DG market™

MORVEN (CHARLOTTE MSA) | NORTH CAROLINA

STONECLIFF

OFFERING MEMORANDUM

Contacts

RYAN EKLUND
Managing Principal
P: 704.995.1469
E: ryan@stonecliffre.com

LOGAN LITTLE
Senior Associate
P: 804.205.6287
E: logan@stonecliffre.com

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SECTION 01

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

DG market™

Representative Photo

Property	Dollar General Market
Address	7988 US-52 Morven, NC 28119
Tenant	Dolgencorp, LLC
NOI	$150,840
Rent Increases	5% Every 5 Years
Rent Commencement	7/1/2025
Rent Expiration	6/30/2040
Lease Type	Absolute NNN
Original Lease Term	15 Years
Lease Term Remaining	13.9 Years
Options	Five (5), Five (5) Year Options
Right Of First Refusal	None
Right Of First Offer	None

$2,375,433
ASKING PRICE

6.35%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	$12,570	$150,840	
6 - 10	$13,198	$158,376	5.00%
11 -15	$13,858	$166,296	5.00%
Extension Terms			
16 - 20	$14,551	$174,612	5.00%
21 -25	$15,278	$183,336	5.00%
26 - 30	$16,042	$192,504	5.00%
31 -35	$16,844	$202,128	5.00%
36 -40	$17,687	$212,244	5.00%

INVESTMENT HIGHLIGHTS

Investment Grade Tenant - NYSE:DG
Credit Ratings: Moody's Baa2, S&P BBB

High-Growth Retailer
Expanding aggressively with over 450 new locations planned for 2026

Experienced & Established Brand
Operates 21,000+ locations nationwide

Strong Financials
Corporate-backed lease with 2025 annual revenue of $42.7 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

Coastal Carolina Region Connector
28 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

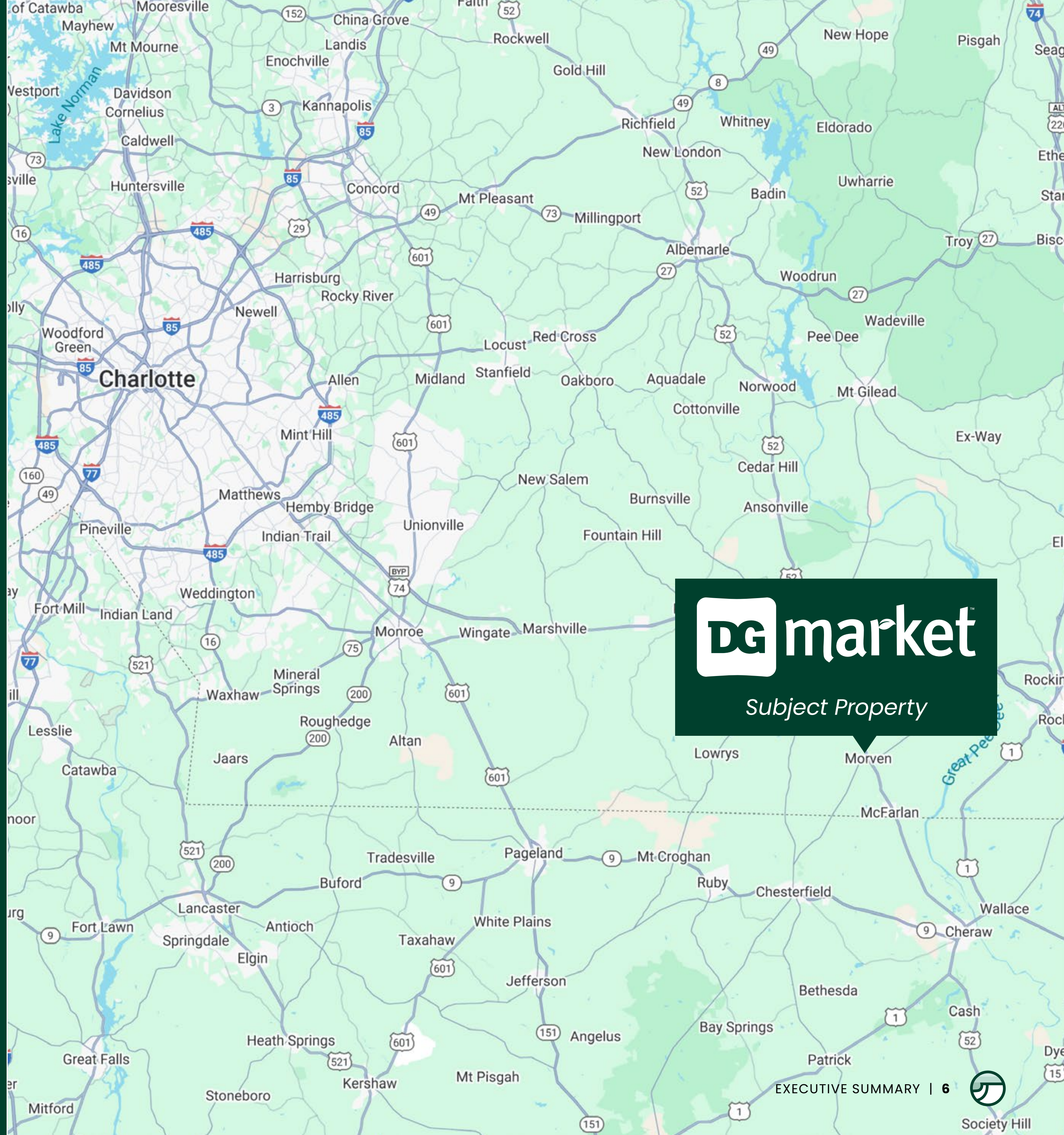
POPULATION (RADIUS)

