744	7,269	27,579
MEDIAN AGE	43.9	42.2	39.6
AVERAGE HOUSEHOLD INCOME	$88,224	$87,940	$79,826
AVERAGE HOME VALUE	$362,734	$382,067	$325,978

Jake Plotkin, CCIM
Vice President, Principal
D 919.576.2505
C 919.616.0066
jplotkin@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON