FOR SALE
DOLLAR GENERAL

S.L. NUSBAUM
REALTY CO.

- Absolute NNN Lease
- No retail competition for 9 miles
- Investment Grade Credit Tenant.
- 35 miles from Memphis.

Actual Location

DOLLAR GENERAL

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7864 Arkabutla Rd
Coldwater, MS 38618
(Memphis, MSA)

CONTACT US

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440 Monticello Ave.
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CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L Nusbaum Realty Co.

OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

S.L. NUSBAUM
REALTY CO.

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S.L. NUSBAUM
REALTY CO.

ABOUT THE ASSET

PRICE: $991,490
CAP RATE: 7.25%

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale the property leased to Dollar General at 7864 Arkabutla Road in Coldwater, MS.

This Dollar General location has a lock on any significant retail competition for 9 miles. There are no stores that carry as much merchandise except in the heart of Coldwater.

In 2023, Dollar General expanded the size of this Arkabutla Road store from 7,489 SF to 10,208 SF, showing its commitment to this location.

S.L. NUSBAUM
REALTY CO.

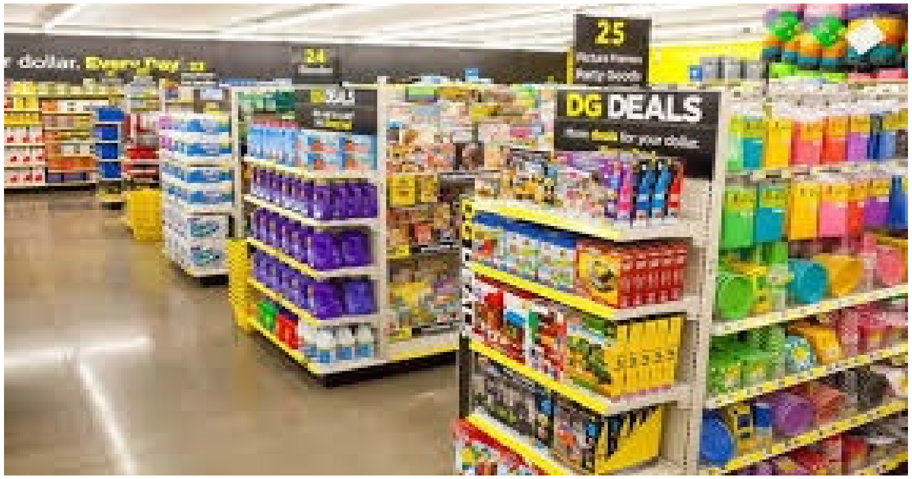
FINANCIAL SUMMARY

PRICE: $991,490
CAP RATE: 7.25%

Net Operating Income (NOI)	$71,883.06
Rent/Month	$5,990.33
Rentable SF	10,208 SF
Land Area	6.30 AC
Tenant Name	Dollar General
Website	www.dollargeneral.com
Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement	May 16, 2018
Lease Expiration	May 31, 2033
Increases	10% every 5 years during option periods.
Options	Five, 5-year options

INVESTMENT HIGHLIGHTS

- Investment Grade Credit Tenant (S&P: BBB)
- No significant competition for 9.1 miles.
- 2023 expansion to 10,208sf shows tenant commitment to location.
- Large 6.30 AC parcel.



S.L. NUSBAUM
REALTY CO.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
May 16, 2018– May 31, 2033	$71,883.96	$5,990.33
Option Periods		
June 1, 2033– May 31, 2038	$79,072.44	$6,589.37
June 1, 2038– May 31, 2043	$86,979.60	$7,248.30
June 1, 2043 – May 31, 2048	$95,677.56	$7,973.13
June 1, 2048 – May 31, 2053	$105,245.40	$8,770.45
June 1, 2053 – May 31, 2058	$115,769.88	$9,647.49

DOLLAR GENERAL®

S.L. NUSBAUM
REALTY CO.

AERIAL MAP

S.L. NUSBAUM
REALTY CO.

COLDWATER,MS (Memphis MSA)

Coldwater, Mississippi, just 35 miles south of Memphis, TN, is a scenic community of tree-lined streets and friendly people situated along the Coldwater River in the northern part of the state.

One of the town's most prized attractions is the picturesque Arkabutla Lake, a serene haven for fishing, boating, and camping enthusiasts offering residents and visitors alike a chance to engage with nature in a tranquil setting.

S.L. NUSBAUM REALTY CO.

