

# DOLLAR GENERAL®

5215 US-74 HWY W | ROWLAND, NC

OFFERED  
FOR SALE  
\$2,318,000  
6.65% CAP






## ASSET SNAPSHOT

Tenant Name	Dollar General
Address	5215 US-74 Hwy W, Rowland, NC 28383
Building Size (GLA)	10,566 Square Feet
Land Size	1.03 Acres
Year Built/Renovated	2026
Signatory/Guarantor	Dolgenercorp, LLC (Corporate)
Lease Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	3/24/2026
Lease Expiration Date	3/31/2041
Remaining Term	15 Years
Current Annual Rent	\$154,164
Rental Increases	5% x 5 years & options



 <b>16,027</b> PEOPLE IN 5 MILE RADIUS	 <b>\$56,944</b> AHHI IN 5 MILE RADIUS	 <b>3,700</b> VPD ON US-74
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## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Dollar General | Rowland, NC, a newly constructed, 10,566-square-foot net lease asset located at 5215 US-74 Hwy W in Rowland, North Carolina. Completed in 2026, the property is leased to Dollar General under a brand-new 15-year Absolute NNN lease structure, providing investors with passive, management-free income backed by a corporate guaranty from Dollar General Corporation (NYSE: DG).

The lease features zero landlord responsibilities and scheduled 5% rent increases every five years throughout the primary term and option periods, creating durable income growth while preserving long-term purchasing power. Dollar General is the largest discount retailer in the United States by store count, operating more than 20,000 locations nationwide and carrying an investment-grade BBB credit rating from S&P.

The property is strategically positioned along US-74 ALT in Robeson County, one of North Carolina’s largest counties by land area and a predominantly rural market where residents rely heavily on accessible, value-oriented retailers for everyday necessities. Located near the convergence of US-74, US-301, and Interstate 95, the asset serves a broad trade area characterized by limited retail alternatives, strong vehicle dependency, and consumer demand that aligns directly with Dollar General’s long-established rural operating model.

RENT SCHEDULE	TERM	ANNUAL RENT	PSF RENT
Current Term	1-5	\$154,164	\$14.59
Rent Escalation	6-10	\$166,188	\$15.73
Rent Escalation	11-15	\$169,956	\$16.09
First Option Period	16-20	\$178,452	\$16.89
Second Option Period	21-25	\$187,380	\$17.73
Third Option Period	26-30	\$196,752	\$18.62
Fourth Option Period	31-35	\$206,592	\$19.55
Fifth Option Period	36-40	\$216,912	\$20.53

<b>NOI</b>	\$154,164
<b>CAP</b>	6.65%
<b>PRICE</b>	\$2,318,000





## ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

The asset is structured under an Absolute NNN lease with no landlord obligations, providing investors with a truly passive income stream and one of the cleanest ownership structures in net lease real estate.



## BRAND NEW 2026 CONSTRUCTION & 15-YEAR LEASE TERM

Purpose-built in 2026 to Dollar General's current prototype, the property offers a brand new 15-year lease term from rent commencement with no deferred maintenance and limited near-term capital exposure. The asset provides a clean entry point for investors seeking new construction, long-term income, and minimal operational complexity.



## INVESTMENT-GRADE CREDIT TENANCY

Leased to Dollar General Corporation (NYSE: DG), one of the largest and most recognizable discount retailers in the United States. Dollar General operates more than 20,000 locations nationwide, generates more than \$40 billion in annual revenue, and maintains an investment-grade BBB credit rating from S&P.



## NECESSITY-BASED RETAILER | PERFORMANCE ACROSS ECONOMIC CYCLES

Dollar General's business model is centered on everyday necessities, including food, beverages, household supplies, health and beauty products, and other consumable goods that drive frequent customer visits regardless of broader economic conditions. With approximately 80% of sales generated from non-discretionary merchandise categories, the company has historically demonstrated strong performance through multiple economic cycles as consumers increasingly prioritize value-oriented retailers during periods of inflation and economic uncertainty.



## ROBESON COUNTY | CAPTIVE RURAL TRADE AREA

Robeson County spans nearly 950 square miles with a dispersed population and limited retail alternatives across much of its rural geography. In markets like Rowland, Dollar General often functions as a primary daily-needs retail destination, capturing recurring trips from nearby residents who rely on accessible, value-oriented retail close to home.





