



MORVEN (CHARLOTTE MSA) | NORTH CAROLINA





Contacts

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SECTION 01

EXECUTIVE SUMMARY



THE OFFERING

Stonecliff is proud to offer the fee simple interest in Dollar General Market, situated at 7988 US-52 in Morven, North Carolina.

As a leading national retailer with over 20,000 locations, Dollar General provides essential household goods at affordable prices. This property is strategically positioned within the greater Charlotte area, ensuring strong community access and high visibility along US Hwy 52 (4,100 VPD), with seamless connectivity to US Hwy 74 (31,000 VPD). The property is located on the main thoroughfare to the Myrtle Beach, SC Resort Area (17 million annual visitors) & North Carolina's Coastal Region (11 million annual visitors). The tenant is secured under a 15-year triple-net (NNN) lease, featuring 5% rent increases every five years.



INVESTMENT OVERVIEW



Representative Photo



Property	Dollar General Market
Address	7988 US-52 Morven, NC 28119
Tenant	Dolgencorp, LLC
NOI	\$153,579.60
Rent Increases	5% Every 5 Years
Rent Commencement	6/1/2025 (est)
Rent Expiration	5/31/2040 (est)
Lease Type	NNN
Original Lease Term	15 Years
Lease Term Remaining	15 Years
Options	Five (5), Five (5) Year Options
Right Of First Refusal	None
Right Of First Offer	None



\$2,362,763
ASKING PRICE



6.50%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	\$12,798.30	\$153,579.60	
6 - 10	\$13,438.22	\$161,258.64	5.00%
11 -15	\$14,110.13	\$169,321.56	5.00%
Extension Terms			
16 - 20	\$14,815.63	\$177,787.56	5.00%
21 -25	\$15,556.41	\$186,676.92	5.00%
26 - 30	\$16,334.23	\$196,010.76	5.00%
31 -35	\$17,150.95	\$205,811.40	5.00%
36 -40	\$18,008.49	\$216,101.88	5.00%



INVESTMENT HIGHLIGHTS

Investment Grade Tenant – NYSE:DG

Credit Ratings: Moody's Baa2, S&P BBB

High-Growth Retailer

Expanding aggressively with over 575
new locations planned for 2025

Experienced & Established Brand

Operates 20,000+ locations nationwide

Strong Financials

Corporate-backed lease with 2024
annual revenue of \$40.16 billion (USD)

Long-Term Stability

New 15-year lease term | Absolute NNN
Lease: Zero landlord responsibilities

Attractive Rent Growth

Scheduled 5% increases every 5 years

NC Coastal Region Connector

11 million annual visitors & Myrtle Beach, SC
Area (17 million annual visitors)

Convenient Access

Easy ingress and egress to the site

Located on US Highway 52 S

(4,100 vehicles per day)

- Easy Connectivity | Close proximity to US Highway 74 (31,000 vehicles per day)
- Situated within the Charlotte, NC MSA (Metropolitan Statistical Area) | Population of 2.8 million (2023 est.)
- 11 minutes from downtown Wadesboro, NC (Population: 4,935) | 27 minutes from Pee Dee National Wildlife Refuge (8,400+ acre recreational preserve)
- 51 minutes from Pinehurst, NC, home to 40+ golf courses | 1 hour 11 minutes from Uptown Charlotte, NC (Population: 911,311, 2023 est.)



DEMOGRAPHICS

POPULATION (RADIUS)