Population	Radius
413	1-Mile
992	3-Mile
2,222	5-Mile

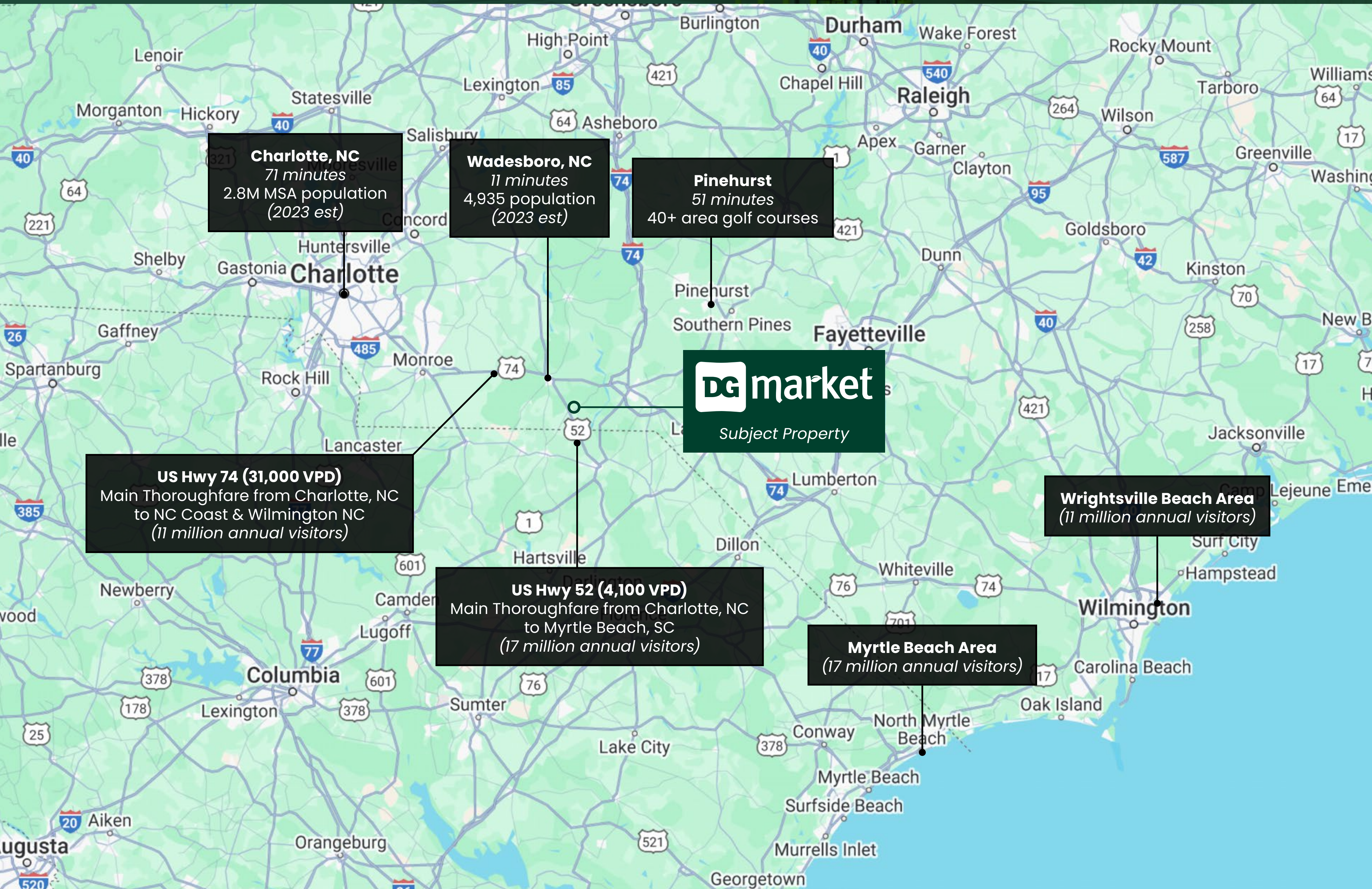
AVERAGE HOUSEHOLD INCOME

Income	Radius
$51,754	1-Mile
$51,352	3-Mile
$53,330	5-Mile

Source: CoStar



LOCATION MAP



SITE PLAN

10,640	2.43	2025	35
Square Feet	Acres	Year Built	Parking Spaces

AERIAL


N
Morven Elementary School
(155 students)
White Oak Baptist Church
Capital Flooring and Cabinets
Morven Presbyterian Church
Mama Noi Morven
HYD Away Spa
UNITED STATES POSTAL SERVICE
Holla! Community Development Corp
Morven Baptist Church
Jazz Stop Conveience Store
W. MAIN ST (2,300 VPD)
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
Moore St
Cox Ave
E Main St
Bethel Rd
E US Hwy 52
Martin St
Lee St
Dunn St
Southern Ave
S White Oak St
Lakeview Dr
Mill St
1st St
145
1832

TENANT OVERVIEW

Representative Photos

QUICK FACTS:

Goodlettsville, Tennessee Headquarters	**~194,000** Employees	**21,000+** 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 21,000 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 450 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 $42 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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