**DOLLAR GENERAL**  
10,566 SF

US 74 - 3,700 VPD



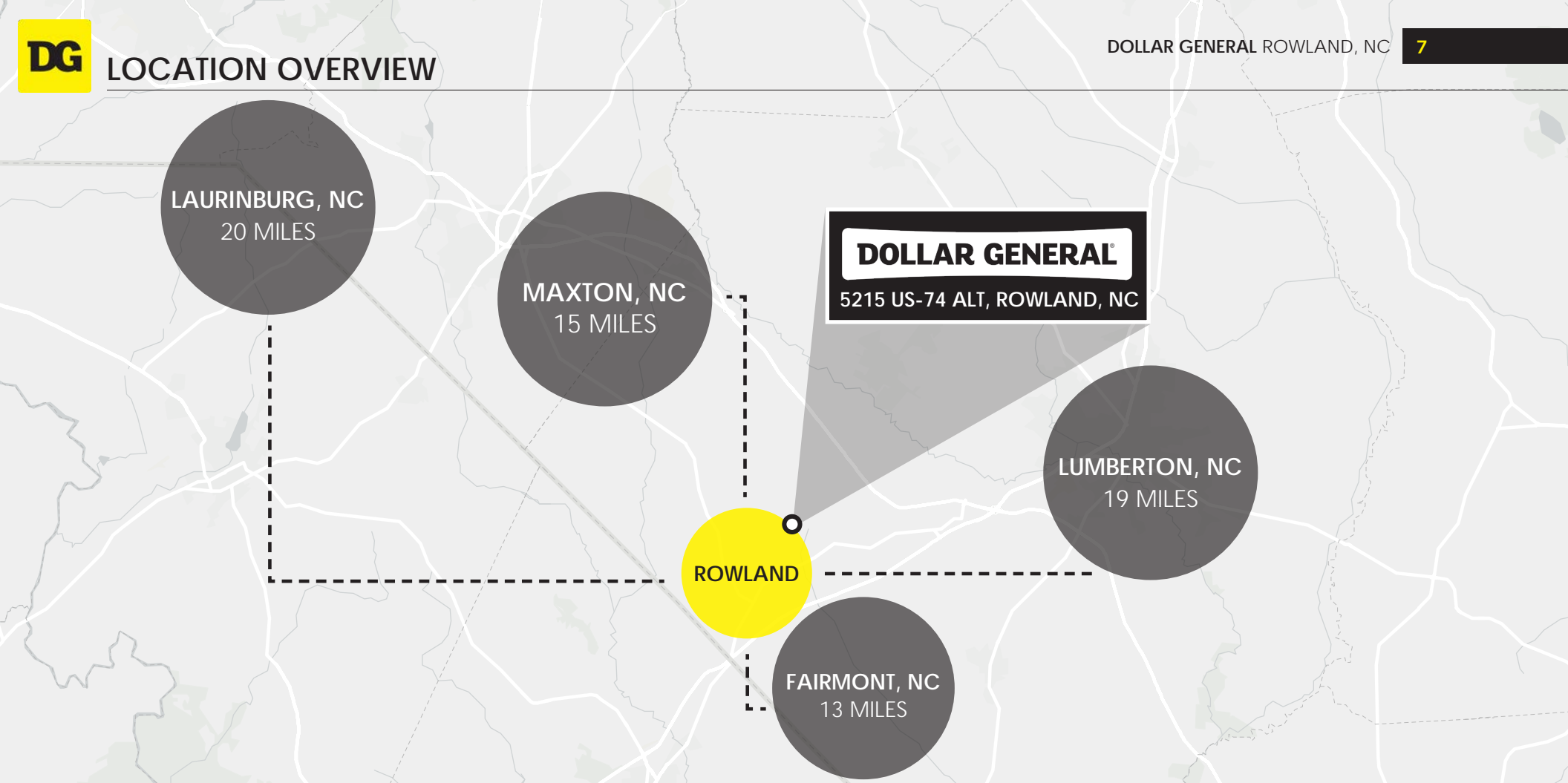
 **MARTIN METALS RECYCLING**

US 74 - 3,700 VPD

**LOWERY'S GAS AND GROCERY**

**DOLLAR GENERAL®**  
5215 US-74 ALT, ROWLAND, NC





The property is situated in Rowland, North Carolina, within Robeson County — a 949-square-mile rural county in the southeastern corner of the state, bordered by South Carolina to the south and positioned along the I-95 corridor approximately 95 miles south of Raleigh and 60 miles from the Myrtle Beach, SC metro area.

Robeson County’s economy is anchored by UNC Health Southeastern, Public Schools of Robeson County, Robeson Community College, and a manufacturing base that has transitioned from textiles to food processing and industrial production. The University of North Carolina at Pembroke — located 15 miles from the subject property — provides additional institutional employment and a stable consumer base across the county’s central corridor. Rowland sits at the intersection of US-74 ALT, US-301, and I-95 — one of the busiest north-south freight and travel corridors on the East Coast — providing consistent daily traffic exposure from through-travelers, truckers, and local residents alike. For Dollar General, Robeson County represents a textbook deployment market: a large-geography, low-income, underserved rural population with limited access to alternative general merchandise retail, high vehicle dependency, and a consumer base that prioritizes value and convenience above all else. These are precisely the market conditions under which Dollar General’s format performs most consistently and retains tenancy most reliably.

