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# Dollar General

4045 Randleman Rd  
Greensboro, NC 27406

## Executive Summary

Asking Price	<b>\$1,650,868</b>
Cap Rate	<b>7.25%</b>
Annual rental income	<b>\$119,688</b>
Lease Commenced	<b>9/9/21</b>
Lease Expiration	<b>9/30/36</b>
Square Footage	<b>9,002 Sq. Ft.</b>
Land	<b>1.74± Acres</b>

## Highlights

Rare DG location with 68,000 people in 5 mile radius and 6.7 miles from downtown Greensboro NC

10+ years left on absolute NNN lease

10% increases in each 5 year option period

Greensboro NC is part of the "Piedmont Triad" and home to HondaJet, Boom Supersonic and Toyota's upcoming battery plant

Just south of I-85 and in the vicinity of several national retailers including: Lowe's, Walmart, Tractor Supply, Murphy USA, etc

Combined Traffic Counts of 7,900 cars/day



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## Population

1 mile      3 miles      5 miles

### 2025 Population

2,662      24,891      68,208

## Income

1 mile      3 miles      5 miles

### 2025 Average Household Income

\$79,632      \$76,615      \$75,197



# DOLLAR GENERAL

