DOLLAR GENERAL®

3736 Dunn Rd | Fayetteville, NC 28312

Retail
Investment Opportunity
Offering Memorandum

Recent Lease Renewal | Extremely Strong Performance (Placer.AI) | Corporate Guarantee

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Representative Photo

Exclusively Listed By

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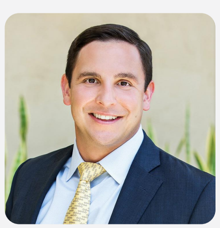

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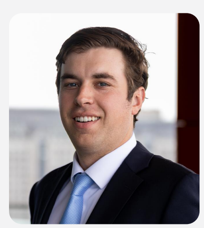

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DOLLAR GENERAL®

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Property Overview

DOLLAR GENERAL

$1,050,000 List Price	**±4 Years** Lease Term Remaining	**NN** Lease Type
±9,014 SF GLA	**±1.51 AC** Lot Size	**2008** Year Built

Investment Highlights

Lease & Location Highlights

- 2008 built-to-suit for Dollar General
- Subject property ranks in the 83rd percentile nationwide and 89th percentile in North Carolina for customer visits per Placer.AI, demonstrating strong performance relative to other Dollar General locations
- Tenant has operated at this site for over 18 years and recently exercised their first option after multiple extensions of the base term, demonstrating their long term commitment to this location
- 5-Mile population of 15,035 residents
- 10-Mile population of 123,860 residents
- Extremely strong average household income of $93,258 annually
- Corporately guaranteed lease from Dollar General Corporation
- Tenant pays an additional $363 monthly ($4,356 annually) towards parking lot maintenance, subject to 10% increases in each option
- Strategically positioned off of I-95, which sees over 53,000 vehicles daily and provides convenient access for Fayetteville residents
- Fayetteville's economy is anchored by Fort Bragg, with the Department of Defense supporting approximately 63,200 local jobs and providing a significant, stable employment base
- Cumberland County features a diversified employment base including Cape Fear Valley Health System, Walmart, Goodyear, Amazon, Veterans Affairs and Cumberland County Schools

Tenant Highlights

- Dollar General operates ±21,000 locations and plans to continue their expansion for the foreseeable future
- Dollar General has an investment-grade credit rating of BBB (S&P)
- Dollar General was considered an essential retailer and has proven to be one of the most profitable companies through the COVID-19 pandemic
- Dollar General has a market cap of ±25 billion

Aerial Map


401
Methodist University
±1,900 Students
Downback Golf Course
±23,000 VPD
295
301
N
ALDI
Applebee's
Spirit
Walgreens
Lowe's
Walmart Supercenter
Chipotle
Ross Dress for Less
Take 5
Burger King
Chick-fil-A
Waffle House
FTCC
Fayetteville Technical Community College
Fayetteville Technical Community College
±31,000 Students | ±1,700 Employees
DOLLAR GENERAL
Subject Property
Fayetteville State University
Fayetteville State University
±7,700 Students | ±2,000 Employees
N Eastern Blvd ±17,000 VPD
±53,000 VPD
Baywood Golf Club
95
Cape Fear Valley Health
±850 Beds | ±9,500 Employees
Fayetteville
Fayetteville Major Retail
Walgreens
Dutch Bros
Michaels
Publix
Bojangles
Biscuitville
Target
First Watch
Burlington
The Home Depot
Cost Plus World Market
Hobby Lobby
Sprouts Farmers Market
Dick's Sporting Goods
±24,000 VPD
24
Fayetteville Regional Airport
87
Cape Fear High School
±1,520 Students
Google Earth

Site Plan

Financial Overview

3736 Dunn Rd Fayetteville, NC 28312

DOLLAR GENERAL

Representative Photo

Financial Summary

$1,050,000
List Price

7.54%
Cap Rate

2008
Year Built

±53,000 VPD
I-95

±1.51 AC
Lot Size

Property Details

Tenant Trade Name	Dollar General
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Landlord Responsibility	Roof, Structure, Foundation, HVAC (Over $750), Parking Lot
Original Lease Term	10 Years
Rent Commencement Date	10/1/08
Lease Expiration Date	9/30/30
Term Remaining on Lease	±4 Years
Increase	10% In Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 9/30/2030	**$6,600.00**	**$79,200.00**	**-**	**7.54%**
Option 2	$7,260.00	$87,120.00	10.00%	8.30%
Option 3	$7,986.00	$95,832.00	10.00%	9.13%
Option 4	$8,784.60	$105,415.20	10.00%	10.04%
Option 5	$9,663.06	$115,956.72	10.00%	11.04%

Tenant Overview

Year Founded
1939

Headquarters
Goodlettsville,TN

Lease Guarantor
Corporate

Employees
±180,000

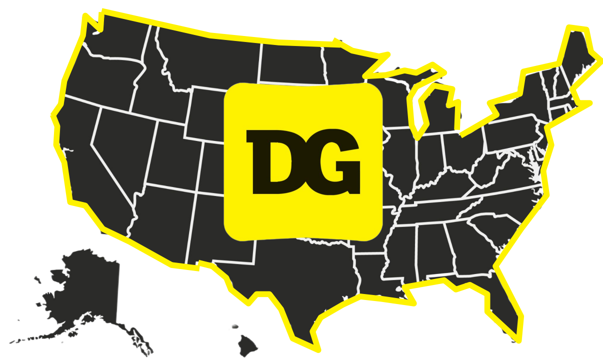
Locations
21,000+

Credit Rating
BBB

Annual Revenue
$40.61 Billion

DOLLAR GENERAL®

21,000+ Stores Across 48 States



Tenant Overview

Dollar General is the fastest-growing retailer which currently boasts roughly ~21,000 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 ~21,000 stores, employs 180,000+, and generates ~$40.61B in annual revenue—highlighting stability and reach.

