

DOLLAR GENERAL®

2259 Highway 49, Sunflower, MS 38778

**Retail
Investment Opportunity**
Offering Memorandum



Representative Photo

MATTHEWS™

EXCLUSIVELY LISTED BY

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License No. C-11708 (MS)

IN CONJUNCTION WITH



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PROPERTY OVERVIEW

NNN

Lease Type

±1.40 AC

Lot Size*

±7,500 SF

GLA*

2016

Year Built

*Buyer to Verify GLA & Lot Size with New Survey

Property Highlights

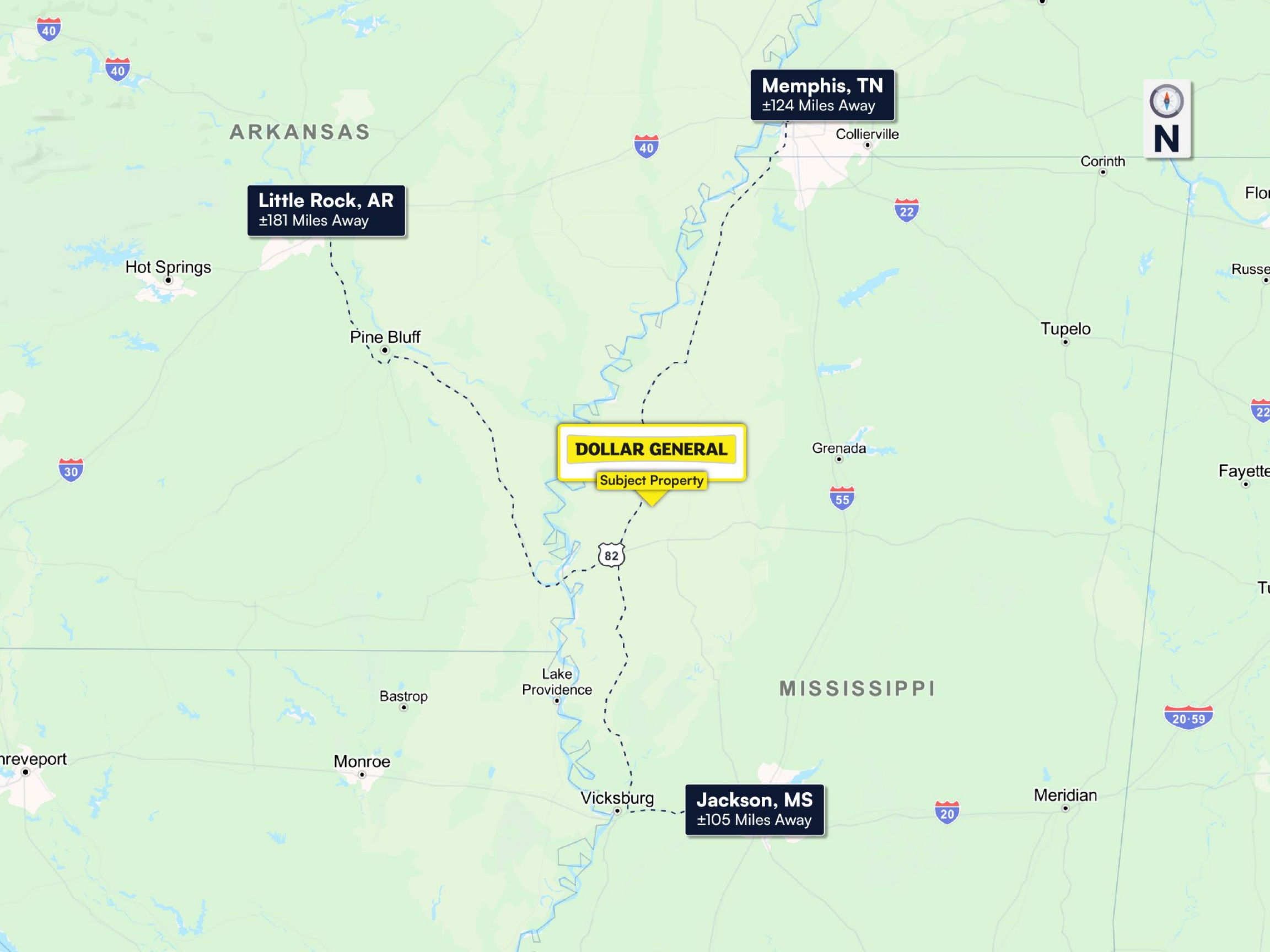
- Attractive 8.50% return backed by a stabilized, investment-grade credit tenant.
- Dollar General completed interior renovation in August 2025, indicating a strong commitment to this location.
- Minimal competitive presence, with the nearest national dollar store chain located more than 5 miles from the property.
- High-visibility location along US-49, a major Mississippi corridor that connects multiple nearby communities and supports steady customer traffic.

