

# SINGLE TENANT NN

Investment Opportunity



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



77280 Landry Drive

**MARINGOUIN** LOUISIANA

ACTUAL SITE



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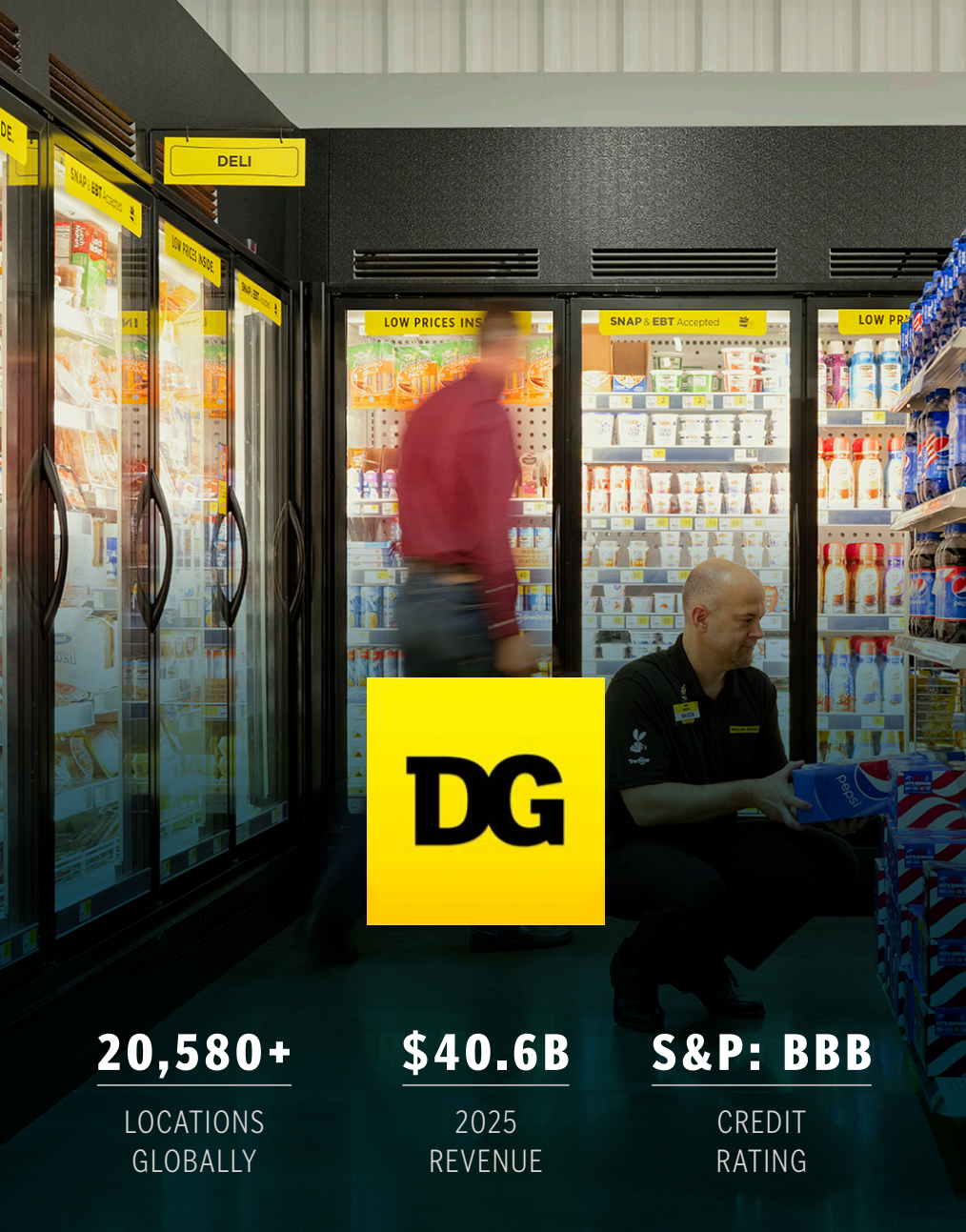
Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

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



**20,580+**

LOCATIONS  
GLOBALLY

**\$40.6B**

2025  
REVENUE

**S&P: BBB**

CREDIT  
RATING

## OFFERING

<b>Pricing</b>	\$912,847
<b>Net Operating Income</b>	\$77,592
<b>Cap Rate</b>	8.50%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	77280 Landry Drive Maringouin, Louisiana 70757
<b>Rentable Area</b>	9,014 SF
<b>Land Area</b>	0.75 AC
<b>Year Built</b>	2008
<b>Tenant</b>	Dollar General
<b>Guaranty</b>	Corporate (S&P: BBB)
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof and Structure
<b>Lease Term</b>	3+ Years
<b>Increases</b>	10% at Beg. of Each Option
<b>Options</b>	2 (5-Year)
<b>Rent Commencement</b>	3/1/2008
<b>Lease Expiration</b>	2/28/2029



