

DOLLAR GENERAL®

1112 Park Springs Rd, Providence, NC 27315

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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An aerial photograph of a property. In the foreground, there is a large, single-story industrial building with a light-colored metal roof and several skylights. To the right of the building is a paved parking lot with a few cars. The property is surrounded by dense green trees and a grassy field. In the background, there is a road intersection and more trees. The sky is clear and blue.

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Property Overview

Dollar General
1112 Park Springs Rd Providence, NC 27315



Investment Highlights

Property Highlights

- **Passive Lease Structure** – This is an Absolute NNN Lease, offering a hands-off investment opportunity that minimizes landlord responsibilities. The tenant is 100% responsible for all expenses, including taxes, insurance, and maintenance, resulting in a true passive ownership structure. This creates an optimal investment experience for both local and national investors.
- **Corporate Guarantee** – The lease is guaranteed by Dollar General Corporation, a Fortune 100 company and the largest dollar store retailer in the nation, with over 20,000 locations across 48 states. Dollar General carries BBB investment-grade long-term credit ratings from S&P's Global. This strong guarantee provides the landlord with a heightened sense of security.
- **Strategic Location** – Situated along NC Highway 86 just 5 miles south of Danville, VA (pop. ~42,000), the property serves as a key connector between Virginia and North Carolina, linking Chapel Hill, Hillsborough, Yanceyville, and Providence. The site sits within 45 miles of Greensboro, Winston-Salem, Burlington, and Durham, experiencing consistent traffic from both the surrounding Caswell County residential base and regional commuters.
- **Recession-Resistant Tenant** – Dollar General was classified as an essential retailer during the COVID-19 pandemic, highlighting the defensive, recession-resistant nature of its business model and consistent performance across economic cycles. This site serves as the only major discount retailer in the immediate Providence area and is a vital destination for everyday essentials to the surrounding community.





Walmart Supercenter

LOWE'S

HOBBY LOBBY

Applebee's GRILL + BAR

ASHLEY

Mellon MUSHROOM PIZZA BARBERS

PET SMART

Olive Garden

TARGET

ROSS DRESS FOR LESS

BEALLS

SONIC

ZAXBY'S

OLD NAVY

Michael's

SALLY BEAUTY

THE HOME DEPOT

Starbucks

Danville Mall

Dunham's Sports

belk

GNC LIVE WELL

AspenDental

FINISH LINE

Chick-fil-A

Monks Pretzels

AÉROPOSTALE

ELKAY

Tyson Foods

+ Piedmont Internal Medicine
±300 Beds

O. T. Bonner Middle
±573 Students

± 13,000 VPD

Downtown Danville

FOOD LION

Langston High School
±120 Students



± 22,100 VPD

sam's club

TRACTOR SUPPLY CO

FOOD LION

HARBOR FREIGHT

TOYOTA

Ford

George Washington High
±1,288 Students



Danville Regional Airport

Danville Golf Club
Golf Course

CAESARS VIRGINIA

86

UNARCO INDUSTRIES

BUITONI

± 19,800 VPD

58

FOOD LION

Manufacturer
GOODYEAR

700

± 20,000 VPD

± 11,200 VPD

DOLLAR GENERAL

Subject Property



86

86

86

DOLLAR GENERAL

Park Springs Rd





Dollar General

1112 Park Springs Rd
Providence, NC 27315

±9,100 SF

GLA

2020

Year Built

Subject Property

±1.60 AC

Lot Size

Property Photos



Financial Overview

Dollar General

1112 Park Springs Rd Providence, NC 27315



Financial Summary

\$1,429,241

List Price

7.25%

Cap Rate

\$103,620

NOI

Property Details

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Tenant	Dollar General
Lease Guarantor	Dollar General
Lease Type	NNN
Roof, Structure, Slab, Sewer	Tenant Responsible
Rent Commencement Date	2/11/20
Lease Expiration Date	2/28/35
Term Remaining on Lease	±8.7 Years
Increases	10% in options
Options	Five, Five-Year Options

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 2035	\$8,635.00	\$103,620.00	7.25%
Option 1: 3/1/2035 - 2/29/2040	\$9,498.00	\$113,976.00	7.97%
Option 2: 3/1/2040 - 2/28/2045	\$10,448.00	\$125,376.00	8.77%
Option 3: 3/1/2045 - 2/28/2050	\$11,493.00	\$137,916.00	9.65%
Option 4: 3/1/2050 - 2/28/2055	\$12,642.00	\$151,704.00	10.61%
Option 5: 3/1/2055 - 2/29/2060	\$13,906.00	\$166,872.00	11.68%



Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville, TN

Ownership Status
Public

Employees
±180,000

Locations
20,000+

Credit Rating
BBB

Annual Revenue
\$40.61 Billion

The logo for Dollar General, featuring the words "DOLLAR GENERAL" in a bold, black, sans-serif font. The text is centered within a bright yellow rectangular background that has rounded corners and a subtle drop shadow.

Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly 20,000 neighborhood general stores in 48 US states, primarily in the South, East, Midwest, and the Southwest. Roughly 79.7% of Dollar General's sales are derived from consumables (including refrigerated, shelf-stable, and perishable foods,) in addition to everyday household items such as paper towels, bath tissues, paper dinnerware, laundry, and home cleaning supplies. Dollar General offers some of America's most trusted name brands such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Nestlé, Kimberly-Clark, Kellogg's, General Mills, Pepsi, and many others.

Why Invest in Dollar General?

- **Strong Financials:** Q2 2025 earnings beat expectations with \$10.73B in sales and raised full-year guidance—showing solid momentum.
- **Expanding Customer Base:** Gaining traction with higher-income shoppers, especially in non-consumables, widening its market reach.
- **Net Store Growth:** Adding 725 new stores in 2025 (net +600), while optimizing underperformers for long-term efficiency.
- **Massive Scale:** Operates ~20,000 stores, employs 180,000+, and generates ~\$40.61B in annual revenue—highlighting stability and reach.

Market Overview

Dollar General

1112 Park Springs Rd Providence, NC 27315

Strategic Rural Trade Hub Location

Positioned along Park Springs Road near the Hwy 86 corridor, the property serves as a primary retail destination for the surrounding Providence and greater Caswell County communities. The location benefits from limited nearby competition, steady commuter traffic traveling between Danville, VA and Yanceyville, NC, and strong demand for convenient “daily needs” shopping within this underserved rural market.

↑ Danville, VA
±7 Miles Away

Providence Commons Shopping Center Expansion

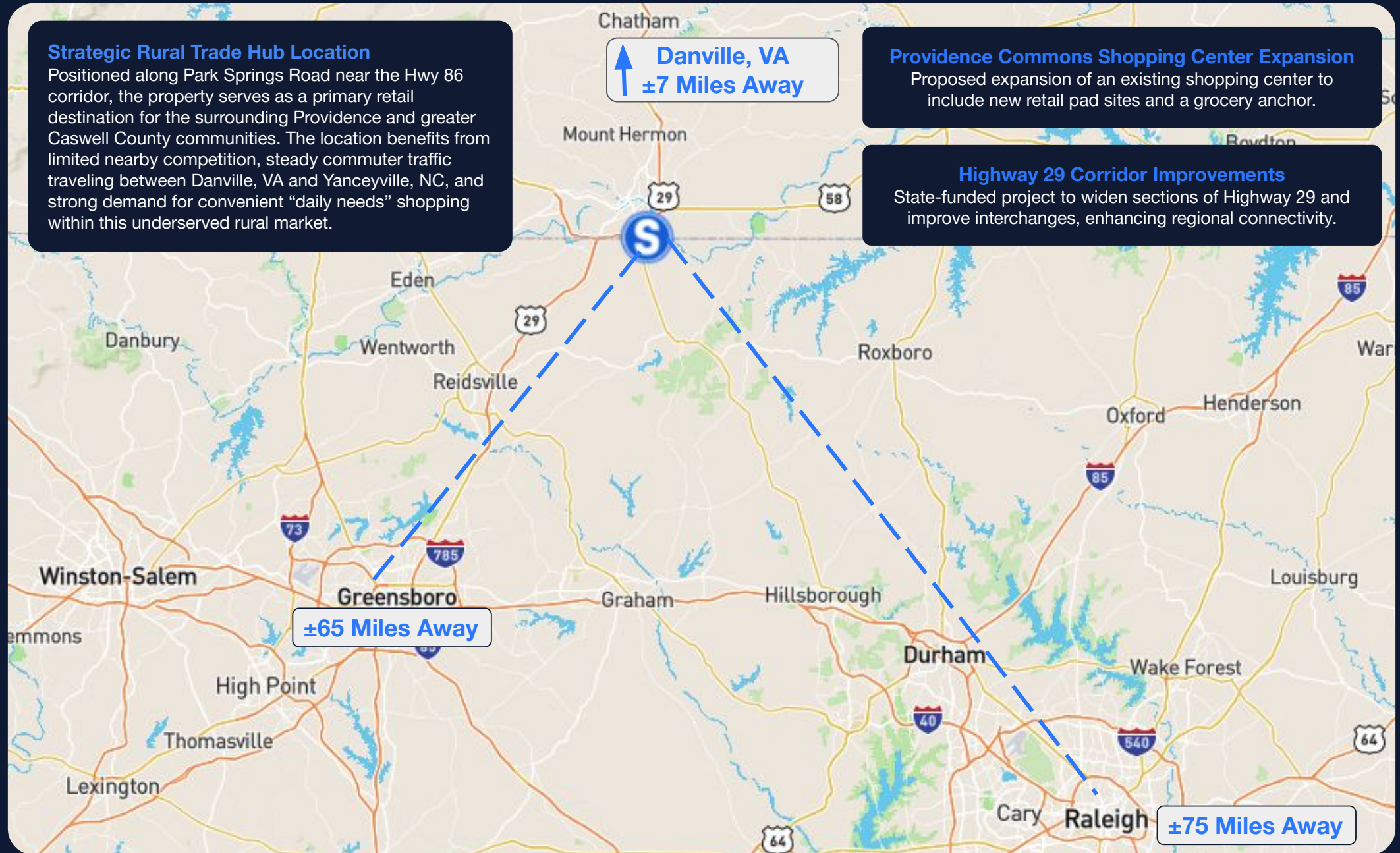
Proposed expansion of an existing shopping center to include new retail pad sites and a grocery anchor.

