



Actual Site

**ABSOLUTE NNN
CORPORATE GUARANTEE**

DOLLAR GENERAL®

2259 HWY 49 | SUNFLOWER, MS 38778

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

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**INTRODUCTION**

Retail Investment Group is pleased to offer for sale this **Dollar General** in **Sunflower, Mississippi**.

Opportunity features an **Absolute NNN** lease with **over 4 years remaining** and a **Corporate Guarantee**.

This **±7,434-square-foot** building sits on a **±1.27-acre** lot was **built in 2016** and was **remodeled in 2023**.

\$877,600
PRICE

7.75%
CAP RATE

\$68,014
NOI

±7,434 SF
BUILDING SIZE

±1.27 AC
LAND SIZE

2016
YEAR BUILT

2023
YEAR REMODELED

EXECUTIVE SUMMARY

ADDRESS	2259 Hwy 49 Sunflower, MS 38778
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	May 31, 2031
LESSEE	Dollar General
GUARANTOR	Corporate
OPTIONS	(5) 5-Year Options
INCREASES	In Option Periods
ROFR	No

PROPERTY HIGHLIGHTS

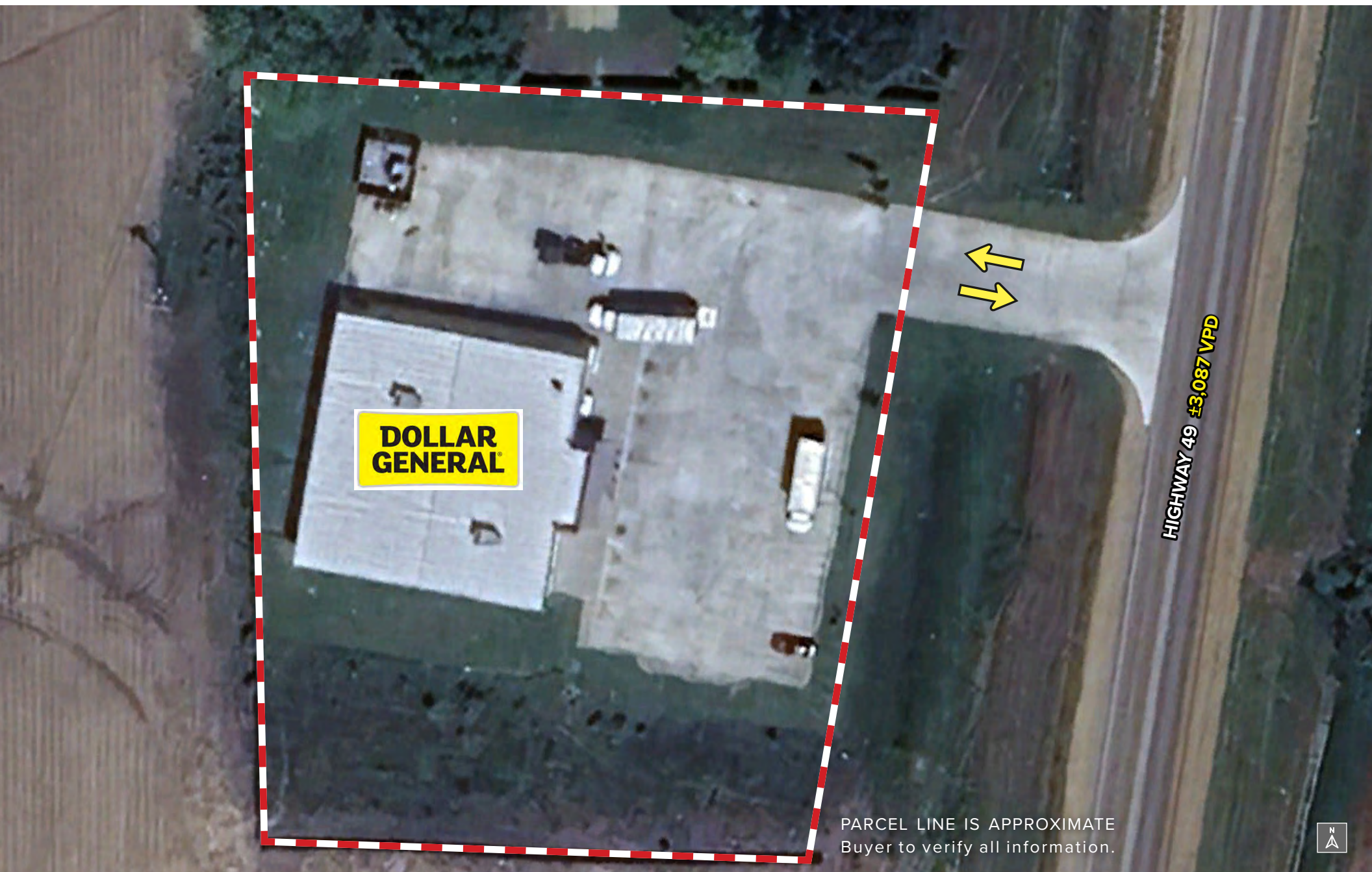
- Absolute NNN with over 4 years remaining
- 2016 construction on a ±1.27 acre lot
- The main spot for groceries in town
- Located approximately 35 miles from Greenville, Mississippi with an estimated population of 27,644 as of 2023