2,295

1-Mile



3,232

3-Mile



7,826

5-Mile

AVERAGE HOUSEHOLD INCOME



\$38,800

1-Mile



\$46,100

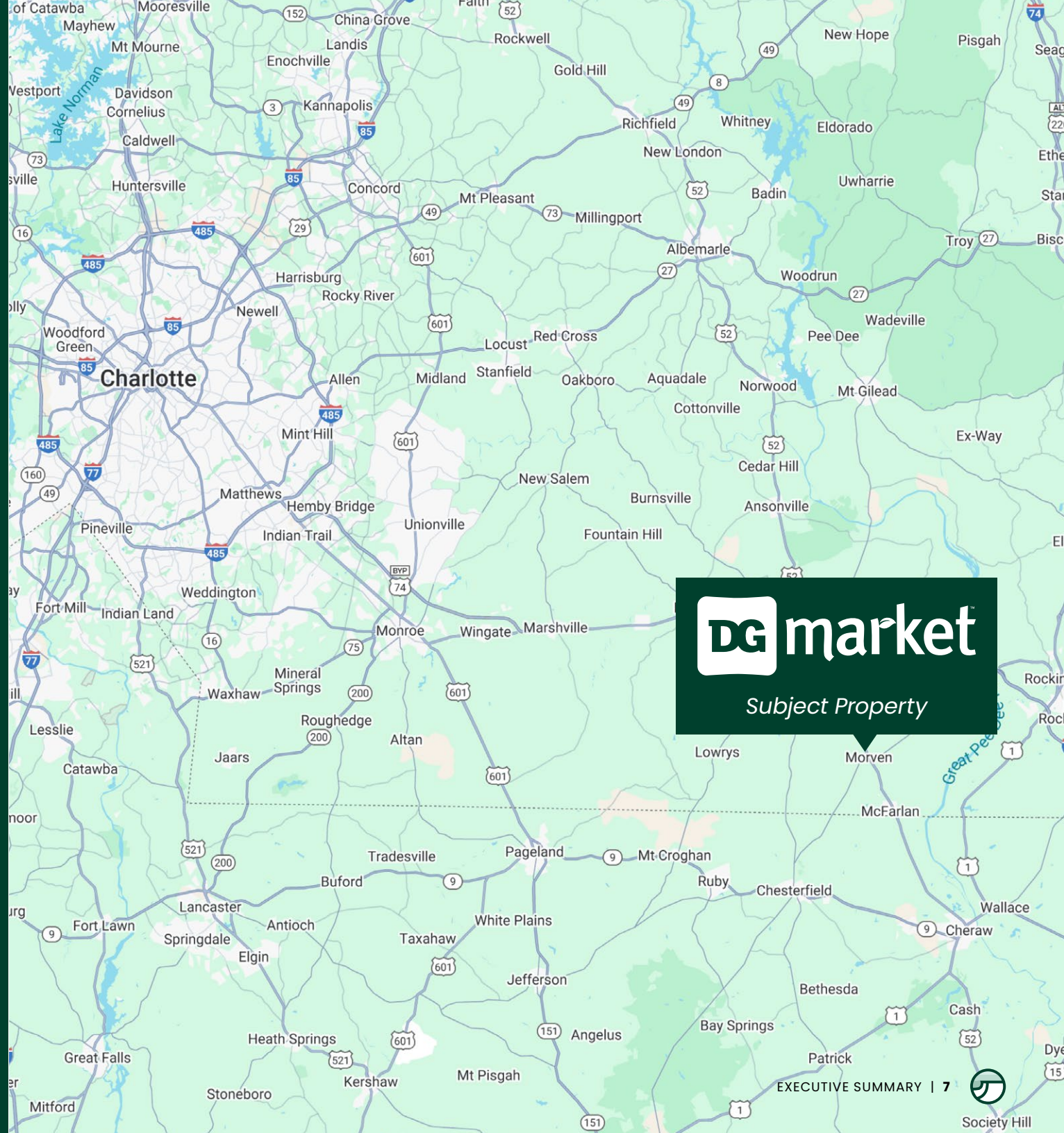
3-Mile

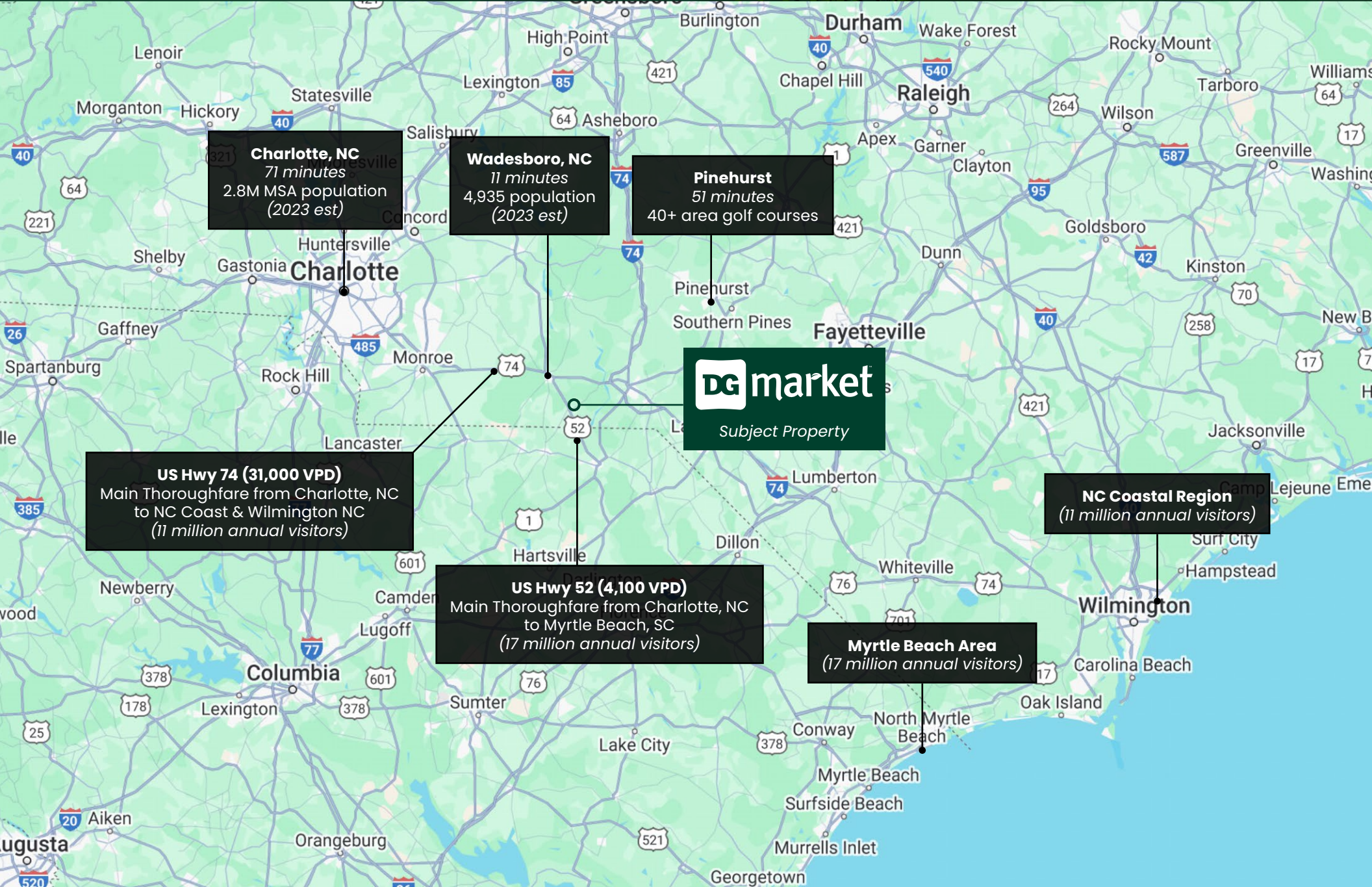


\$47,500

5-Mile

*2025 Estimates - Crexi





SITE PLAN

10,640
Square Feet

2.43
Acres

2025
Year Built

35
Parking Spaces



US HIGHWAY 52 SOUTH



AERIAL



Morven Elementary School
(155 students)

White Oak Baptist Church

Morven Presbyterian Church

Capital Flooring and Cabinets

Mama Noi Morven

HYD Away Spa

UNITED STATES POSTAL SERVICE

Jazz Stop Convenience Store

W. MAIN ST (2,300 VPD)

Holla! Community Development Corp

Morven Baptist Church

US Hwy 52 (4,100 VPD)
Main Thoroughfare from Charlotte, NC to Myrtle Beach, SC
(17 million annual visitors)

Reptile 101

Morven Fire Department

Morven United Methodist Church

DG market
Subject Property

FAMILY DOLLAR

TENANT OVERVIEW



Representative Photos



QUICK FACTS:

**Goodlettsville,
Tennessee**
Headquarters

187,800+
Employees

20,363+
Stores Nationally

FOUNDED IN 1939
Scottsville, Kentucky

Founded in 1939, Dollar General has grown into one of the largest and most recognized discount retailers in the United States. With over 20,000 locations across 48 states, the company is known for providing affordable household essentials, groceries, health and beauty products, and seasonal items to millions of customers. Its business model focuses on convenience, value, and accessibility, strategically positioning stores in rural and suburban areas where customers rely on quick and easy shopping options.