Highway 29 Corridor Improvements

State-funded project to widen sections of Highway 29 and improve interchanges, enhancing regional connectivity.

±65 Miles Away

±75 Miles Away



Providence, NC

Market Demographics

740

Employed Population

40

Median Age

±1,900

Total Population

\$66,000

Median HH Income

Local Market Overview

Located within one of the fastest-growing regions in North Carolina, Providence benefits from continued residential expansion, strong household incomes, and increasing consumer demand driven by sustained population growth throughout the greater Charlotte metropolitan area. The community offers an attractive suburban environment with convenient access to major employment corridors, retail destinations, and regional transportation routes, positioning the area as a desirable location for both residents and retailers seeking long-term growth opportunities. The surrounding market continues to benefit from strong demographic trends, low unemployment, and a highly educated workforce that supports consistent economic stability and consumer spending.

Retail fundamentals in the Providence trade area are supported by a highly owner-occupied residential base, affluent household demographics, and ongoing demand for neighborhood-oriented retail, dining, and service-based businesses.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,009	6,997	58,196
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	839	2,904	25,201
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$62,649	\$65,801	\$69,922



Danville, VA

44,086

of Households

102,070

Total Population

42,000

Employed Population

45

Median Age

\$150,900

Median Property Value

Local Market Overview

The Danville, Virginia Metropolitan Statistical Area (MSA), which includes the City of Danville and Pittsylvania County, serves as a strategic economic hub along the Virginia–North Carolina border. Historically rooted in tobacco and textile manufacturing, the region has undergone a significant economic transition over the past two decades, evolving toward advanced manufacturing, logistics, healthcare, and technology-driven industries. Danville benefits from its proximity to major transportation corridors and larger population centers such as Greensboro and Raleigh, positioning the market as an attractive destination for industrial users and employers seeking lower operating costs and available labor. Economic development initiatives led by the Danville Regional Foundation and local authorities have helped spur investment in redevelopment projects, industrial parks, and workforce training programs, supporting long-term economic stabilization and diversification.

Today, the Danville MSA is increasingly recognized for its affordability, pro-business environment, and growing advanced manufacturing presence. Major employers include Goodyear Tire & Rubber, Sovah Health, Tyson Foods, and a growing cluster of precision manufacturing and data-focused industries connected to the Southern Virginia Megasite at Berry Hill, one of the largest industrial mega-sites on the East Coast. The region's relatively low cost of living and inexpensive real estate continue to attract both residents and businesses, while public and private investments in infrastructure, broadband, and education aim to improve long-term competitiveness. Retail demand within the market remains stable and is primarily driven by local consumer spending and essential-service retail, with discount retailers, grocery stores, and service-oriented businesses performing particularly well across the broader trade area.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1112 Park Springs Rd, Providence, NC, 27315** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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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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