### AREA FAST FACTS

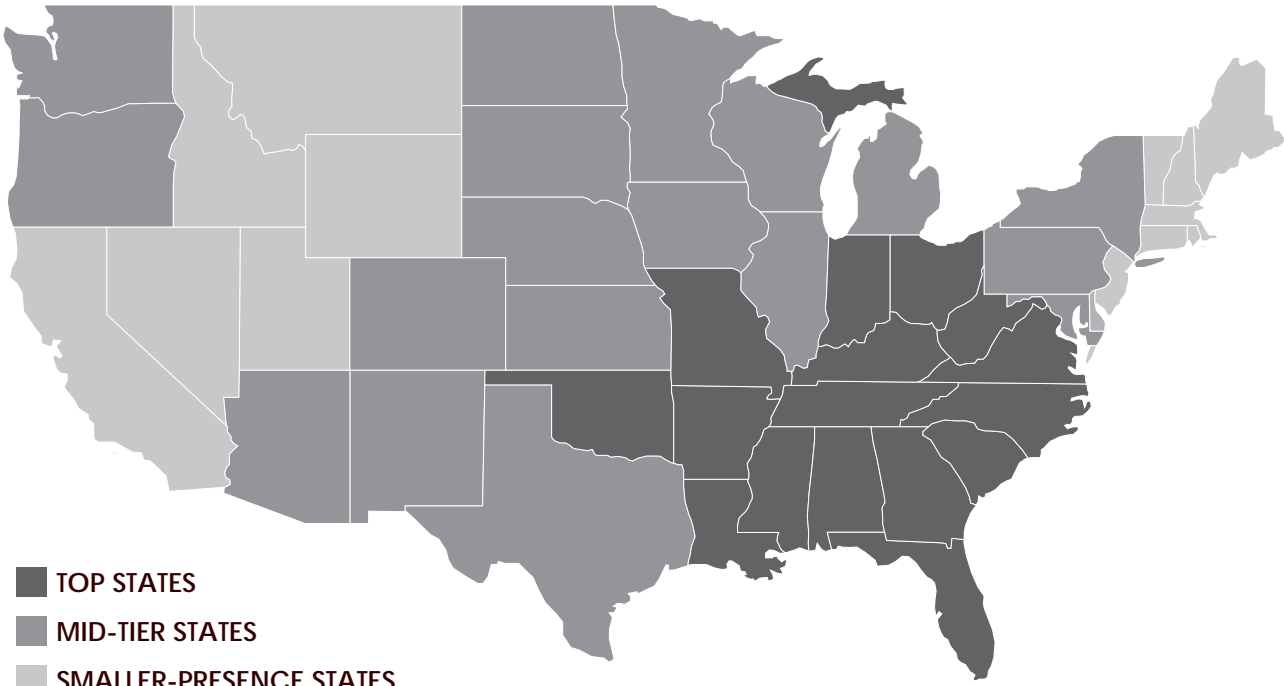
- Robeson County population:** 119,941 (2025 est.) — spread across a predominantly rural geography of nearly 950 square miles
- County seat Lumberton population:** ~21,000
- Robeson County GDP:** \$5.04 billion (2024) — up from \$4.07 billion in 2020, representing 24% growth over four years
- Median household income:** \$38,610 — reflecting a value-oriented, budget-conscious consumer base
- Average car ownership:** 2 vehicles per household
- Largest employing sectors:** healthcare, manufacturing, retail trade, and education

# DOLLAR GENERAL®

## DOLLAR GENERAL QUICK FACTS

<b>Founded:</b>	1939
<b>Ownership:</b>	Public (NYSE: DG)
<b># of Locations:</b>	19,000+
<b>Headquarters:</b>	Goodlettsville, TN
<b>Guaranty:</b>	Corporate

Dollar General Corporation (NYSE: DG) is one of America’s largest and fastest-growing discount retailers, operating over 19,000 stores across 48 states. Headquartered in Goodlettsville, Tennessee, the company has built its business around serving small and rural communities with convenient access to everyday essentials at low prices. Dollar General carries an investment-grade credit rating of BBB from S&P, reflecting the company’s strong balance sheet, consistent profitability, and disciplined growth strategy. With annual revenues exceeding \$42 billion, Dollar General has demonstrated remarkable resilience across economic cycles, as its value-oriented model tends to attract more customers — not fewer — during periods of economic uncertainty. The company’s continued store expansion and long-term net lease commitments underscore its confidence in the markets it serves, making Dollar General one of the most sought-after tenants in the single-tenant NNN investment space.



- TOP STATES
- MID-TIER STATES
- SMALLER-PRESENCE STATES



**\$42.7B**  
2025 REVENUE



**20,000+**  
TOTAL LOCATIONS



**48**  
STATES SERVED



**194,000+**  
TOTAL EMPLOYEES



**S&P: BBB**  
CREDIT RATING



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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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