Dollar General continues to expand aggressively, opening approximately 1,000 new stores annually to meet the growing demand for discount retail. The company operates under various store formats, including Dollar General Market (offering fresh produce and expanded grocery selections) and pOpshelf (targeting higher-income shoppers with affordable home décor and seasonal goods).

As a tenant, Dollar General is highly attractive due to its strong financial performance, long-term leases, and recession-resistant business model. The company consistently delivers steady revenue growth, with annual net sales exceeding \$40 billion. Investors favor Dollar General for its corporate-backed leases, low rental turnover, and essential business classification, making it a stable and reliable tenant in the retail sector.

Dollar General Market is a store format introduced by Dollar General in 2003, aiming to combine the traditional offerings of its discount stores with an expanded selection of grocery items, including fresh produce, meats, and dairy products. These stores are typically modest in size, similar to standard Dollar General locations, and are strategically placed in communities with populations of 20,000 or fewer, many of which previously lacked convenient access to grocery stores.

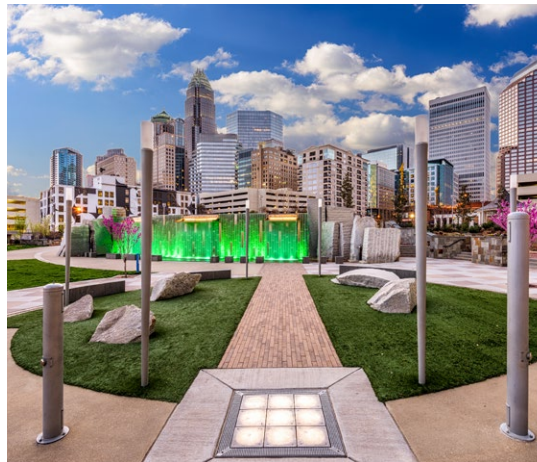


MARKET OVERVIEW



Charlotte, North Carolina, often referred to as the “Queen City,” is a vibrant and rapidly growing metropolis located in the southeastern United States. With a rich history, diverse culture, thriving economy, and a blend of modernity and southern charm, Charlotte has become a popular destination for residents and visitors alike.

Charlotte is a thriving and culturally diverse city that combines its rich history with a modern, cosmopolitan atmosphere. Its booming economy, excellent educational opportunities, and abundant recreational offerings make it an attractive destination for individuals and families looking for a balanced urban lifestyle. As the city continues to grow and evolve, Charlotte remains an inviting and welcoming destination in the heart of the southeastern United States.



MARKET OVERVIEW *(continued)*

HISTORY AND CULTURE

Founded in 1768, Charlotte has a significant historical background. Named after Queen Charlotte of England, the city played a crucial role during the American Revolutionary War and was a hub for gold mining in the early 1800s. Today, Charlotte embraces its history, and many historical sites and museums showcase the city's past. Additionally, the city's diverse population contributes to a vibrant cultural scene, with a mix of art galleries, theaters, music venues, and culinary experiences representing various traditions.

ECONOMY

Charlotte has emerged as a prominent financial center in the United States. It is home to the second-largest banking hub after New York City, hosting the headquarters of major financial institutions such as Bank of America and Wells Fargo. This financial prowess has propelled Charlotte's economy, attracting professionals from various fields. Additionally, the city's diverse business ecosystem spans technology, healthcare, energy, and more, fostering a dynamic and entrepreneurial spirit.

SPORTS AND ENTERTAINMENT

Sports enthusiasts will find much to cheer about in Charlotte. The city is home to several professional sports teams, including the Carolina Panthers (NFL) and the Charlotte Hornets (NBA). Racing fans flock to Charlotte Motor Speedway for NASCAR events, which play a significant role in the region's sports culture. Moreover, Charlotte offers a myriad of entertainment options, including vibrant nightlife, family-friendly attractions like Carowinds amusement park, and an abundance of parks and recreational spaces.

EDUCATION

Charlotte boasts a strong education system, with a variety of public and private schools serving the community. The city is also home to several notable universities and colleges, including the University of North Carolina at Charlotte and Queens University of Charlotte, contributing to the city's intellectual and research-driven atmosphere.

REAL ESTATE AND INFRASTRUCTURE

Charlotte's rapid growth has fueled a robust real estate market. The city offers a diverse range of housing options, from historic neighborhoods with charming architecture to modern high-rise condos in the uptown area. The city's infrastructure continues to expand to accommodate the influx of residents and visitors, with extensive road networks and public transportation options.





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