**Dollar General Corporation
has been delivering value to
shoppers since 1939**





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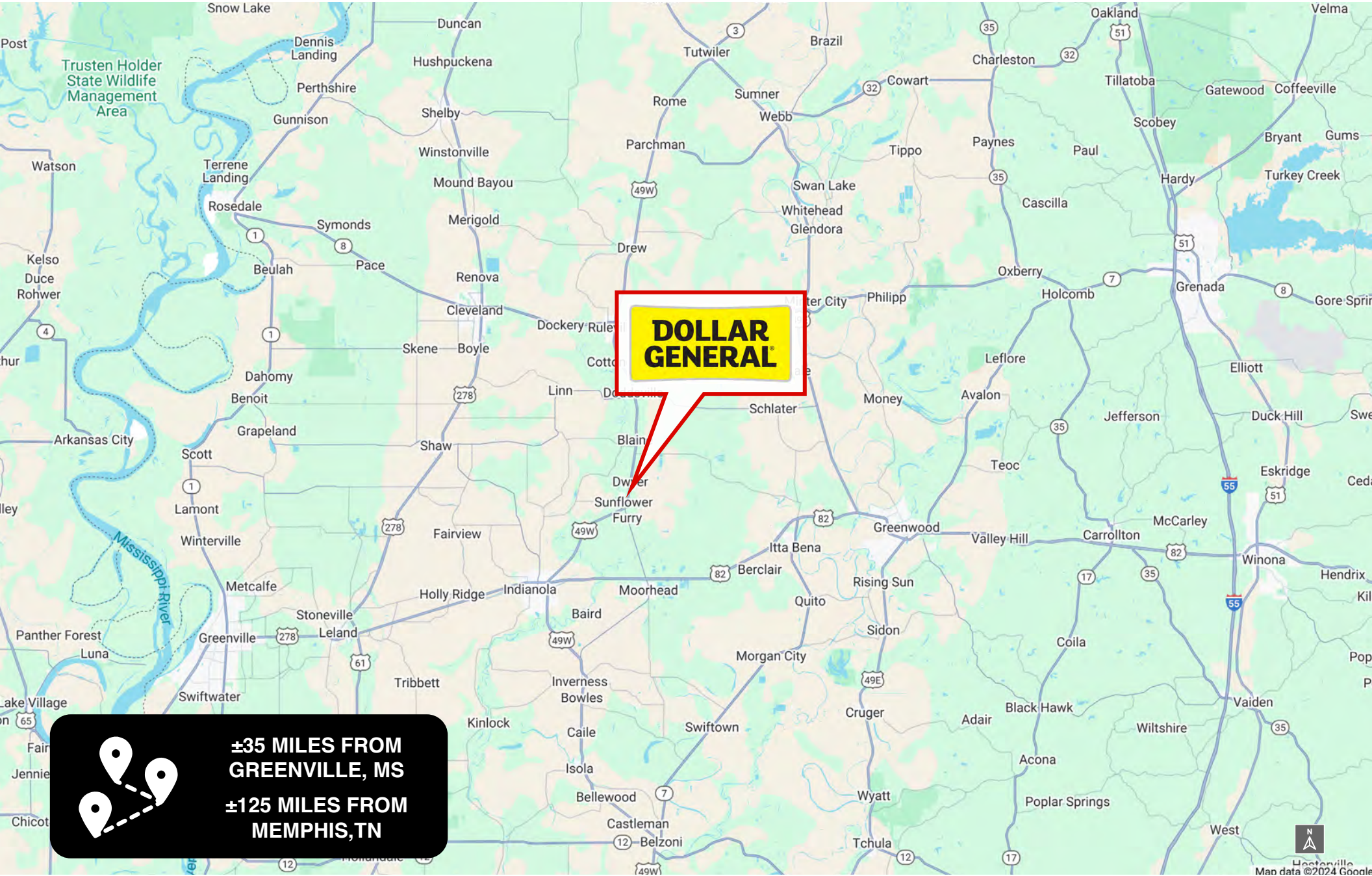


**DOLLAR
GENERAL**

HIGHWAY 49 ±3,087 VPD

PARCEL LINE IS APPROXIMATE
Buyer to verify all information.





DOLLAR GENERAL**DG**
NYSE**+20,000**
LOCATIONS**±48**
U.S. STATES**+170,000**
EMPLOYEES**+80 YEARS**
IN BUSINESS**DG.COM**
WEBSITE**TENANT PROFILE**

Dollar General Corporation, an American chain of variety stores, is headquartered in Goodlettsville, Tennessee. Established in 1939 as a family-owned business named J.L. Turner and Son in Scottsville, Kentucky, the company adopted the name Dollar General Corporation in 1955 and became publicly traded on the New York Stock Exchange in 1968. Today, Dollar General operates more than 20,000 convenient, easy-to-shop stores across 48 states, remaining dedicated to its founding mission of “Serving Others.”

In addition to offering high-quality private-label products, Dollar General features items from many of America’s most trusted brands, including Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestlé, Kimberly-Clark, Kellogg’s, General Mills, and PepsiCo.



QUICK FACTS

2024 POPULATION
±**872**

2023 COUNTY
POPULATION
±**24,468**

COUNTY
SUNFLOWER

ABOUT SUNFLOWER, MS

Sunflower, Mississippi, is a small town located in Sunflower County in the Mississippi Delta region. Known for its rich cultural heritage and deep ties to the history of the blues, the town offers a unique glimpse into life in rural Mississippi.

Sunflower is located approximately 100 miles northeast of Jackson, Mississippi, and about 125 miles south of Memphis, Tennessee. Just 30 miles southwest of Sunflower is Greenville, Mississippi, with an estimated population of 27,644 as of 2023.

2024 DEMOGRAPHICS (within county)



POPULATION
25,219



AVG HH INCOME
\$55,823



AVG HH SIZE
2.54



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**480.429.4580 | retail1031.com****CONFIDENTIALITY DISCLAIMER**

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

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