Market Overview

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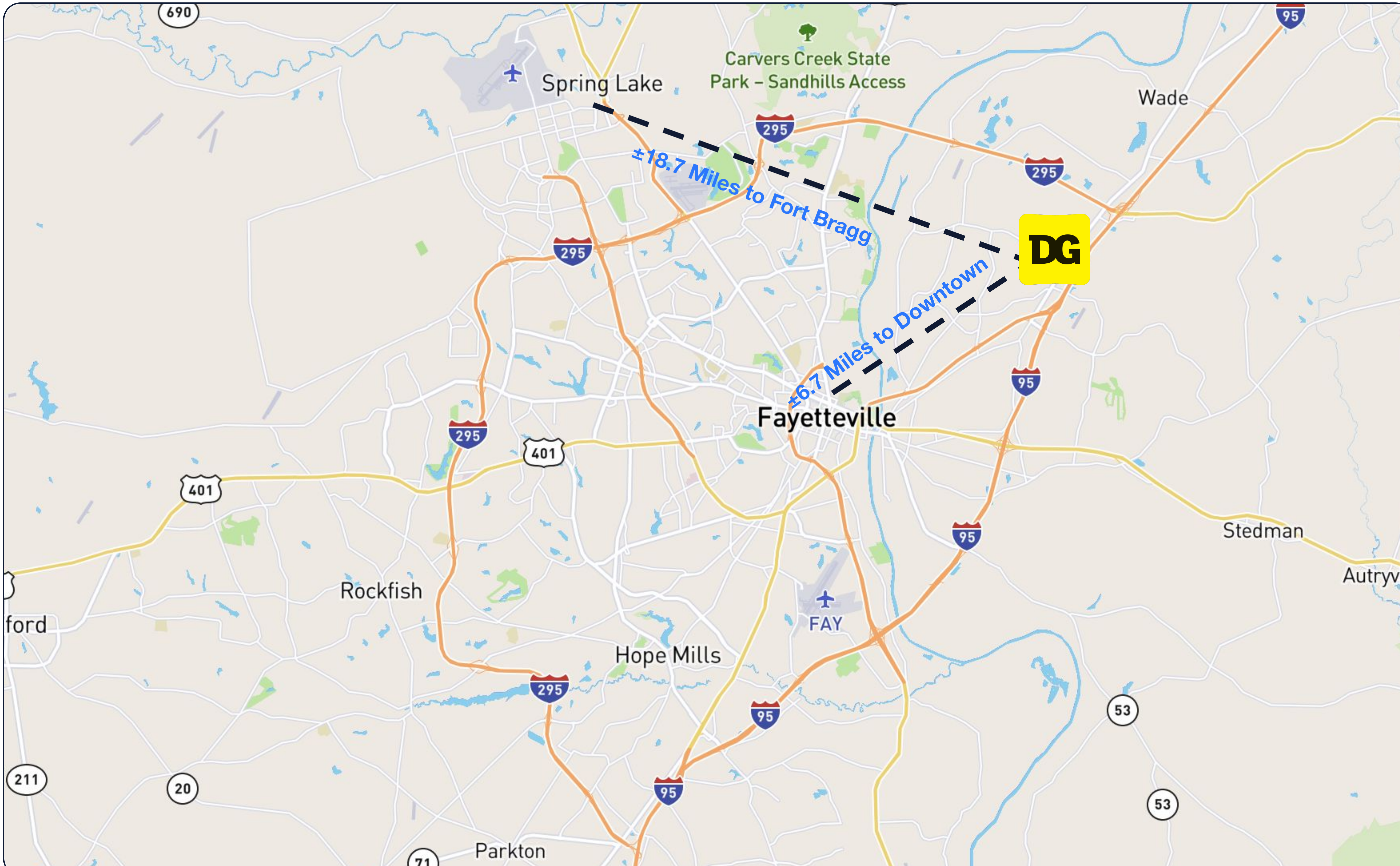

Fayetteville, NC

Market Demographics

210,000
Total Population

$5.16 Billion
Annual Retail Sales

$117,706
Average Household Income

$24,630
Retail Sales Per Capita

Local Market Overview

Fayetteville is a well-established regional hub in southeastern North Carolina, supported by a diverse economy, strong military presence, and an extensive network of retail, healthcare, education, and service-oriented businesses. The city benefits significantly from Fort Bragg, one of the nation's largest military installations, which supports a substantial employment base and generates consistent demand for housing, retail, dining, and everyday services throughout the surrounding market.

The local retail environment is concentrated along major commercial corridors including Skibo Road, Raeford Road, and areas surrounding Cross Creek Mall. These corridors feature a strong mix of national retailers, restaurants, grocery stores, automotive services, and neighborhood-serving businesses. Fayetteville's established population base, military-connected households, and regional draw from surrounding communities help support steady consumer activity and traffic throughout the market.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	6,876	15,648	126,223
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	2,674	6,179	52,166
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$117,706	$104,901	$91,863

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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 **3736 Dunn Rd, Fayetteville, NC, 28312** (“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.

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

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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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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