Tenant Highlights

- Dollar General maintains an investment-grade S&P credit rating of BBB.
- National footprint of approximately 21,000 stores, with continued expansion planned in the coming years.
- Designated an essential retailer, demonstrating strong performance and resilience throughout the COVID-19 pandemic.
- Market capitalization of approximately \$20 billion, underscoring the company's financial strength and long-term stability.



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ARKANSAS

Memphis, TN

±124 Miles Away

Little Rock, AR

±181 Miles Away

DOLLAR GENERAL
Subject Property

MISSISSIPPI

Jackson, MS

±105 Miles Away



Hot Springs

Pine Bluff

Grenada

Tupelo

Lake Providence

Bastrop

Monroe

Vicksburg

Meridian

Monroeport

Fayette

Russell

Florida

Tennessee

FINANCIAL OVERVIEW

\$799,000

List Price

8.50%

Cap Rate

Lease Details

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Dollar General Corporation
Lease Type	NNN
Lease Expiration Date	4/30/2031
Term Remaining on Lease	±5 Years
Increases	10% In Options
Options	Five, 5-Year

Annualized Operating Data

	Date	Monthly Rent	Annual Rent	Increases
Current	Current - 4/30/2031	\$5,667.81	\$68,013.72	-
Option 1	5/1/2031 - 4/30/2036	\$6,234.59	\$74,815.09	10%
Option 2	5/1/2036 - 4/30/2041	\$6,858.05	\$82,296.60	10%
Option 3	5/1/2041 - 4/30/2046	\$7,543.86	\$90,526.26	10%
Option 4	5/1/2046 - 4/30/2051	\$8,298.25	\$99,578.88	10%
Option 5	5/1/2051 - 4/30/2056	\$9,128.07	\$109,536.77	10%



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TENANT OVERVIEW

Year Founded
1939

Headquarters
Goodlettsville, TN

Type of Ownership
Fee Simple

Employees
194,200+

Locations
21,000+

Credit Rating
BBB (S&P)

Annual Revenue
\$40.61 Billion

DOLLAR GENERAL®

Tenant Overview

Dollar General Corporation is the largest small-box discount retailer in the United States, operating more than 20,600+ locations across 48+ states. Founded in 1939 and headquartered in Goodlettsville, Tennessee, the company provides convenient access to low-priced everyday essentials including consumables, household goods, health and beauty products, apparel, and seasonal items. Dollar General's strategic focus on rural, suburban, and underserved markets allows it to maintain a loyal customer base while facing limited direct competition.

Why Invest in Dollar General?

- Extensive geographic footprint in 48 states with over 21,000 stores provides diversification and resilience across markets.
- Because a large portion of its merchandise is consumables (grocery, household, personal care), Dollar General benefits from recurring demand even in softer retail cycles.
- Approximately 80% of revenue is derived from consumables such as household goods, groceries, and personal care items, providing consistent foot traffic and recurring sales.
- Targets rural and low-competition trade areas, creating a strong moat against larger retailers and e-commerce disruption.
- Management is actively prioritizing debt reduction and capital discipline to stabilize leverage and preserve long-term financial flexibility.
- In periods of economic uncertainty or consumer trade-down behavior, Dollar General benefits from increased value-conscious shopping, supporting demand stability.

MARKET OVERVIEW

Dollar General

2259 Highway 49, Sunflower, MS 38778



SUNFLOWER, MS

Local Market Overview

The retail environment in Sunflower reflects the character of a small rural Delta community—local, need-driven, and anchored by essential services rather than large-scale commercial development. Retail activity centers around a handful of neighborhood-oriented businesses that cater to everyday necessities, including small grocers, convenience stores, local eateries, and service-oriented shops. These establishments primarily serve residents of Sunflower as well as individuals traveling between surrounding towns.

Given the town’s modest population base and limited commercial density, retail demand is shaped more by consistency than by growth. Spending patterns tend to focus on daily goods and practical services, with residents often relying on nearby larger towns for broader shopping, medical services, and specialty retail offerings. As a result, Sunflower’s retail landscape is defined by stability and familiarity rather than frequent turnover or rapid expansion.

The community’s strong sense of local identity creates a favorable environment for small businesses, particularly those offering personalized service or niche goods that resonate with long-term residents. Retail success in Sunflower often depends on building trust and providing dependable, value-driven products that meet the needs of working households.



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Population	5-Mile	10-Mile	15-Mile
Current Year Estimate	1,317	11,888	23,702
Households	5-Mile	10-Mile	15-Mile
Current Year Estimate	482	4,297	8,744
Income	5-Mile	10-Mile	15-Mile
Average Household Income	\$60,527	\$61,692	\$58,308

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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