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		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

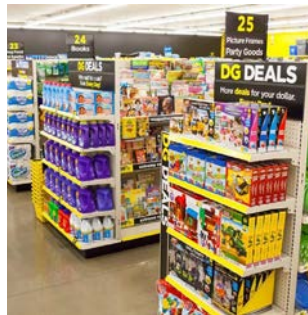
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Landlord responsibilities limited to roof and structure
- Ideal, low-management investment for a passive investor

### 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](https://newscenter.dollargeneral.com), [finance.yahoo.com](https://finance.yahoo.com)

## 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



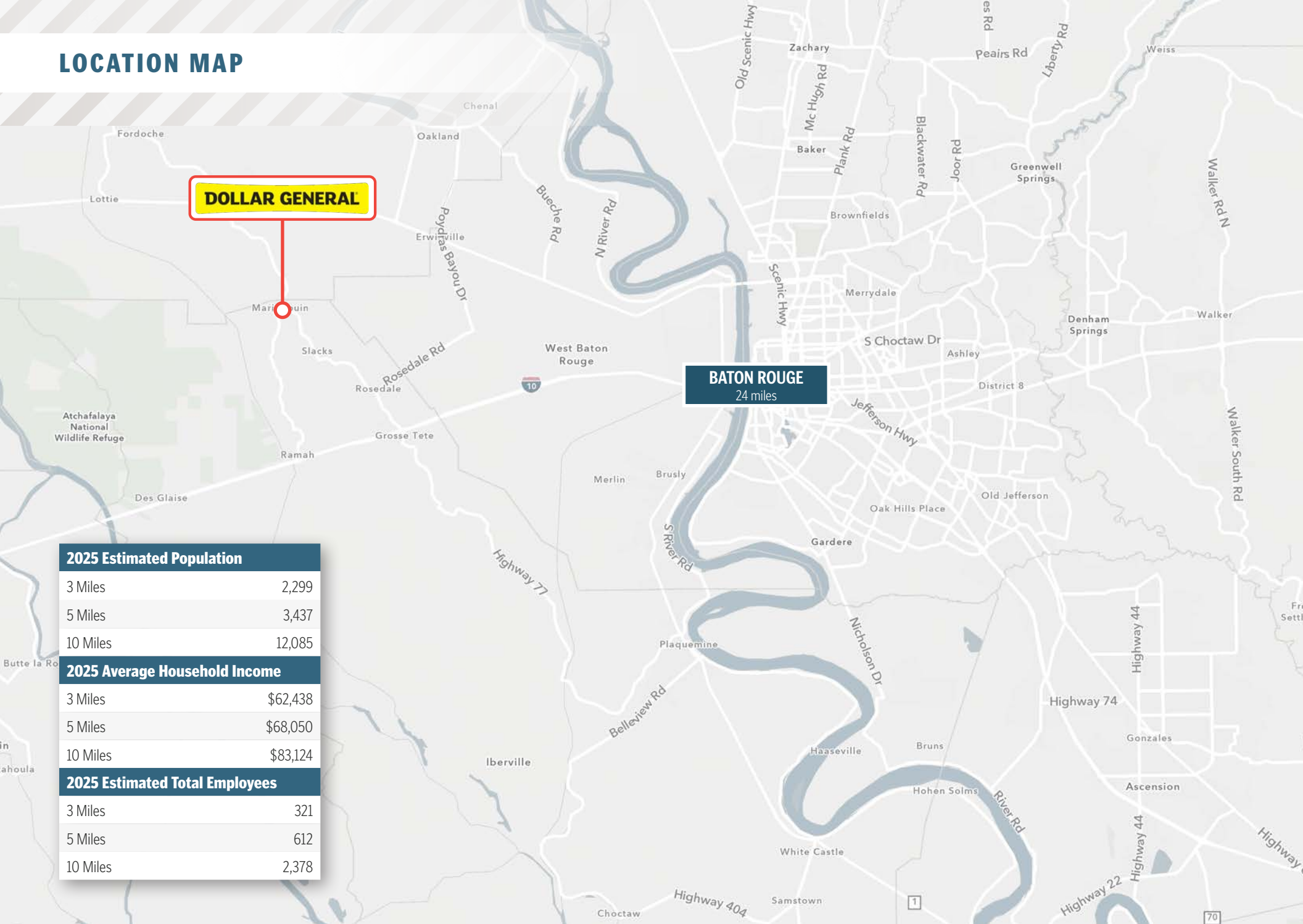
Year Built: TBD

## ZONING



General Commercial

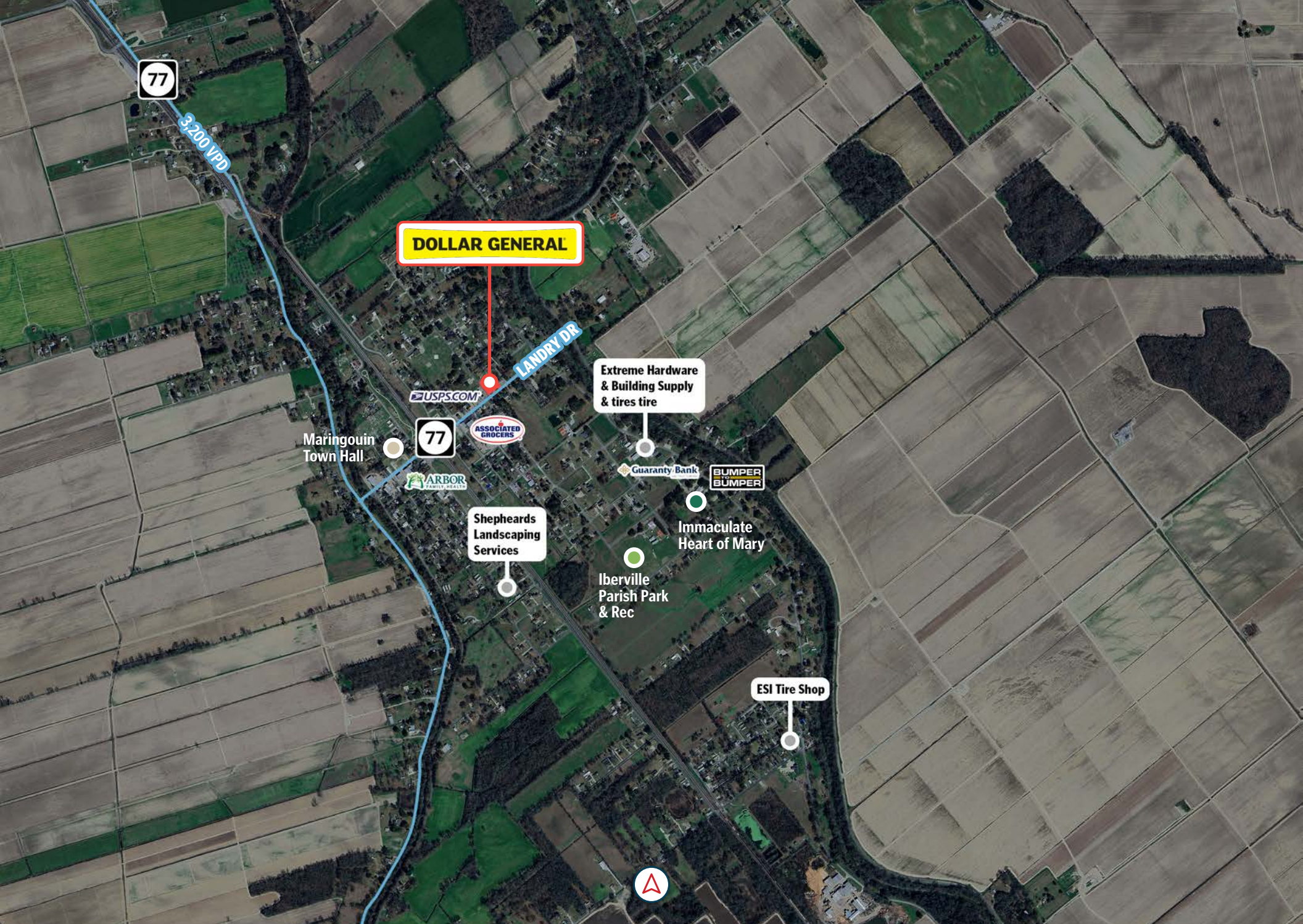
# LOCATION MAP



**DOLLAR GENERAL**

**BATON ROUGE**  
24 miles

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



**DOLLAR GENERAL**

LANDRY DR

77

3-200 VPD

Maringouin  
Town Hall

USPS.COM

77

ASSOCIATED  
GROCERS

ARBOR  
FAMILY HEALTH

Shepherds  
Landscaping  
Services

Extreme Hardware  
& Building Supply  
& tires tire

Guaranty Bank

BUMPER  
BUMPER

Immaculate  
Heart of Mary

Iberville  
Parish Park  
& Rec

ESI Tire Shop





	3 Miles	5 Miles	10 Miles
<b>Population</b>			
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
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,038	1,511	5,298
2030 Projected Households	1,036	1,509	5,325
<b>Income</b>			
2025 Estimated Average Household Income	\$62,438	\$68,050	\$83,124
2025 Estimated Median Household Income	\$44,712	\$50,820	\$64,856
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	65	108	368
2025 Estimated Total Employees	321	612	2,378



## MARINGOIN, 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.



# 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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