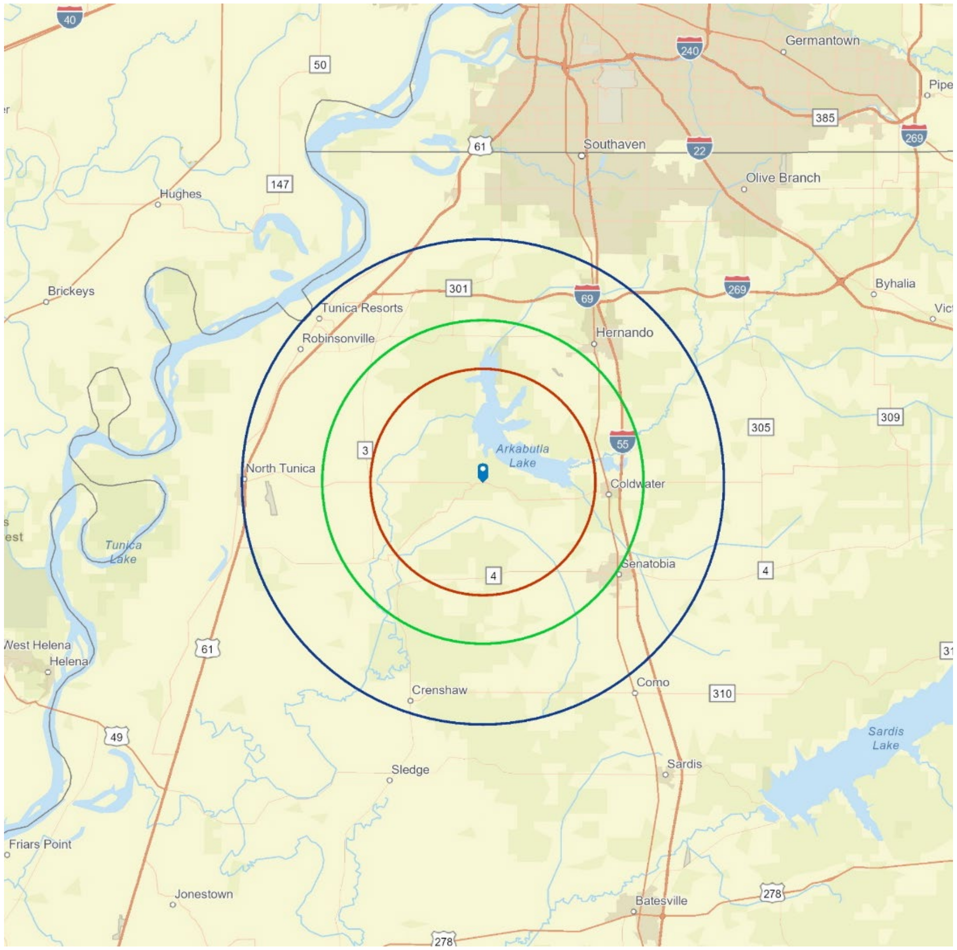
Dollar General Corporation is a publicly traded (NYSE: DG) American chain of variety stores that has been in business for more than 85 years. Dollar General racked up more than $40 billion in sales in Fiscal Year 2024. The chain offers products that are frequently used and replenished, from food to beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Today, there are more than 20,900 stores in 48 states.

To learn more, please visit: **www.dollargeneral.com**

DEMOGRAPHICS

7, 10, 15 MILES

POPULATION	7 MILE	10 MILES	15 MILES
2025 Population	5,420	18,830	61,783
2030 Population	5,526	19,255	63,699
2025 Median Age	42.5	38.2	38.9
2030 Median Age	43.0	38.9	39.5
HOUSEHOLDS			
2025 Total Households	2,216	7,107	23,654
2030 Total Households	2,314	7,433	24,939
2025 Average Household Size	2.45	2.51	2.53
2030 Average Household Size	2.39	2.46	2.48
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	$79,422	$76,214	$70,028
2030 Median Household Income	$90,450	$88,225	$81,009
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	$95,941	$97,540	$93,455
2030 Average Household Income	$106,587	$108,494	$104,674
OWNER OCCUPIED HOUSING UNITS			
2025 Owner Occupied Housing Units	1,892	5,533	18,082
2030 Owner Occupied Housing Units	2,007	5,930	19,561
RENTER OCCUPIED HOUSING UNITS			
2025 Renter Occupied Housing Units	324	1,574	5,572
2030 Renter Occupied Housing Units	307	1,502	5,377
FAMILIES			
2025 Families	1,558	4,926	16,517
2030 Families	1,606	5,089	17,220



S.L. NUSBAUM
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SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping

PROPERTY MANAGEMENT	SALES
Retail	Capital Markets/Investment
Office/Industrial	Retail
Multifamily	Office/Industrial
	Multifamily
	Land

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)

S.L. NUSBAUM
REALTY CO.

THE TEAM

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